CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, May 19, 2022

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM, EMAIL OR eCOMMENT.

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eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:
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1) Public comments can be entered before and during the meeting.
2) Select a SPECIFIC AGENDA ITEM to enter your comment;
3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:
Written materials that include attachments pertaining to matters listed on the posted agenda

received after the agenda has been published will be added as supplemental materials under the relevant agenda item. PlanningRedondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for materials received after release of the agenda

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 19, 2022

F.2. APPROVE MINUTES OF THE PLANNING COMMISSION ADJOURNED REGULAR MEETING OF MARCH 3, 2022 AND REGULAR MEETING OF MARCH 17, 2022 AND APRIL 21, 2022

F.3. RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE OF MAY 19, 2022

F.4. APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2022-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH, AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

J.1. Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01)

RECOMMENDATION:
1. Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate;
2. Close Public Hearing; and
3. Adopt a resolution by title only subject to the findings and conditions contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

J.2. A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)
RECOMMENDATION:
1. Open the continued public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Consider the applications and proposed plans, and make a determination on the project;

a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading:

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

b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions:
i. Do not result in cost reductions;
ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or
iii. The waiver and concessions are contrary to state or federal law.

Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

N. COMMISSION ITEMS AND REFERRALS TO STAFF

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on June 16, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.

Administrative Report

E.1., **File #** PC22-4176 **Meeting Date:** 5/19/2022

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for materials received after release of the agenda

BLUE FOLDER ITEM

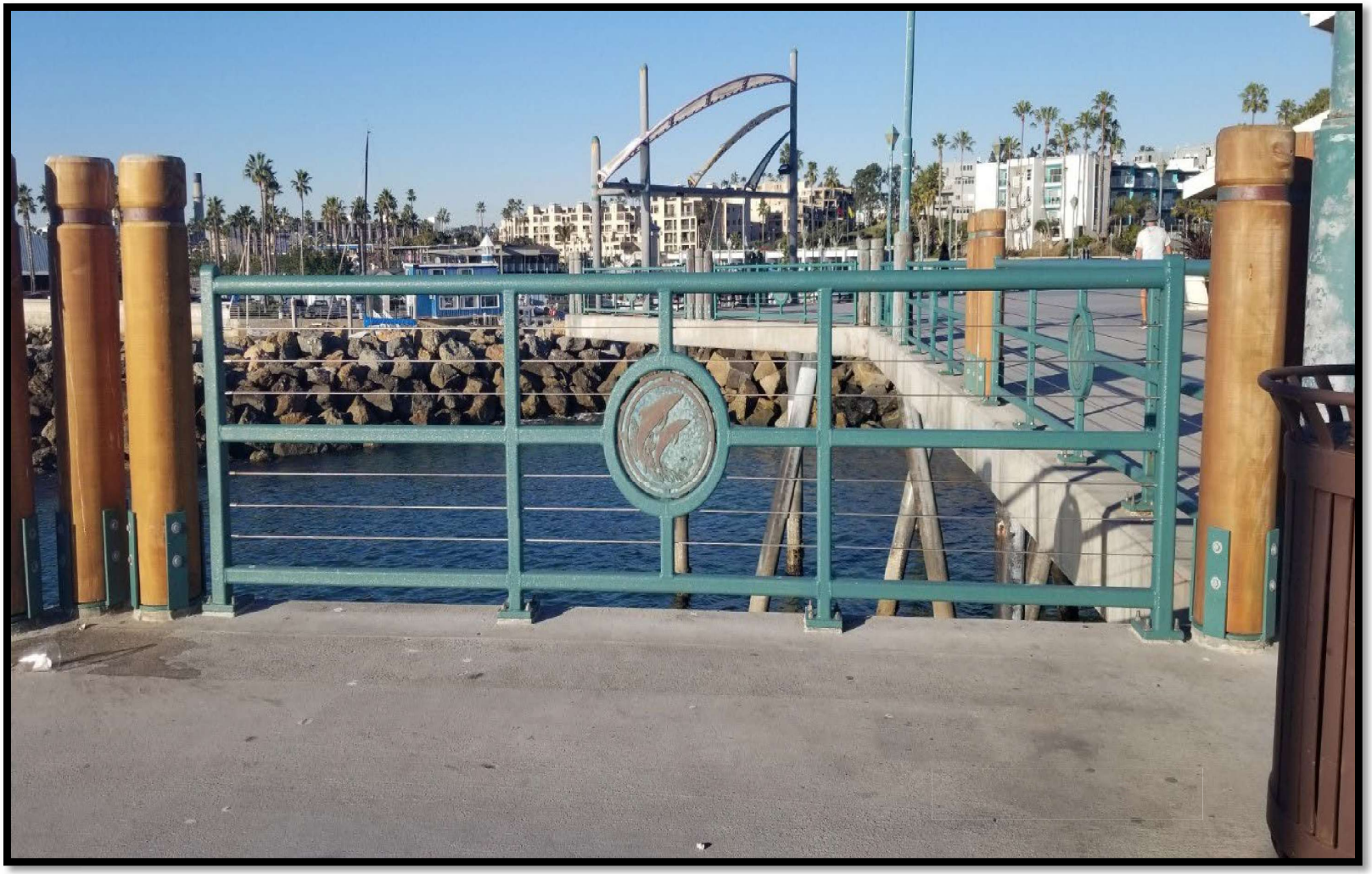
Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING
May 19, 2022

F.4. APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2022-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH, AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

- 2022-2027 5-Year Capital Improvement Program

City of Redondo Beach, California



Proposed Five-Year Capital Improvement Program 2022-2027

City of Redondo Beach

Proposed Five Year Capital Improvement Program
2022-2027

CITY OF REDONDO BEACH
2022-2027 CAPITAL IMPROVEMENT PROGRAM

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May 16, 2022

The Honorable Mayor and Members of the City Council
City of Redondo Beach, California

Subject**: Proposed Five-Year Capital Improvement Program: FY 2022-2027**

The City's Five-Year Capital Improvement Program (CIP) is a multi-year planning and budget document that matches financial resources with proposed infrastructure and facility improvements which frequently take several years to fund, design, and build.

The CIP is comprised of projects that meet the following parameters:

- New, replacement of, or improvements to infrastructure (buildings, roads, parks, etc.) that have a minimum life expectancy of five-years and a minimum expense of $25,000.
- Public Works projects that typically involve multiple phases including conceptual design, design, engineering (plans and specifications), construction, and construction management.

The following City Council adopted criteria were used in developing the recommendations:

- ✓ Is it necessary to address an immediate public health or safety concern?
- ✓ Is it mandated by the state or federal government?
- ✓ Does it complete an existing project?
- ✓ Will it result in significant operating savings in the future?
- ✓ Is there significant outside funding for the project?
- ✓ Does it promote economic development?

The CIP planning process involves regular status checks with Department Directors to ensure accountability and cost-effective project completion. The CIP planning process also involves periodic community review to ensure that the projects with the highest need receive priority effort and funding. The City Council's semi-annual Strategic Planning Workshops, monthly

Strategic Plan updates, and year-end CIP review all allow for adjustments to the program as needed. Additionally, review during the mid-year budget process and annual Commission input, help make the CIP process a collaborative, community-wide endeavor that is aligned with City goals and objectives.

Given the number of demands on City finances, it is essential that available grant and restricted funds be coordinated and leveraged to maximize the City's capital resources and complete as many projects as possible. The proposed capital improvement budget for FY 2022-23 accomplishes this goal and focuses on completing existing projects while addressing health and safety issues, legislated mandates and priorities arising out of the Mayor and City Council's strategic planning efforts. An element that is present this year, and likely important to note for the next few years, is the significant increase in construction costs due to global supply chain issues. These rising costs further emphasize the need to complete projects as quickly as possible and add funding to existing projects to ensure there are sufficient resources through full construction.

The proposed FY 2022-23 CIP contains $57.1M of carryover funding for 112 previously approved projects and $33.7M of appropriations for 37 previously approved projects and 10 new projects, for a total FY 2022-23 CIP of approximately $90.8M and 122 projects.

The project breakout for FY 2022-23 is as follows:

	Carryover Funding	New Appropriations FY 22-23	Total
❖ Sewer Projects	$ 8,143,921	$ 4,786,340	$ 12,930,261
❖ Drainage Projects	$ 1,590,230	$ 1,383,000	$ 2,973,230
❖ Street Projects	$ 27,908,859	$ 6,184,809	$ 34,093,669
❖ Waterfront Projects	$ 9,020,110	$ 18,775,380*	$ 27,795,490
❖ Park Projects	$ 3,299,605	$ 530,000	$ 3,829,605
❖ Public Facility Projects	$ 6,640,724	$ 1,928,116	$ 8,568,840
❖ General Improvement Projects	$ 495,890	$ 100,000	$ 595,890
	$57,099,340	$ 33,687,645	$ 90,786,985

**Includes $10 million grant for Seaside Lagoon*

While there is a large carryover amount projected for FY 2022-23, it's important to note that a significant portion of the carry-over funding is for multi-year grants that will be implemented over several Fiscal Years. For example, carryovers include $4.1M for the Inglewood Ave. at Manhattan Beach Blvd. Southbound Right Turn Lane Project, $2.4M for the Anita St. and Pacific Coast Highway Westbound Right Turn Lane Project, $1.2M for the two North Redondo Beach Bikeway extension projects, $2.4M for the Transit Center Project, $2M for the Traffic Signal Communication and Network System Project, and $1.6M in various

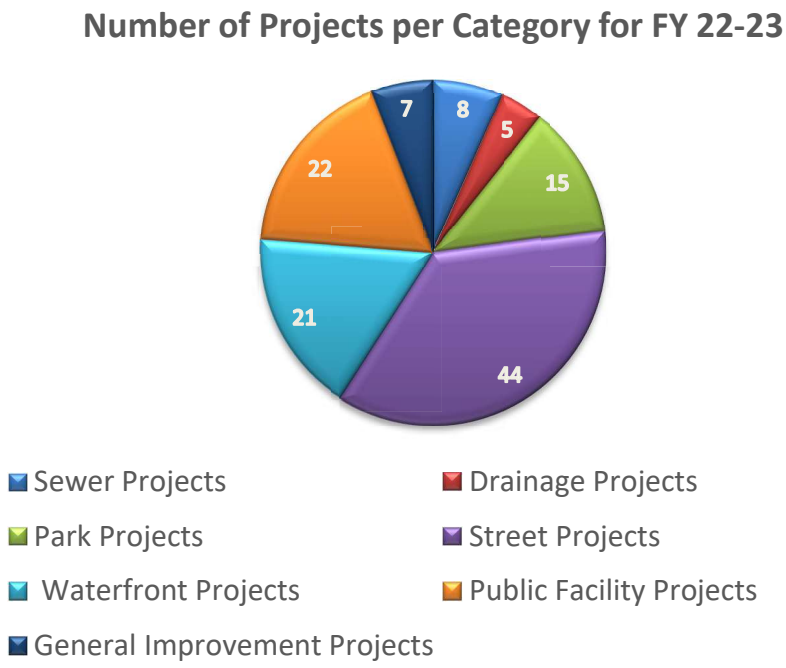
Bicycle Plan Projects. All of these projects are in various stages of implementation, most of them are scheduled for construction in FY 2022-23.

Furthermore, there are significant carryover funds from both Sewer projects and Waterfront projects. Sewer Projects (Portofino Way Sewer Pump Stations, Yacht Club, Way Sewer Pump Station, Basin 2 Sewer Pump Station, and Sanitary Sewers Facilities Rehabilitation) have a carryover amount of $7.2M and all four projects will see significant work progress over the next FY. On the Waterfront side, there are several large carryover projects including $2.3M for Harbor Dredging, $1M for Seaside Lagoon, $1.8M for Harbor Patrol Dock Replacement, $2.1M Moonstone Park that will start design or begin construction in FY 2022-23 or are awaiting the Waterfront Amenities Plan outcome.

In addition to the aforementioned projects, there are also two other street improvement projects with carryover funding that either have approved Plans and Specifications or will have approved Plans and Specifications in the coming weeks. These projects are the Torrance Blvd. Resurfacing Project, which includes carryover funding of $2.4 million, and the Residential Rehabilitation Cycle 2, Phase 3 Project, which includes $3.8 million in carryover funding. These projects are anticipated to be completed during the first half of FY 2022-23. The above identified projects total approximately $34.3 million or sixty (60%) of the total carryover amount.

It's also important to note that 40 new projects have been added to the CIP since FY 2019-20, 27 of which were added in FY 2021-22, including 14 through the City Council budget motion. The FY 2022-23 CIP Proposed Budget includes an additional ten (10) recommended new projects. While staff work diligently to complete each project, the current level of resources limit the number of projects that can be active at any given time. In order to address the work load limitations, the City has utilized an increasing number of consultants through on-call contracts in order to commence the planning and design phase of many projects and accelerate overall project delivery. While this method has increased efficiency it still requires City staff to oversee the consultants' work load and product. Many projects have been in design over the last few years with twenty-two (22) of those projects anticipated to be completed in FY 2022-23. The FY 2022-23 operating budget includes a proposed Decision Package for additional engineering staff resources to allow the Department to work more expeditiously through the existing CIP project list.

This following chart shows the number of projects for FY 2022-23 if the recommended funding is approved:



FY 2022-23 Project Recommendations

Below is the list of notable Projects and their recommended funding by Category. This list is not inclusive of all funding recommendations in the CIP but includes the most noteworthy projects. Some of these projects are existing projects with additional recommended funding (noted with an "A") and the others are new ("N") projects with first time recommended appropriations.

Sewer Projects: ($3.8 million)

- Portofino Way Sewer Pump Station ($2.1 million; A)
- Yacht Club Way Sewer Pump ($1.7 million; A)

Drainage Projects: ($458,000)

- Fulton Playfield Infiltration Project ($458,000 FY 2022-23, from a Grant of $4.2 million: N)

Street Projects: ($3.55 million)

- Torrance Boulevard Resurfacing ($1,000,000: A)
- Kingsdale Resurfacing - 182nd to Grant ($1,100,000: A)
- MBB Resurfacing - Aviation Blvd to Inglewood Ave ($700,0000: A)
- Traffic Calming ($750,000, includes improvements to Dow/Johnston and Riviera Village Pedestrian Improvements; A)

Waterfront Projects: ($17.65 million)

- Harbor Dredging Construction ($2.2 million: A)
- Pier Parking Structure Critical Repairs ($4.35 million; N phase)
- Pier Parking Structure Security ($600,000: N)
- Seaside Lagoon ($10 million in Grant Funding: A)
- International Boardwalk Surface Repair ($500,000: A)

Park Projects: ($500,000)

- Dominguez Park Play Equipment ($500,000; A)

Public Facility Projects: ($1.15 million)

- Veterans Park Historic Library Improvements ($250,000; A)
- Police Department Pier Sub-Station Refurbishment ($250,000; N)
- Police Department Shooting Range ($647,651; A)

2021-22 Accomplishments and Current CIP Activities

In FY 2021-22, the City continued to plan, design, and construct a significant number of capital improvement projects. Street improvement projects, with the greatest variety of funding sources, continued to represent much of the work plan. However, several other projects were completed throughout the City as well.

The City continued to make progress on several Regional Measure R funded transportation-related capital projects. The right turn lane project located on Aviation Boulevard at Artesia Boulevard is designed and the City is in litigation seeking to acquire the right of way necessary for construction through eminent domain. A public works contract for the southbound right turn lane on Inglewood Avenue at Manhattan Beach Boulevard was awarded and construction should commence in May 2022. A similar project on southbound Pacific Coast Highway at Torrance Boulevard remains with Caltrans for design review pending resolution of right of way acquisition issues. Regional Measure R funds have been secured to complete the Kingsdale Widening Project that has been awarded and will be completed as phase two of the Transit Center Project, which is anticipated in FY 2022-23.

Construction was completed on the Citywide Slurry Seal Project, phase 2 ($932,000). The purchase of traffic signal equipment for the Grant Avenue Signal Improvements Project has been received and construction is anticipated in FY 2022-23. A public works contract has been awarded for the Beryl Street – Flagler to Prospect Drainage and Street Improvements Project with an anticipated start date in June 2022. Plans and Specifications for the Torrance Boulevard Resurfacing – Torrance Circle to Prospect, is being presented to City Council on May 17, 2022 with construction anticipated in FY 2022-23. The next phase of the Citywide Curb Ramp Improvement Project ($592,000) is nearly completed, which includes several Traffic Calming elements for an enhanced pedestrian experience in the City.

Construction on the City Council Chamber Improvements Project was completed during FY 2021-22 and is now fully operational. The City added eight (8) dual port Electric Vehicle Charging Stations ($335,260) throughout the City as it continues efforts to reduce its carbon footprint. Dog runs at Alta Vista and Andrews parks ($24,000) were installed, and work has commenced to upgrade the fencing for the Dominguez Park Dog Park. The Skatepark Project ($162,610) was also awarded, elements were added to Perry Park and construction on Pad 10 is anticipated to be completed in July/August.

The City continues to devote significant resources to the maintenance and improvement of its wastewater infrastructure. Construction is currently underway for the new Alta Vista Sewer Pump Station ($3.7 million) with an anticipated completion date of November 2022. Improvements/upgrades were completed on the collection system at Pacific Coast Highway and Vista Del Mar as part of the Sanitary Sewer Rehabilitation Project ($840,812). Design of the Yacht Club Way ($3.25 million) and Portofino Sewer Pump Stations ($4.2 million) is nearly completed and those projects will begin construction in FY 2022-23, pending permit approval from the Regional Water Quality Control Board.

In the waterfront, the Harbor Dredging Project is awaiting final permit from the Army Corp of Engineers, with an anticipated construction in spring of 2023. The City awarded a public works contract for the improvement of the Pier restrooms ($247,000) which should be completed by the end of FY 2021-22. A contract was also recently awarded for the replacement or refurbishment of the remaining harbor rails ($1.57 million) which has been awarded and will be implemented in FY 2022-23. Many Waterfront projects are on hold pending the outcome of the amenities plan discussion, including the installation of the Boat Launch, and the replacement of the hand launch to name a couple.

The above is a snapshot of the highlights for the year and is not inclusive of all of the CIP progress. In summary, the City will have officially completed 7 CIP projects in FY 2021-22 and designed and/or awarded an additional 17 projects for execution in FY 2021-22 for a total capital expenditure of approximately $13.5 million.

Five-Year Plan

In addition to the funding recommendations for FY 2022-23, the proposed Five-Year CIP also includes a funding plan through FY 2026-27. The funding plan is based on anticipated available CIP revenues of approximately $58.6 million in various funds and represents our attempt to prioritize projects over a five-year period. Only the first-year funding recommendations are

appropriated as part of the proposed FY 2022-23 Budget. The projects recommended in the out years should be viewed as part of a larger/longer term plan that require future year appropriations and may evolve as new funds or priorities arise.

The funding projection for projects identified in years two through five of the CIP assumes a $1 million transfer from the General Fund to the CIP in each of those years. As the CIP evolves, adjustments to future year project funding will be made that correspond with actual general fund contributions.

As has been mentioned in previous CIP letters, while the City has had success in addressing some of its significant infrastructure needs, it will take time to rehabilitate all of the City's assets, particularly the major facilities such as Seaside Lagoon, the Police Station, the Public Works Yard, and City Hall. Staff continues to vigorously pursue State and Federal grant funding opportunities for these large projects. Bond financing may be required to fund/accelerate these improvements and will be part of the CIP discussion at the June 14 Public Hearing. The proposed five-year CIP serves as a blueprint for the City to proactively meet current and future operating uses of the existing facilities, to maintain the City's various critical infrastructure systems, and where possible invest in the rehabilitation of critical civic buildings.

I want to express my thanks and appreciation to the commissions that provide regular CIP input over the course of the year, the wide range of staff who participated in the development of the five-year CIP, the team that oversees capital improvements on a monthly basis to ensure we keep our projects on time and within budget, and finally Jesse Reyes, who in his new role as Capital Projects Manager, put the CIP document together. The diligence that has been demonstrated during the past 20+ years of CIP planning has served the City well in meeting the community's short and long-term capital needs.

Mike Witzansky, City Manager

SUMMARY 2022-2027 CAPITAL IMPROVEMENT PROGRAM
FUNDING BY FISCAL YEAR - ALL PROGRAMS

PROJECT	2022-23	2023-24	2024-25	2025-26	2026-27	TOTAL
Sewer Improvements	4,786,340	3,500,000	1,000,000	1,000,000	2,000,000	**12,286,340**
Drainage Improvements	1,383,000	3,158,500	3,108,500	1,465,500	1,465,500	**10,581,000**
Street Improvements	6,184,809	5,988,921	3,635,332	2,035,242	1,815,449	**19,659,754**
Waterfront Improvements	18,775,380	11,000,000	2,150,000	8,150,000	2,150,000	**42,225,380**
Park Improvements	530,000	450,000	1,000,000	50,000	50,000	**2,080,000**
Public Facility Improvements	1,928,116	1,785,000	897,000	150,000	150,000	**4,910,116**
General Improvements	100,000	100,000	100,000	100,000	100,000	**500,000**
TOTAL	**33,687,645**	**25,982,421**	**11,890,832**	**12,950,742**	**7,730,949**	**92,242,590**
FINANCING						
State Gas Tax	1,340,000	1,450,000	1,080,000	540,000	540,000	**4,950,000**
TDA Article 3	62,594	100,000	-	100,000	-	**262,594**
Measure M	1,300,000	1,300,000	300,000	300,000	300,000	**3,500,000**
Proposition C	1,300,000	1,243,210	1,245,000	-	-	**3,788,210**
Measure R	1,135,000	935,000	740,000	685,000	685,000	**4,180,000**
Measure W	500,000	500,000	500,000	500,000	500,000	**2,500,000**
Intergovernmental Grants	10,498,465	3,053,500	1,693,500	50,500	50,500	**15,346,465**
CDBG	145,845	130,000	-	130,000	-	**405,845**
Park & Rec Facilities Fees	-	150,000	-	-	-	**150,000**
Subdivision Park Trust Fund	530,000	450,000	1,000,000	50,000	50,000	**2,080,000**
General Fund	4,350,380	-	-	-	-	**4,350,380**
Capital Project Fund	2,065,000	1,000,000	1,055,000	955,000	955,000	**6,030,000**
Capital Project Fund-CFA Fds	647,651	750,000	697,000	50,000	50,000	**2,194,651**
Capital Project Fund-PEG Fee	190,000	-	-	-	-	**190,000**
Capital Project Fund-Trash Imp	311,370	320,711	330,332	340,242	350,449	**1,653,105**
Open Space Acquisition Fd	-	-	-	-	-	**-**
Tidelands	2,925,000	5,000,000	200,000	6,200,000	200,000	**14,525,000**
Uplands	1,500,000	6,000,000	1,950,000	1,950,000	1,950,000	**13,350,000**
Wastewater Fund	4,786,340	3,500,000	1,000,000	1,000,000	2,000,000	**12,286,340**
Self Insurance Fund	100,000	100,000	100,000	100,000	100,000	**500,000**
Major Facilities Repair Fund	-	-	-	-	-	**-**
TOTAL	**33,687,645**	**25,982,421**	**11,890,832**	**12,950,742**	**7,730,949**	**92,242,590**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
200 N. PCH Meter Separation	New	54	300- Capital Project Funds	$ 100,000		$ 100,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 100,000**	**$ -**	**$ 100,000**
Artesia Boulevard Improvement- Traffic Signal Head Replacements	41080	13	300- Capital Project Funds	$ 30,000	$ 144,410	$ 174,410
STREET IMPROVEMENTS			**TOTAL PROJECT**	**$ 30,000**	**$ 144,410**	**$ 174,410**
Artesia Blvd Intersection Safety Improvements	41330	14	215- Measure R	$ -	$ 200,000	$ 200,000
PUBLIC FACILITY IMPROVEMENTS			211- Measure M	$ 200,000	$ -	$ -
			TOTAL PROJECT	**$ 200,000**	**$ 200,000**	**$ 400,000**
Bicycle Transportation Plan Implementation	40510	17	215- Measure R	$ 85,000	$ 73,858	$ 158,858
STREET IMPROVEMENTS			**TOTAL PROJECT**	**$ 85,000**	**$ 73,858**	**$ 158,858**
City Monument Sign Replacment	New	68	700- Self Insurance Fund	$ 100,000	$ -	$ 100,000
GENERAL IMPROVEMENT			**TOTAL PROJECT**	**$ 100,000**	**$ -**	**$ 100,000**
City Park and Facility Parking Lot Resurfacing	20880	55	254- Subdivision Park Trust	$ -	$ 100,000	$ 100,000
PUBLIC FACILITY IMPROVEMENTS			300- Capital Project Funds	$ 50,000	$ -	$ 50,000
			TOTAL PROJECT	**$ 50,000**	**$ 100,000**	**$ 150,000**
Citywide Curb Ramp Improvements	40399	21	210- TDA Article III	$ 62,594	$ 4,173	$ 66,767
STREET IMPROVEMENTS			211- Measure M	$ -	$ 7,217	
			234- CDBG	$ 145,845	$ 153,151	$ 298,996
			TOTAL PROJECT	**$ 208,439**	**$ 164,540**	**$ 365,763**
Citywide Slurry Seal Program	41140	26	215- Measure R	$ 200,000	$ 100,797	$ 300,797
STREET IMPROVEMENTS			300- Capital Projects Fund-Trash Hauler	$ 311,370	$ 281,645	$ 593,015
			TOTAL PROJECT	**$ 511,370**	**$ 382,443**	**$ 893,813**
Citywide Striping Program	41180	19	300- Capital Projects Fund-CFA Fd	$ 260,000	$ -	$ 260,000
STREET IMPROVEMENTS			202- State Gas Tax	$ 140,000	$ 108,670	$ 248,670
			TOTAL PROJECT	**$ 400,000**	**$ 108,670**	**$ 508,670**
Citywide Traffic Signal Upgrades- Prospect Ave. Corridor	41200	20	211- Measure M	$ -	$ 65,537	$ 65,537
STREET IMPROVEMENTS			300- Capital Project Funds	$ 50,000	$ -	$ 50,000
			TOTAL PROJECT	**$ 50,000**	**$ 65,537**	**$ 115,537**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
Civic Center Safety and Workplace Health Improvements	20610	57	300- Capital Project Funds	$ 100,000	$ 66,965	$ 166,965
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 100,000**	**$ 66,965**	**$ 166,965**
Dominguez Park Play Equipment	30730	48	100- General Fund	$ -	$ 200,000	$ 200,000
PARK IMPROVEMENTS			254- Subdivision Park Trust	$ 500,000	$ 1,041,424	$ 1,541,424
			300- Capital Project Funds	$ -	$ 240,000	$ 240,000
				$ 500,000	**$ 1,481,424**	**$ 1,981,424**
Dow/Vail/Johnston Bicycle Lane Improvements	41290	22	215- Measure R	$ 100,000	$ 50,000	$ 150,000
STREET IMPROVEMENTS			**TOTAL PROJECT**	**$ 100,000**	**$ 50,000**	**$ 150,000**
Drainage Improvement Project	60260	9	300- Capital Project Funds	$ 300,000	$ 365,958	$ 665,958
DRAINAGE IMPROVEMENTS			**TOTAL PROJECT**	**$ 300,000**	**$ 365,958**	**$ 665,958**
Electric Vehicle Charging Infrastructure	20770	58	218- Air Quality Improvement	$ -	$ 41,400	$ 41,400
DRAINAGE IMPROVEMENTS			300- Capital Projects Fund	$ 50,000	$ -	$ 50,000
			TOTAL PROJECT	**$ 50,000**	**$ 41,400**	**$ 91,400**
EWMP Implementation	60150	8	217- Measure W	$ 287,000	$ 862,500	$ 1,149,500
DRAINAGE IMPROVEMENTS			300- Capital Projects Fund	$ 125,000	$ -	$ 125,000
			TOTAL PROJECT	**$ 412,000**	**$ 862,500**	**$ 1,274,500**
Fire Department Station 1 Window Replacement	New	60	300- Capital Project Funds	$ 50,000	$ -	$ 50,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 50,000**	**$ -**	**$ 50,000**
Fire Stations and City Hall Parking Lot Security Design	New	59	300- Capital Project Funds	$ 50,000	$ -	$ 50,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 50,000**	**$ -**	**$ 50,000**
Fulton Playfield Infiltration Project	New	11	230- Intergovernmental Grants	$ 458,000	$ -	$ 458,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 458,000**	**$ -**	**$ 458,000**
Green Street Improvement	60270	10	211- Measure M	$ -	$ 200,000	$ 200,000
STREETS IMPROVEMENTS			217- Measure W	$ 213,000	$ -	$ 213,000
			TOTAL PROJECT	**$ 213,000**	**$ 200,000**	**$ 413,000**
Harbor Dredging - Construction	70660	35	600- Tidelands Fund	$ 2,200,000	$ 2,300,000	$ 4,500,000
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 2,200,000**	**$ 2,300,000**	**$ 4,500,000**
International Boardwalk Surface Repair	New	36	601- Uplands Funds	$ 500,000	$ -	$ 500,000
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 500,000**	**$ -**	**$ 500,000**
Kingsdale Resurfacing - 182nd to Grant	40880	23	214- Proposition C	$ 300,000	$ 120,237	$ 420,237
STREET IMPROVEMENTS			211- Measure M	$ 800,000	$ -	$ 800,000
			TOTAL PROJECT	**$ 1,100,000**	**$ 120,237**	**$ 1,220,237**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
MBB Resurfacing - Aviation Blvd. to Inglewood Ave.	41160	24	202- State Gas Tax		$ 694,110	$ 694,110
STREET IMPROVEMENTS			211- Measure M		$ 200,000	$ 200,000
			214- Proposition C	$ 700,000	$ 870,604	$ 1,570,604
			300- Capital Proj Fd-Assessmt 92-1	$ -	$ 143,058	$ 143,058
			TOTAL PROJECT	**$ 700,000**	**$ 1,907,772**	**$ 2,607,772**
Pier Deck and Piling Structure Repair	70350	38	600-Tidelands Fund	$ 200,000	$ 1,178	$ 201,178
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 200,000**	**$ 1,178**	**$ 201,178**
Pier Parking Structure Critical Repairs	70610	39	100- General Fund	$ 4,350,380	$ -	$ 4,350,380
WATERFRONT IMPROVEMENTS			600-Tidelands Fund	$ -	$ 59,695	$ 59,695
			601-Uplands Fund	$ -	$ 50,014	$ 50,014
			TOTAL PROJECT	**$ 4,350,380**	**$ 109,709**	**$ 4,460,089**
Pier Parking Strcuture Security Enhancements	New	40	601- Uplands Fund	$ 600,000	$ -	$ 600,000
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 600,000**	**$ -**	**$ 600,000**
Pier Restroom Improvements	70640	41	300- Capital Project Funds	$ -	$ 291,787	$ 291,787
WATERFRONT IMPROVEMENTS			601- Uplands Fund	$ 250,000	$ -	$ 250,000
			TOTAL PROJECT	**$ 250,000**	**$ 291,787**	**$ 541,787**
Police Department Pier Sub-Station Refurbishment	New	61	300- Capital Project Funds	$ 250,000	$ -	$ 250,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 250,000**	**$ -**	**$ 250,000**
Police Department Shooting Range	20810	63	300- Capital Project Funds		$ 303,600	$ 303,600
PUBLIC FACILITY IMPROVEMENTS			300- Capital Project Funds- CFA	$ 647,651	$ -	$ 647,651
			TOTAL PROJECT	**$ 647,651**	**$ 303,600**	**$ 951,251**
Police Station Improvements	20690	62	300- Capital Project Funds	$ 150,000	$ 68,785	$ 218,785
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 150,000**	**$ 68,785**	**$ 218,785**
Portofino Way Sewer Pump Station	50210	3	603- Wastewater Fund	$ 2,086,340	$ 2,112,423	$ 4,198,763
SEWER IMPROVEMENTS			**TOTAL PROJECT**	**$ 2,086,340**	**$ 2,112,423**	**$ 4,198,763**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
RBTV Broadcast Fac/CC Chambers Upgrades	20560	64	300-PEG Fees	$ 190,000	$ 174,025	$ 364,025
PUBLIC FACILITIES IMPROVEMENTS			**TOTAL PROJECT**	**$ 190,000**	**$ 174,025**	**$ 364,025**
Redondo Beach Marina Parking Lot Pay Stations	70770	37	601-Uplands Fund	$ 100,000	$ 196,800	$ 296,800
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 100,000**	**$ 196,800**	**$ 296,800**
Relocation of Boat Launch	70170	34	600- Tidelands Fund	$ 250,000	$ 542,830	$ 792,830
WATERFRONT IMPROVEMENTS			601- Uplands Funds	$ -	$ 6,949	$ 6,949
			TOTAL PROJECT	**$ 250,000**	**$ 549,779**	**$ 799,779**
Residential Street Rehabilitation	40190	27	202- State Gas Tax	$ 500,000	$ 985,810	$ 1,485,810
STREET IMPROVEMENTS			211- Measure M	$ 100,000	$ 679,146	$ 779,146
			215- Measure R	$ 400,000	$ 536,519	$ 936,519
			300- Capital Projects Fund-CFA Fd			$ -
			300- Capital Projects Fund	$ -	$ 813,334	$ 813,334
			TOTAL PROJECT	**$ 1,000,000**	**$ 3,014,809**	**$ 4,014,809**
Sanitary Sewer System Camera Inspection	50240	5	603- Wastewater Funds	$ 1,000,000	$ -	$ 1,000,000
SEWER IMPROVEMENTS			**TOTAL PROJECT**	**$ 1,000,000**	**$ -**	**$ 1,000,000**
Sea Level Rise Preparation Master Planning	New	42	600- Tidelands Fund	$ 200,000	$ -	$ 200,000
WATERFRONT IMPROVEMENTS			601- Uplands Funds	$ 50,000	$ -	$ 50,000
			TOTAL PROJECT	**$ 250,000**	**$ -**	**$ 250,000**
Seaside Lagoon	70790	43	600- Tidelands Fund	$ -	$ 500,000	$ 500,000
WATERFRONT IMPROVEMENTS			300- Capital Project Funds	$ -	$ 500,000	$ 500,000
			230-Intergovernmental Grants	$ 10,000,000	$ -	$ 10,000,000
			TOTAL PROJECT	**$ 10,000,000**	**$ 1,000,000**	**$ 11,000,000**
Sidewalk Improvements & Repairs	41270	25	300- Capital Projects Fund	$ 50,000	$ 379,356	$ 429,356
STREET IMPROVEMENTS			**TOTAL PROJECT**	**$ 50,000**	**$ 379,356**	**$ 429,356**
Skatepark Improvements	30740	52	254-Subdivision Park Trust	$ 30,000		$ 30,000
PARK IMPROVEMENTS			*Donation- LA Kings*	$ -	$ 25,000	$ 25,000
			TOTAL PROJECT	**$ 30,000**	**$ 25,000**	**$ 55,000**
Torrance Blvd. Resurfacing-Torrance Circle to Prospect	41230	29	214-Proposition C	$ 300,000	$ 1,832,203	$ 2,132,203
STREET IMPROVEMENTS			202- State Gas Tax	$ 700,000	$ -	$ 700,000
			TOTAL PROJECT	**$ 1,000,000**	**$ 1,832,203**	**$ 2,832,203**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
Traffic Calming	40470	30	100- General Fund	$ -	$ 379,048	$ 379,048
STREET IMPROVEMENTS			300- Capital Project Funds	$ 200,000	$ 104,623	$ 304,623
			211- Measure M	$ 200,000	$ -	$ 200,000
			215- Measure R	$ 350,000	$ -	$ 350,000
			TOTAL PROJECT	**$ 750,000**	**$ 483,670**	**$ 1,233,670**
Transit Fleet Operations Center	20760	65	212-Proposition A	$ -	$ 75,000	$ 75,000
PUBLIC FACILITIES IMPROVEMENTS			214-Proposition C	$ -	$ 75,000	$ 75,000
			230-Intergovernmental Grants	$ 40,465	$ 105,959	$ 146,424
			TOTAL PROJECT	**$ 40,465**	**$ 255,959**	**$ 296,424**
Veterans Park Historic Library Improvements	20900	66	300-Capital Projects Fund	$ 250,000	$ 250,000	$ 500,000
PUBLIC FACILITIES IMPROVEMENTS			707-Major Facilities Repair Fund	$ -	$ 155,000	$ 155,000
			TOTAL PROJECT	**$ 250,000**	**$ 405,000**	**$ 655,000**
Waterfront Education Center Pre-Design	New	45	600- Tidelands Fund	$ 75,000	$ -	$ 75,000
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 75,000**	**$ -**	**$ 75,000**
Yacht Club Way Sewer Pump	50260	6	603- Wastewater Funds	$ 1,700,000	$ 1,550,806	$ 3,250,806
SEWER IMPROVEMENTS			**TOTAL PROJECT**	**$ 1,700,000**	**$ 1,550,806**	**$ 3,250,806**
			TOTAL RECOMMENDED PROJECT FUNDING	**$ 33,687,645**	**$ 21,390,605**	**$ 55,071,034**

RECOMMENDED FY 22-23 PROJECT BY FUND

Fund	Project Number	Page Number	Project Title	Amount	Evaluation Criteria*
100- General Fund	70610	39	Pier Parking Structure Critical Repairs	$ 4,350,380	1,3,7
			TOTAL FUND 100	**$ 4,350,380**	
202-State Gas Tax	40190	27	Residential Street Rehabilitation	$ 500,000	3,4
202-State Gas Tax	41230	29	Torrance Blvd Resurfacing - Torrance Circle to Prospect	$ 700,000	3,4
202-State Gas Tax	41180	19	Citywide Striping	$ 140,000	3,4
			TOTAL FUND 202	**$ 1,340,000**	
210-TDA Article 3	40399	21	Citywide Curb Ramp Improvements	$ 62,594	1,2
			TOTAL FUND 210	**$ 62,594**	
211-Measure M	41330	14	Artesia Blvd Intersection Safety Improvement	$ 200,000	3,4
211-Measure M	40880	23	Kingsdale Resurfacing- 182nd to Grant Ave	$ 800,000	3,4
211-Measure M	40190	27	Residential Street Rehabilitation	$ 100,000	3,4
211-Measure M	40470	30	Traffic Calming	$ 200,000	3,4
			TOTAL FUND 211	**$ 1,300,000**	
214-Proposition C	40880	23	Kingsdale Resurfacing - 182nd to Grant	$ 300,000	3,4,7
214-Proposition C	41160	24	MBB Resurfacing - Aviation Blvd to Inglewood Ave	$ 700,000	3,4
214-Proposition C	41230	29	Torrance Blvd Resurfacing - Torrance Circle to Prospect	$ 300,000	3,4,7
			TOTAL FUND 214	**$ 1,300,000**	
215-Measure R	40510	17	Bicycle Transportation Plan Implementation	$ 85,000	3,6
215-Measure R	41290	22	Dow/Vail/Johnston Bicycle Lane Improvements	$ 100,000	3,6
	40190	27	Residential Street Rehabilitation	$ 400,000	3,4
	40470	30	Traffic Calming	$ 350,000	3,4
215-Measure R	41140	26	Citywide Slurry Seal Program	$ 200,000	3,4
			TOTAL FUND 215	**$ 1,135,000**	
217-Measure W	60150	8	EWMP Implementation	$ 287,000	1,2,5
	60270	10	Green Street Improvements	$ 213,000	1,2,5
			TOTAL FUND 217	**$ 500,000**	
230-Intergovernmental Grants	New	11	Fulton Playfield Infiltration Project	$ 458,000	2,6
230-Intergovernmental Grants	70790	43	Seaside Lagoon	$ 10,000,000	3,6,7
230-Intergovernmental Grants	20760	65	Transit Fleet Operations Center	$ 40,465	1,3
			TOTAL FUND 230	**$ 10,498,465**	

Project Evaluation Criteria:
(1) Health and Safety Issue
(2) State and Federal Mandates
(3) Completes an Existing Project
(4) Operating Savings
(5) Required Grant Match
(6) Implements Strategic Plan Goal
(7) Supports Economic Development

RECOMMENDED FY 22-23 PROJECT BY FUND

Fund	Project Number	Page Number	Project Title	Amount	Evaluation Criteria*
234-CDBG Funds	40399	21	Citywide Curb Ramp Improvements	$ 145,845	1,2
			TOTAL FUND 234	**$ 145,845**	
254-Sub. Park Trust Funds	30730	48	Dominguez Park Play Equipment	$ 500,000	1,3,4
254-Sub. Park Trust Funds	30740	52	Skatepark Improvements	$ 30,000	3,6
			TOTAL FUND 254	**$ 530,000**	
300-Capital Projects Fund	New	54	200 N PCH Meter Separation	$ 100,000	4
300-Capital Projects Fund	41080	13	Artesia Blvd Improvements- Traffic Signal Head Replacements	$ 30,000	3,4
300-Capital Projects Fund	20880	55	City Park and Facility Parking Lot Resurfacing- Dominguez Park Parking Lot	$ 50,000	3,4
300-Capital Projects Fund	41180	19	Citywide Striping	$ 260,000	3,4
300-Capital Projects Fund	41200	20	Citywide Traffic Signal Upgrades- Prospect Avenue Corridor	$ 50,000	3,4
300-Capital Projects Fund	20610	57	Civic Center Safety and Workplace Health Improvements	$ 100,000	1,3,4
300-Capital Projects Fund	60260	9	Drainage Improvement Project	$ 300,000	2,3,4
300-Capital Projects Fund	20770	58	EV Charging Infrastructure	$ 50,000	3,6
300-Capital Projects Fund	60150	8	EWMP Implementation	$ 125,000	2,3,6
300-Capital Projects Fund	New	60	Fire Department Station 1 Window Replacement	$ 50,000	1,4
300-Capital Projects Fund	New	59	Fire Stations and City Hall Parking Lot Security Design	$ 50,000	1,4
300-Capital Projects Fund	20690	62	Police Station Improvements	$ 150,000	1,4
300-Capital Projects Fund	New	61	Police Department Pier Sub-station Refurbishment	$ 250,000	1,4
300-Capital Projects Fund	41270	25	Sidewalk Improvements & Repairs	$ 50,000	1,2,3,4
300-Capital Projects Fund	40470	30	Traffic Calming	$ 200,000	3,4
300-Capital Projects Fund	20900	66	Veterans Park Historic Library Improvements	$ 250,000	1,4
			TOTAL FUND 300-Capital Funds	**$ 2,065,000**	
300-Capital Projects Fund-PEG Fees	20560	64	RBTV Broadcast Fac/CC Chambers Upgrades	$ 190,000	3,6
			TOTAL FUND 300-PEG Fees	**$ 190,000**	
300-Capital Projects Fund-Trash Impact	41140	26	Citywide Slurry Seal Program	$ 311,370	4
			TOTAL FUND 300-Trash Impact Funds	**$ 311,370**	
300- CFA Funds	30780	63	Police Department Shooting Range	$ 647,651	1,3,4
			TOTAL FUND 300- CFA Funds	**$ 647,651**	

Project Evaluation Criteria:
(1) Health and Safety Issue
(2) State and Federal Mandates
(3) Completes an Existing Project
(4) Operating Savings
(5) Required Grant Match
(6) Implements Strategic Plan Goal
(7) Supports Economic Development

RECOMMENDED FY 22-23 PROJECT BY FUND

Fund	Project Number	Page Number	Project Title	Amount	Evaluation Criteria*
600-Tidelands Fund	70660	35	Harbor Dredging - Construction	$ 2,200,000	1,4,7
600-Tidelands Fund	70350	38	Pier Deck and Piling Structure Repair	$ 200,000	1,4,7
600-Tidelands Fund	70170	34	Relocation of Boat Launch	$ 250,000	1,4
600-Tidelands Fund	New	42	Sea Level Rise Preparation Master Planning	$ 200,000	1,6
600-Tidelands Fund	New	45	Waterfront Education Center Pre-Design	$ 75,000	6,7
			TOTAL FUND 600	**$ 2,925,000**	
601-Uplands Fund	New	36	International Boardwalk Surface Repair	$ 500,000	1,4,7
601-Uplands Fund	New	40	Pier Parking Structure Security Enhancements	$ 600,000	1,7
601-Uplands Fund	70640	41	Pier Restroom Improvement	$ 250,000	1,3,4
601-Uplands Fund	New	42	Sea Level Rise Preparation Master Planning	$ 50,000	1,6
601-Uplands Fund	70770	37	Redondo Beach Marina Parking Lot Pay Stations	$ 100,000	4
			TOTAL FUND 601	**$ 1,500,000**	
603-Wastewater Fund	50210	3	Portofino Way Sewer Pump Station	$ 2,086,340	1,3,4
	50240	5	Sanitary Sewer System Camera Inspection	$ 1,000,000	1,2,4
	50260	6	Yacht Club Way Sewer Pump	$ 1,700,000	1,3,4
			TOTAL FUND 603	**$ 4,786,340**	
700- Self Insurance Fund	New	68	City Monument Sign Replacement	$ 100,000	4
			TOTAL FUND 700	**$ 100,000**	
			TOTAL RECOMMENDED PROJECT FUNDING	**$ 33,687,645**	

Project Evaluation Criteria:
(1) Health and Safety Issue
(2) State and Federal Mandates
(3) Completes an Existing Project
(4) Operating Savings
(5) Required Grant Match
(6) Implements Strategic Plan Goal
(7) Supports Economic Development

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Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
100- General Fund	39	Pier Parking Structure Critical Repairs	$ -	$ 4,350,380	$ -	$ -	$ -	$ -
	48	*Dominguez Park Play Equipment*	*$ 200,000*		$ -	$ -	$ -	$ -
	30	*Traffic Calming*	*$ 379,048*		$ -	$ -	$ -	$ -
		TOTAL	**$ 579,048**	**$ 4,350,380**	**$ -**	**$ -**	**$ -**	**$ -**
Donation Account	52	*Skatepark Improvements*	*$ 25,000*					
		TOTAL	**$ 25,000**					
202-State Gas Tax	19	Citywide Striping	*$ 108,670*	$ 140,000	$ 250,000	$ 40,000	$ 40,000	$ 40,000
	15	Artesia Boulevard Resurf.-Harper Ave to Hawthorne			$ 700,000			
	29	Torrance Blvd Resurfacing	*$ -*	$ 700,000	$ -	$ -	$ -	$ -
	27	Residential Street Rehabilitation	*$ 985,810*	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
	24	*Manhattan Beach Boulevard Resurfacing*	*$ 694,110*					
		TOTAL	***$ 1,788,590***	**$ 1,340,000**	**$ 1,450,000**	**$ 540,000**	**$ 540,000**	**$ 540,000**
204-Storm Drain Improvement								
		TOTAL	***$ -***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
210-TDA Article III	21	Citywide Curb Ramp Improvements	*$ 4,173*	$ 62,594	$ 100,000	$ -	$ 100,000	$ -
		TOTAL	***$ 4,173***	**$ 62,594**	**$ 100,000**	**$ -**	**$ 100,000**	**$ -**
211-Measure M								
	14	Artesia Blvd Intersection Safety Improvement		$ 200,000	$ -	$ -	$ -	$ -
	23	Kingsdale Resurfacing- 182nd to Grant Ave		$ 800,000				
	10	Green Street Improvements	*$ 200,000*		$ 200,000	$ 200,000	$ 200,000	$ 200,000
	27	Residential Street Rehabilitation	*$ 679,146*	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
	30	Traffic Calming	*$ -*	$ 200,000	$ -	$ -	$ -	$ -
	20	*Citywide Traffic Signal Upgrades*	*$ 65,537*					
	21	*Citywide Curnb Ramp Improvement*	*$ 7,217*					
	24	*Manhattan Beach Boulevard Resurfacing*	*$ 200,000*					
	12	*Median Renovations*	*$ 30,111*					
	12	*Residential Street Reconstruction - Deferred Mt*	*$ 900,000*					
	53	*Transit Center*	*$ 22,081*					
		TOTAL	***$ 2,104,091***	**$ 1,300,000**	**$ 300,000**	**$ 300,000**	**$ 300,000**	**$ 300,000**
212-Proposition A	65	*Transit Fleet Operations Center*	*$ 75,000*					
		TOTAL	***$ 75,000***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
214-Proposition C	23	Kingsdale Avenue Resurfacing - 182nd to Grant	*$ 120,237*	$ 300,000				
	24	Manhattan Beach Boulevard Resurfacing	*$ 870,604*	$ 700,000				
	28	Rindge Lane Resurfacing - 190th to Artesia				$ 1,300,000		
	29	Torrance Boulevard Resurfacing - PCH to Prospect	*$ 1,832,203*	$ 300,000				
	15	Artesia Boulevard Resurf.-Harper Ave to Hawthorne	*$ 180,000*		$ 1,243,210			
	16	Aviation Boulevard Resurf - Artesia to MBB				$ 540,000		
	12	*Bicycle Plan Grant - Beryl Street Bike Lanes*	*$ 26,501*					
	12	*Bicycle Plan Grant - N. Catalina Ave Bike Lanes*	*$ 82,874*					
	12	*Bicycle Plan Grant - S. Catalina Ave/Ave I Bike Lanes*	*$ 8,928*					
	12	*Bicycle Plan Grant - Lilienthal Lane Bike Lanes*	*$ 56,505*					
	12	*Bicycle Plan Grant - Torrance Boulevard Bike Lanes*	*$ 43,158*					
	12	*Bicycle Plan Grant - Citywide Bike Facilities*	*$ 170,668*					
	12	*Bus Bench & Shelter Replacement Program*	*$ 16,625*					
	12	*Inglewood Resurfacing - Marine to MBB*	*$ 130,000*					
	12	*Redondo Beach Boulevard Resurfacing - Artesia to Hawthorne*	*$ 70,000*					
	12	*Torrance Blvd & Francisca Ave Traffic Signal Mod.*	*$ 249,714*					
	52	*Transit Center*	*$ 81,527*					
	65	*Transit Fleet Operations Center*	*$ 75,000*					
		TOTAL	***$ 4,014,545***	**$ 1,300,000**	**$ 1,243,210**	**$ 1,840,000**	**$ -**	**$ -**

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Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
215-Measure R	18	Bicycle Transportation Plan Implementation	*$ 73,858*	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000
	26	Citywide Slurry Seal Program	*$ 100,797*	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
	22	Dow/Vail/Johnston Bicycle Lane Improvements	*$ 50,000*	$ 100,000				
	27	Residential Street Rehabilitation	*$ 536,519*	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
	30	Traffic Calming	*$ -*	$ 350,000				
	14	*Artesia Intersection Safety Improvements*	*$ 200,000*					
	12	*Anita/Herondo and PCH WB Right Turn Lane*	*$ 100,000*					
	12	*Grant Avenue Signal Improvements*	*$ 25,763*					
	12	*Residential Street Reconstruction - Deferred Mt*	*$ 600,000*					
	53	*Transit Center*	*$ 104,235*					
		TOTAL	***$ 1,791,172***	**$ 1,135,000**	**$ 685,000**	**$ 685,000**	**$ 685,000**	**$ 685,000**
217-Measure W	8	EWMP Implementation	*$ 862,500*	$ 287,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
	10	Green Street Improvements		$ 213,000				
	7	*Santa Monica Bay Near/Offshore Debris TMDL*	*$ 109,027*					
			$ 971,527	**$ 500,000**	**$ 500,000**	**$ 500,000**	**$ 500,000**	**$ 500,000**
218-Air Quality Improvement	58	Electric Vehicle Charging Infrastructure	*$ 41,400*					
		TOTAL	***$ 41,400***	**$ -**	**$ -**	**$ -**	**$ -**	
230-Inter-Governmental Grants	12	Anita/Herondo and PCH WB Right Turn Lane	*$ 2,400,000*					
STPL Funds	15	Artesia Boulevard Resurf.-Harper Ave to Hawthorne	*$ 1,316,790*					
Regional Measure R	17	Aviation/Artesia NB Right Turn Lane	*$ 357,480*		$ 1,060,000			
Regional Measure W	11	Fulton Playfield Infiltration Project	*$ -*	$ 458,000	$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500
Park Bond	49	Massena Parkette Playground Equipment			$ 300,000			
Regional Measure M	12	NRB Bikeway Extension - Felton Ln to Inglewood Ave	*$ 1,000,000*					
Regional Measure M	12	NRB Bikeway Extension - Inglewood Ave Design	*$ 200,000*					
State Grant	43	Seaside Lagoon	*$ -*	$ 10,000,000				
Regional Measure M	12	Traffic Signal Communications And Network System	*$ 2,000,000*					
Transit	65	Transit Fleet Operations Center	*$ 105,959*	$ 40,465				
Regional Measure M & FTA Grant	53	*Transit Center*	*$ 2,391,361*					
CMAQ	12	*Bicycle Plan Grant - Beryl Street Bike Lanes*	*$ 110,328*					
CMAQ	12	*Bicycle Plan Grant - N. Catalina Ave Bike Lanes*	*$ 331,496*					
CMAQ	12	*Bicycle Plan Grant - S. Catalina Ave/Ave I Bike Lanes*	*$ 35,712*					
CMAQ	12	*Bicycle Plan Grant - Lilienthal Lane Bike Lanes*	*$ 226,020*					
CMAQ	12	*Bicycle Plan Grant - Torrance Boulevard Bike Lanes*	*$ 172,632*					
CMAQ	12	*Bicycle Plan Grant - Citywide Bike Facilities*	*$ 682,672*					
Transit	12	*Bus Bench & Shelter Replacement Program*	*$ 33,519*					
MTA Call For Projects	12	*Grant Avenue Signal Improvements*	*$ 222,583*					
Regional Measure R	12	*Kingsdale Ave Widening*	*$ 11,153*					
Regional Measure R	12	*Inglewood Ave. at MBB SB Right Turn Lane*	*$ 4,131,315*					
Regional Measure R	12	*PCH Study Recommendations Implementation*	*$ 1,003,265*					
		TOTAL	***$ 16,732,284***	**$ 10,498,465**	**$ 3,053,500**	**$ 1,693,500**	**$ 50,500**	**$ 50,500**
234-CDBG	21	Citywide Curb Ramp Improvements	*$ 153,151*	$ 145,845	$ 130,000	$ -	$ 130,000	$ -
		TOTAL	***$ 153,151***	**$ 145,845**	**$ 130,000**	**$ -**	**$ 130,000**	**$ -**
250-Park & Rec Facilities Fees	46	General Eaton B Parkette Improvements - Design	*$ 100,000*					
	49	Massena Parkette Playground Equipment			$ 150,000			
		TOTAL	***$ 100,000***	**$ -**	**$ 150,000**	**$ -**	**$ -**	

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Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
254-Subdivision Park Trust	48	Dominguez Pk Play Equipment, Landscape & Walkways	*$ 1,041,425*	$ 500,000				
	52	Skatepark Improvements	*$ -*	$ 30,000				
	47	Aviation Park Play Equipment			$ 350,000			
	55	City Park and Facility Parking Lot Resurfacing	*$ 100,000*		$ 100,000		$ 50,000	$ 50,000
	51	Regional Park Walkway Lighting Replacement				$ 1,000,000		
	46	*Anderson Park Scout House Renovations*	*$ 124,415*					
	46	*Aviation Gymnasium Improvements*	*$ 150,000*					
	46	*Perry Park Senior Center HVAC Improvements*	*$ 15,005*					
	46	*Play Surf Repl @Anderson,Aviation,Perry&Turtle*	*$ 160,000*					
	46	*Dominguez Park Dog Park Improvements*	*$ 60,000*					
	46	*Regional Park Restroom Improvements*	*$ 200,309*					
	46	*Wilderness Park Improvements*	*$ 85,598*					
		TOTAL	***$ 1,936,752***	**$ 530,000**	**$ 450,000**	**$ 1,000,000**	**$ 50,000**	**$ 50,000**
300-Capital Projects	54	200 N PCH Meter Separation	*$ -*	$ 100,000				
	13	Artesia Blvd Improvements- Traffic Signal Head Replacements	*$ 144,410*	$ 30,000				
	56	City Hall & PD Window & Storefront Improvements			$ 235,000			
	55	City Park and Facility Parking Lot Resurfacing- Dominguez Park Parking Lot	*$ -*	$ 50,000		$ 50,000		
	19	Citywide Striping	*$ -*	$ 260,000	$ 250,000	$ 40,000	$ 40,000	$ 40,000
	20	Citywide Traffic Signal Upgrades- Prospect Avenue Corridor	*$ -*	$ 50,000				
	57	Civic Center Safety and Workplace Health Improvements	*$ 66,965*	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
	9	Drainage Improvement Project	*$ 365,958*	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
	58	EV Charging Infrastructure	*$ -*	$ 50,000	$ 50,000	$ 50,000		
	8	EWMP Implementation	*$ -*	$ 125,000	$ 465,000	$ 465,000	$ 465,000	$ 465,000
	60	Fire Department Station 1 Window Replacement	*$ -*	$ 50,000				
	59	Fire Stations and City Hall Parking Lot Security Design	*$ -*	$ 50,000	$ 300,000			
	50	Parkette Retaining Wall Integrity Assessment	*$ -*		$ 100,000			
	61	Police Department Pier Sub-station Refurbishment	*$ -*	$ 250,000				
	62	Police Station Improvements	*$ 68,785*	$ 150,000				
	63	PD Shooting Range Upgrade Feasibility/Site Prep	*$ 3,600*		$ 350,000			
	7	Santa Monica Bay Near/Offshore Debris TMDL	*$ 52,745*		$ 100,000	$ 50,000	$ 50,000	$ 50,000
	25	Sidewalk Improvements & Repairs	*$ 379,356*	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
	30	Traffic Calming Improvement- Citywide	*$ 104,623*	$ 200,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
	66	Veterans Park Historic Library Improvements	*$ 250,000*	$ 250,000				
	46	*Andrews Park Exercise Course*	*$ 100,000*					
	46	*Andrews Park Restroom*	*$ 120,000*					
	12	*Artesia Blvd Property Acquisition*	*$ 750,000*					
	53	*Beach Bluff Pedestrian Path Lighting Replacement*	*$ 300,000*					
	46	*Community Garden Infrastructure Improvements*	*$ 91,702*					
	53	*Community Services Dept. Relocation Assess.*	*$ 100,000*					
	67	*District Discretionary Infrastructure- D1*	*$ 100,000*					
	67	*District Discretionary Infrastructure- D2*	*$ 86,897*					
	67	*District Discretionary Infrastructure- D3*	*$ 100,000*					
	67	*District Discretionary Infrastructure- D5*	*$ 100,000*					
	67	*District Discretionary Infrastructure- Mayor*	*$ 100,000*					
	46	*Dog Runs- AV/Andrews/ SCE/Franklin/ Lilienthal*	*$ 130,158*					
	46	*Dominguez Park Dog Park Improvements*	*$ 43,663*					
	48	*Dominguez Park Play Equipment, Landscape,W*	*$ 240,000*					
	12	*Garnett Resurfacing- Broadway to Francisca*	*$ 250,000*					
	12	*Grant Ave Bulbouts*	*$ 375,000*					

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Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
	12	*Grant Flash Crosswalk Intersections*	*$ 75,000*					
	12	*Median Renovations*	*$ 50,417*					
	31	*Mole D Marquis Sign*	*$ 100,000*					
	67	*Path of History - Vincent*	*$ 8,993*					
	46	*Pickleball Court Feasibility Study*	*$ 53,800*					
	41	*Pier Restroom Improvements*	*$ 292,419*					
	46	*Play Surf Repl @Anderson,Aviation,Perry&Turtle*	*$ 40,000*					
	53	*RBPAC Modernization*	*$ 527,031*					
	12	*Riviera Village Sidewalk Pavers*	*$ 300,000*					
	27	*Residential Street Rehabilitation*	*$ 813,334*					
	12	*SCE ROW NRB Bike Path Beautification*	*$ 117,256*					
	12	*SCE ROW West of PCH Landscape Improvements*	*$ 138,100*					
	43	*Seaside Lagoon*	*$ 500,000*					
	46	*Vincent Park Playground Equipment Repair*	*$ 12,133*					
	46	*Wilderness Park Pond Refurbishment*	*$ 250,000*					
	46	*Wilderness Park Improvements*	*$ 16,022*					
		TOTAL	***$ 7,718,366***	**$ 2,065,000**	**$ 2,250,000**	**$ 1,055,000**	**$ 955,000**	**$ 955,000**
300-Capital Projects -	63	PD Shooting Range Upgrade Design/Environ.	*$ 300,000*	$ 647,651	$ 750,000	$ 697,000	$ 50,000	$ 50,000
Community Financing Auth.		**TOTAL**	***$ 300,000***	**$ 647,651**	**$ 750,000**	**$ 697,000**	**$ 50,000**	**$ 50,000**
300-Capital Projects - PEG Fees	64	RBTV Broadcast Fac/City Council Chamber Upgr.	*$ 174,025*	$ 190,000				
		TOTAL	***$ 174,025***	**$ 190,000**	**$ -**	**$ -**	**$ -**	
300-Capital Projects -	26	Citywide Slurry Seal Program	*$ 281,645*	$ 311,370	$ 320,711	$ 330,332	$ 340,242	$ 350,449
Trash Hauler Impact		**TOTAL**	***$ 281,645***	**$ 311,370**	**$ 320,711**	**$ 330,332**	**$ 340,242**	**$ 350,449**
300-Capital Projects	24	*Manhattan Beach Boulevard Resurfacing*	*$ 143,058*					
Assessment 92-1 District			***$ 143,058***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
302-Major Facilities Reconstruction	53	*Redondo Beach Performing Arts Center Modernization*	*$ 400,000*					
	53	*City Hall Window and Storefront Improvements*	*$ 240,000*					
			$ 640,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
303-Open Space Acquisition	46	Dominguez Park Dog Park Improvements	*$ 185,380*					
	31	*Powerplant Property Matters*	*$ 18,047*					
			$ 203,427	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
600-Tidelands	35	Harbor Dredging - Construction	*$ 2,300,000*	$ 2,200,000				
	38	Pier Deck & Piling Structure Repair	*$ 1,178*	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
	34	Relocation of Boat Launch- Assess/Design/ Site	*$ 542,830*	$ 250,000	$ 4,500,000			
	42	Sea Level Rise Preparation Master Planning		$ 200,000				
	45	Waterfront Education Center Pre-Design		$ 75,000				
	31	Replacement of Hand Launch Dock	*$ 45,000*		$ 300,000			
	43	Seaside Lagoon	*$ 500,000*					
	44	Sport Fishing Pier Demolition & Reconstruction					$ 6,000,000	
	31	*Replacement of Harbor Patrol Docks*	*$ 1,789,368*					
	31	*Moonstone Park Area Design & Construction*	*$ 2,110,026*					
	31	*Pier Decorative Sculpture Sails - Repainting*	*$ 98,296*					
	39	*Pier Parking Structures Critical Repair*	*$ 59,695*					
	31	*Pier Light Fixture Replacement*	*$ 17,150*					
		TOTAL	***$ 7,463,542***	**$ 2,925,000**	**$ 5,000,000**	**$ 200,000**	**$ 6,200,000**	**$ 200,000**

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Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
601-Uplands	36	International Boardwalk Surface Repair	$ -	$ 500,000				
	40	Pier Parking Structure Security Enhancements	$ -	$ 600,000				
	41	Pier Restroom Improvements		$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
	42	Sea Level Rise Preparation Master Planning	$ -	$ 50,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
	37	Redondo Beach Marina Parking Lot Pay Station	*$ 196,800*	$ 100,000				
	33	Basin 3 Seawall Improvements	$ -		$ 950,000			
	32	Basin 3 Marina Boat Slip Improvements-Design	*$ 150,000*		$ 3,100,000			
	39	Pier Parking Structures Critical Repair	*$ 50,014*		$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000
	46	*Play Surf Repl @Anderson,Aviation,Perry&Turtle*	*$ 20,000*					
	34	*Relocation of Boat Launch - Assess/Design/Site*	*$ 6,949*					
		TOTAL	***$ 423,763***	**$ 1,500,000**	**$ 6,000,000**	**$ 1,950,000**	**$ 1,950,000**	**$ 1,950,000**
603-Wastewater	3	Portofino Way Sewer Pump Station	*$ 2,112,423*	$ 2,086,340				
	6	Yacht Club Way Sewer Pump Station	*$ 1,550,806*	$ 1,700,000				
	5	Sanitary Sewer System Camera Inspection	$ -	$ 1,000,000				$ 1,000,000
	1	*Basin 2 Sewer Pump Out Station Upgrades*	*$ 1,794,161*					
	2	*Morgan Sewer Pump Station*	*$ 200,000*		$ 2,500,000			
	4	*Sanitary Sewers Facilities Rehabilitation*	*$ 1,768,678*	$ -	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
	1	*Alta Vista Sewer Pump Station*	*$ 194,939*					
	1	*Sanitary Sewer SCADA Installation*	*$ 522,914*					
		TOTAL	***$ 8,143,921***	**$ 4,786,340**	**$ 3,500,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 2,000,000**
700-Self Insurance Fund	68	City Monument Sign Replacement	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
		TOTAL	**$ -**	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ 100,000**
701-Vehicle Replacement	52	*City Fueling Station Replacement - Design Build*	*$ 267,396*					
	31	*Powerplant Property Matters*	*$ 121,485*					
		TOTAL	***$ 388,881***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
705-Emergency Communication Fun	31	*Powerplant Property Matters*	*$ 121,485*					
		TOTAL	***$ 121,485***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
707-Major Facilities Repair Fund	66	*Veterans Park Historic Library Improvements*	*$ 155,000*					
		City Facility HVAC Replacement	*$ 358,309*					
		City Facility Roof Replacement	*$ 267,182*					
		TOTAL	***$ 780,491***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		TOTAL	**$ 57,099,340**	**$ 33,687,645**	**$ 25,982,421**	**$ 11,890,832**	**$ 12,950,742**	**$ 7,730,949**
							Recommended 5 Year Total w/Carryovers	**$ 149,341,929**

Unfunded and Underfunded CIP Projects by Fund
FY 22-23 to FY 26-27

Project Name	Five Year Recommended & C/O Funds	230-Grants	254-Subdivisic Park Trust	300-Capital Projects (Gen'l Fund)	600/601 Harbor Enterprise	Donations	Developer	Bonds	Unfunded/ Underfunded TOTAL
DRAINAGE IMPROVEMENTS									
Citywide Drainage Rehabilitation	$ 1,686,385			$ 1,300,000					$ 1,300,000
SUB-TOTAL	**$ 1,686,385**	**$ -**	**$ -**	**$ 1,300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,300,000**
STREET IMPROVEMENTS									
Broadway/Sapphire Intersection Modifications		$ 312,000		$ 312,000					$ 624,000
Catalina Streetscape Improvements							$ 1,560,000		$ 1,560,000
Garnet/Catalina Accessible Pedestrian Signal		$ 78,000							$ 78,000
Grant Avenue Pedestrian Improvements		$ 650,000							$ 650,000
I-405 Freeway On/Off Ramp Landscaping		$ 819,000							$ 819,000
I-405 Freeway SB On Ramp at Inglewood Avenue		$ 13,780,000							$ 13,780,000
Residential St. Reconstruction-Deferred Main.	$ 750,000			$ 15,600,000					$ 15,600,000
Riviera Village Streetscape Completion		$ 11,570,000							$ 11,570,000
SUB-TOTAL	**$ 750,000**	**$ 27,209,000**	**$ -**	**$ 15,912,000**	**$ -**	**$ -**	**$ 1,560,000**	**$ -**	**$ 44,681,000**
PARK IMPROVEMENTS									
Anderson Park Improvements - Phase 1B (Fountain)			$ 273,000						$ 273,000
Anderson Park Improvements - Phase 2			$ 520,000						$ 520,000
Anderson Park Improvements - Phase 3			$ 169,000						$ 169,000
Anderson Park Improvements - Phase 4			$ 708,500						$ 708,500
Anderson Park Improvements - Phase 5			$ 455,000						$ 455,000
Anderson Park Improvements - Phase 6			$ 1,326,000						$ 1,326,000
Anderson Park Improvements - Phase 7			$ 1,417,000						$ 1,417,000
Mc Neill Parkette				$ 97,500					$ 97,500
North Redondo Beach Recycled Water Installation		$ 5,512,000							$ 5,512,000
SCE ROW West of PCH Landscape Impr.	$ 150,000	$ 2,405,000							$ 2,405,000
Sneary Parkette Decorative Fence				$ 78,000					$ 78,000
SUB-TOTAL	**$ 150,000**	**$ 7,917,000**	**$ 4,868,500**	**$ 175,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 12,961,000**
PUBLIC FACILITY IMPROVEMENTS									
Anderson Park Community Center (Phase 8)				$ 9,932,000					$ 9,932,000
City Hall Replacement								$ 45,500,000	$ 45,500,000
Corporation Yard				$ 32,500,000					$ 32,500,000
Dominguez Park Community Center				$ 1,950,000					$ 1,950,000
Fire Stations 1 & 2 Modernization								$ 26,000,000	$ 26,000,000
Main Library Administration Carpet Replacement				$ 91,000					$ 91,000
New Police Station								$ 58,500,000	$ 58,500,000
Police Department Lobby & Records Unit Impr.				$ 2,366,000					$ 2,366,000
Seaside Lagoon Rehabilitation[1]					$ 33,000,000				$ 33,000,000
SUB-TOTAL	**$ -**	**$ -**	**$ -**	**$ 46,839,000**	**$ 33,000,000**	**$ -**	**$ -**	**$ 130,000,000**	**$ 209,839,000**

Unfunded and Underfunded CIP Projects by Fund
FY 22-23 to FY 26-27

Project Name	Five Year Recommended & C/O Funds	230-Grants	254-Subdivisic Park Trust	300-Capital Projects (Gen'l Fund)	600/601 Harbor Enterprise	Donations	Developer	Bonds	Unfunded/ Underfunded TOTAL
GENERAL IMPROVEMENTS									
Ainsworth Court Stairs Rehabilitation		$ 637,000							$ 637,000
SUB-TOTAL	**$ -**	**$ 637,000**	**$ -**	**$ -**		**$ -**	**$ -**	**$ -**	**$ 637,000**
TOTAL	**$ 2,586,385**	**$ 35,763,000**	**$ 4,868,500**	**$ 64,226,500**	**$ 33,000,000**	**$ -**	**$ 1,560,000**	**$ 130,000,000**	**$ 269,418,000**

Note 1: Engineering estimate range from $20 million to $30 million

SUMMARY OF ESTIMATED REVENUES, EXPENDITURES, & ESTIMATED CHANGES IN FUND BALANCES
AFTER CITY MANAGER RECOMMENDATIONS

		+	-	+	-	-	+
Fund	Estimated Fund Balances July 1, 2022	Proposed Revenues 2022-23	Proposed Expenditures 2022-23	Transfers In	Transfers Out	Net City Manager Recommended Expenditures	Estimated Fund Balances June 30, 2023
General Fund	11,078,523	99,613,990	99,249,950	1,750,927	2,721,844	8,656,845	1,814,801
State Gas Tax	1,018,427	3,475,852	1,563,243	-	-	1,790,000	1,141,035
Storm Drain Improvement	146,113	30,000	-	-	-	-	176,113
Street Landscaping & Lighting	-	1,530,600	2,597,707	1,067,107	-	-	-
Local Transportation Article 3	(8,763)	62,594	-	-	-	62,594	(8,763)
Measure M	172,638	1,173,593	342	-	-	1,300,000	45,889
Proposition A	1,244,912	1,651,996	-	-	830,674	-	2,066,234
Proposition C	63,971	1,465,403	1,605	-	-	1,300,000	227,769
Measure R	166,026	1,024,052	-	-	-	1,135,000	55,078
Transit	-	4,468,111	5,298,785	830,674	-	163,050	(163,050)
Measure W	-	720,000	242,093	-	-	500,000	(22,093)
Air Quality Improvement	144,545	90,000	72,793	-	-	-	161,751
Intergovernmental Grants	-	12,233,939	3,598,329	-	-	10,498,465	(1,862,855)
Comm Develop Block Grant	(291,771)	476,793	161,668	-	-	145,845	(122,491)
Housing Authority	1,539,986	6,627,168	6,669,968	-	-	-	1,497,186
Parks & Recreation Facilities	(8,156)	31,500	-	-	-	-	23,344
Narcotic Forfeiture & Seizure	158,415	30,000	61,130	-	-	-	127,285
Subdivision Park Trust	429,876	1,162,500	-	-	-	530,000	1,062,376
Disaster Recovery	208,048	51,000	17,060	-	-	-	241,988
CalPERS Reserve	5,105,721	-	-	-	-	-	5,105,721
Capital Projects	2,237,793	491,370	174,619	812,381	-	3,214,021	152,904
Major Facilities Reconstruction	20,714	-	-	-	-	-	20,714
Open Space Acquisition	1,100,120	-	-	-	-	-	1,100,120
Harbor Tidelands	11,023,105	6,547,997	6,906,996	-	100,189	3,171,830	7,392,086
Harbor Uplands	4,719,900	5,840,200	4,307,982	-	1,650,738	1,752,318	2,849,062
Solid Waste	2,265,338	6,056,272	5,639,324	4,000	-	70	2,686,216
Wastewater	8,838,733	5,871,645	3,526,060	-	-	4,825,993	6,358,325
Self-Insurance Program	(8,065,328)	8,079,579	7,324,206	-	-	-	(7,309,955)
Vehicle Replacement	6,051,078	3,355,361	3,446,280	-	-	2,322,916	3,637,243
Building Occupancy	1,186,968	3,110,802	3,322,430	-	-	20,000	955,340
Information Technology	(785,718)	4,250,667	4,415,865	-	-	386,245	(1,337,161)
Emergency Communications	2,355,949	4,148,630	2,786,657	-	-	53,100	3,664,822
Major Facilities Repair	(234,096)	107,077	-	-	-	-	(127,019)
Total Before Adjustments	**51,883,067**	**183,778,691**	**161,385,092**	**4,465,088**	**5,303,445**	**41,828,293**	**31,610,015**
Less: Int Svc Fds/Overhead	-	(31,256,177)	(31,256,177)	-	-		-
Total City	**51,883,067**	**152,522,514**	**130,128,915**	**4,465,088**	**5,303,445**	**41,828,293**	**31,610,015**
Community Financing Authority	4,700,416	13,376,289	15,027,026	2,463,119	812,381		4,700,416
Successor Agency	2,477	1,280,272	217,891	-	812,381		252,477
Housing Successor Agency	3,791,411	999,791	1,162,723	-	-		3,628,479
Grand Total	**60,377,371**	**168,178,866**	**146,536,555**	**6,928,207**	**6,928,207**	**41,828,293**	**40,191,387**

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title		FY 21-22 Appropriation		Estimated FY 21-22 Carryover
Sewer	50300	FY19-20	Alta Vista Sewer Pump Station Design/Construction	$	3,660,703	$	194,939
Sewer	50310	FY19-20	Basin 2 Sewer Pump Out Station Upgrades	$	1,794,161	$	1,794,161
Sewer	50320	FY 20-21	Morgan Sewer Pump Station Design/Construction	$	200,000	$	200,000
Sewer	50230	FY12-13	Sanitary Sewer SCADA Installation	$	559,196	$	522,914
				TOTAL $	6,214,060	$	2,712,014

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Morgan Sewer Pump Station Design/Construction

DEPARTMENT: Public Works

PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Begin design in Fiscal Year 23-24.

PROJECT DESCRIPTION: The Morgan Sewer Pump Station project will replace the existing deficient and damaged pump house, discharge and suction pipes, valves, wet and dry wells, controls, electronics, and mechanical components. This project includes the design and construction phases.

JUSTIFICATION: It is the City's responsibility to proactively manage, operate, and maintain all parts of the sanitary sewer system. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Morgan Sewer Pump Station

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees	$ 200,000		$ 2,500,000			
TOTAL	$ 200,000	$ -	$ 2,500,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design		$ 200,000			
Construction			$ 2,500,000		
TOTAL	$ -	$ 200,000	$ 2,500,000	$ -	$ -

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50320
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY20-21

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Portofino Way Sewer Pump Station Design and Rebuild

DEPARTMENT: Public Works

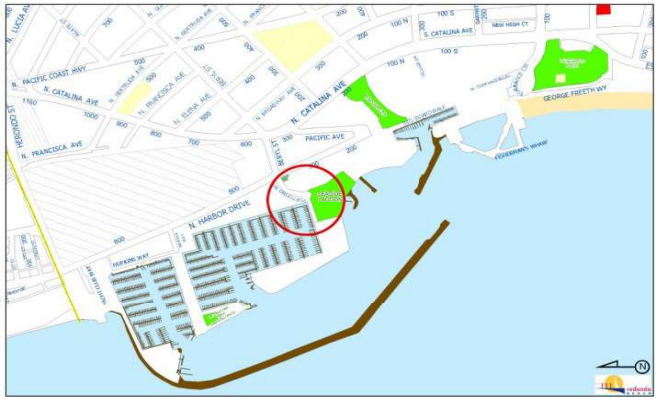
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Construction in FY 22-23.

PROJECT DESCRIPTION: Design and reconstruct the Portofino Way Sanitary Sewer. The project will replace the existing deficient and damaged pump house, discharge and suction pipes, valves, wet and dry wells, controls, electronics, and mechanical components.

JUSTIFICATION: It is the City's responsibility to proactively manage, operate, and maintain all parts of the sanitary sewer system. The project supports the Strategic Plan goals to vitalize the waterfront and to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure.

Project Location
Portofino Way Sewer Pump Station



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees	$ 2,112,423	$ 2,086,340				
TOTAL	$ 2,112,423	$ 2,086,340	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 4,198,763				
TOTAL	$ 4,198,763	$ -	$ -	$ -	$ -

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50210
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY 09-10

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sanitary Sewer Facilities Rehabilitation

DEPARTMENT: Public Works

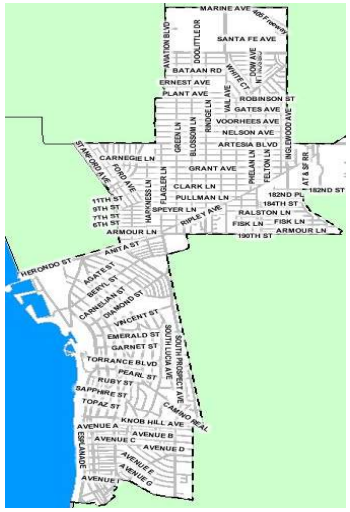
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Continuous

PROJECT DESCRIPTION:
This Project is intended to maintain and improve the City's sewer infrastructure to meet existing and future sewer demands.

JUSTIFICATION:
Through the City's sewer video inspection program, the entire sewer system has been documented for damage and deficiencies. The inspection has revealed that the existing sanitary sewer system sustains various damage patterns and deficiencies that require repair and/or replacement. Failure to perform the required repairs could cause serious backups or spills. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees	$ 1,768,678		$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
TOTAL	$ 1,768,678	$ -	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
TOTAL	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50150
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY 02/03

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sanitary Sewer System Camera Inspection

DEPARTMENT: Public Works

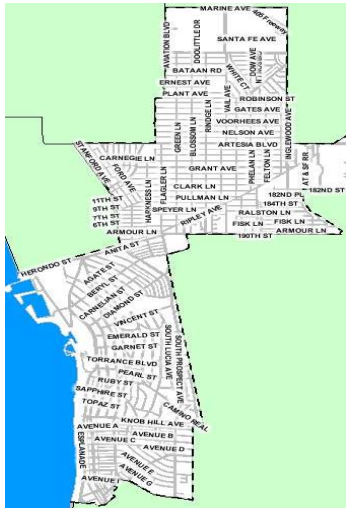
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Continuous

PROJECT DESCRIPTION:
This Project is intended to maintain and improve the City's sewer infrastructure to meet existing and future sewer demands.

JUSTIFICATION:
Through the City's sewer video inspection program, the entire sewer system needs to be documented every few years to determine damage and deficiencies. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees		$ 1,000,000				$ 1,000,000
TOTAL	$ -	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 1,000,000				$ 1,000,000
TOTAL	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50240
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY 13-14

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Yacht Club Way Sewer Pump Station Construction

DEPARTMENT: Public Works

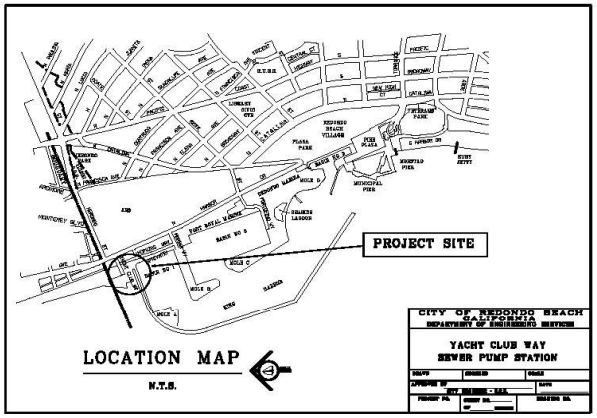
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Begin construction in FY 22-23.

PROJECT DESCRIPTION: The Yacht Club Way Sewer Pump Station project will replace the existing deficient and damaged pump house, discharge and suction pipes, valves, wet and dry wells, controls, electronics, and mechanical components. This project includes the construction phase.

JUSTIFICATION: It is the City's responsibility to proactively manage, operate, and maintain all parts of the sanitary sewer system. The project supports the Strategic Plan goals to vitalize the waterfront and to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure.

Project Location
Yacht Club Way Sewer Pump Station



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees	$ 1,550,806	$ 1,700,000		$ -		
TOTAL	$ 1,550,806	$ 1,700,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 3,250,806		$ -		
TOTAL	$ 3,250,806	$ -	$ -	$ -	$ -

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50260
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY 14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Santa Monica Bay Near/Offshore Debris TMDL

DEPARTMENT: Public Works

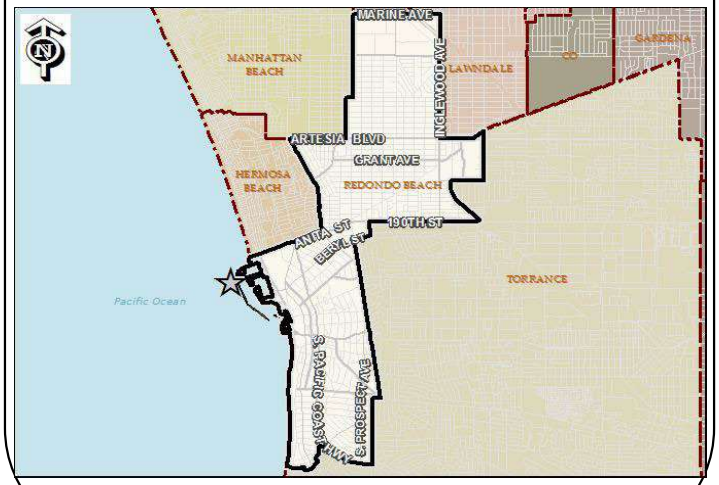
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION: The Santa Monica Bay nearshore and offshore debris Total Maximum Daily Load (TMDL) was adopted by the Los Angeles Regional Water Quality Control Board on November 4, 2010 and became effective on March 20, 2012. The City is subject to the new regulation: zero trash in Santa Monica Bay and zero plastic pellets in Santa Monica Bay. Four years from the effective date of the TMDL, the City is responsibile to achieve 20% trash reduction; five years - 40%; six years - 60%; seven years - 80%; and eight years - 100% trash reduction. The compliance milestones have been incorporated into the new Municipal NPDES permit. The project includes the installation and maintenance of catch basin trash screeners.

JUSTIFICATION: The project is necessary to meet NPDES mandates and supports the City's strategic plan goals to maintain a high level of public safety with public engagement and ensure sustainability, livability, and health by completing the General Plan Update and by implementing environmentally responsible programs.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Stormwater Fee						
Measure W	$ 109,027					
Capital Projects			$ 100,000	$ 50,000	$ 50,000	$ 50,000
TOTAL	$ 109,027	$ -	$ 100,000	$ 50,000	$ 50,000	$ 50,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 25/27
Implementation		$ 100,000	$ 50,000	$ 50,000	$ 50,000
TOTAL	$ -	$ 100,000	$ 50,000	$ 50,000	$ 50,000

NOTES:

FUND:		204-Stormwater/217-Meas. W/300 - CIP
PROJECT NO.:		60190
PROJECT TYPE:		Construction
CATEGORY:		Drainage
INITIAL YEAR OF FUNDING:		FY 04-05

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Enhanced Watershed Management Plan (EWMP) Implementation

DEPARTMENT: Public Works

PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION: The new Municipal MS4 NPDES permit was adopted by the Regional Board on November 8, 2012 and became effective on December 28, 2012. The City joined with neighboring cities to develop an Enhanced Watershed Management Program (EWMP) to implement various permit requirements. EWMP implementation will include both structural water quality enhancement projects and non-structural measures that address the need to comply with three new TMDLs recently approved by the EPA. They are PCB/DDT and debris for Santa Monica Bay and toxics for Dominguez Channel. Structural projects include dry weather diversion projects such as the Regional Green Streets Project and the Alondra Park Infiltration Project.

JUSTIFICATION: The project supports the City's strategic plan goals to maintain a high level of public safety with public engagement and ensure sustainability, livability, and health by completing the General Plan Update and by implementing environmentally responsible programs.

Project Location
Various Locations in the City

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Stormwater						
Measure W	$ 862,500	$ 287,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Capital Projects		$ 125,000	$ 465,000	$ 465,000	$ 465,000	$ 465,000
TOTAL	$ 862,500	$ 412,000	$ 965,000	$ 965,000	$ 965,000	$ 965,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 24/26	FY 24/27
Programs	$ 125,000				
Construction	$ 965,000	$ 965,000	$ 965,000	$ 965,001	$ 965,002
TOTAL	$ 1,090,000	$ 965,000	$ 965,000	$ 965,001	$ 965,002

NOTES:			
			204-Stormwater/217-W/300 - CIP
			60150
			Construction
			Drainage
			FY 03-04

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Drainage Improvement Project - Construction

DEPARTMENT: Public Works

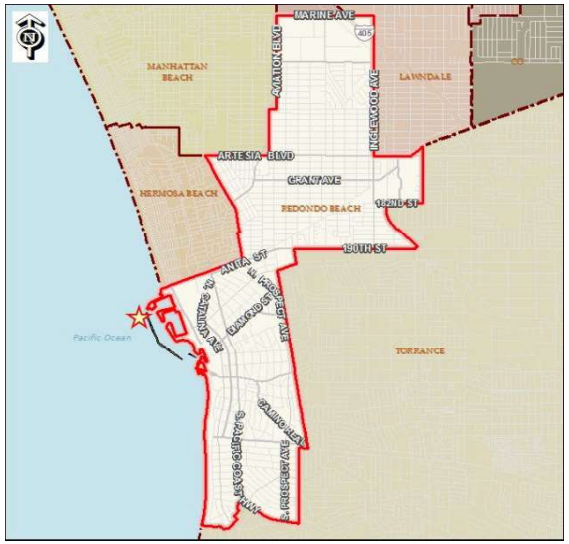
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Construction commenced in Fiscal Year 21-22.

PROJECT DESCRIPTION: This project will replace all of the corrugated metal pipe (CMP), cross-drains and culverts throughout the City with reinforced concrete pipe (RCP) of similar size. It will also address nuisance water locations. The estimated length of CMP is approximately 25,000 lineal feet ranging in size from 18 to 48 inches in diameter. Cross-drains and culverts are located in 25 locations throughout the City. This phase of the project is for construction.

JUSTIFICATION: CMP leaks can cause sink holes to occur in City streets. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects	$ 365,958	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
CFA Funds						
TOTAL	$ 365,958	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
TOTAL	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

NOTES:

FUND:	300-CIP; 300-CFA Funds
PROJECT NO.:	60260
PROJECT TYPE:	Construction
CATEGORY:	Drainage
INITIAL YEAR OF FUNDING:	FY 17-18

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Green Street Improvements

DEPARTMENT: Public Works

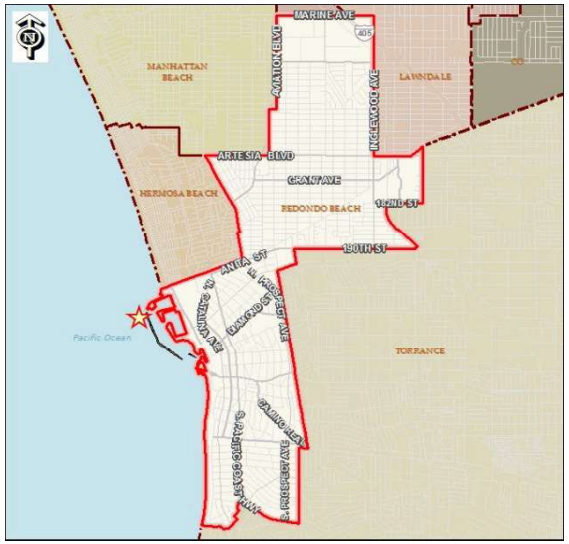
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Construction in Fiscal Year 22-23.

PROJECT DESCRIPTION: Green streets provide an economical alternative to increasing pipe size in the City's and County's stormdrain system and are a cost-effective dry well bypass system that allows capture of excess runoff volume. Additionally, green street features, including infiltration wells and permable pavers, control the peak rate from high intensity storm events, alleviate localized flooding/ponding, and can recharge groundwater.

JUSTIFICATION: Green street features are a cost effective way to reduce localized flooding and reduce urban run-off. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure M	$ 200,000		$ 200,000	$ 200,000	$ 200,000	$ 200,000
Measure W		$ 213,000				
TOTAL	$ 200,000	$ 213,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 213,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
TOTAL	$ 213,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

NOTES:

FUND:		211 - Measure M/ 217 - Measure W
PROJECT NO.:		60270
PROJECT TYPE:		Construction
CATEGORY:		Drainage
INITIAL YEAR OF FUNDING:		FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Fulton Playfield Infiltration Project

DEPARTMENT: Public Works

PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Construction in Fiscal Year 23-24.

PROJECT DESCRIPTION: The Fulton Playfield Multi-Benefit Infiltration Project (Project) was identified as a critical project as part of the Beach Cities Watershed Management Group EWMP update. Fulton Playfield is a 1.25-acre open green space in the City of Redondo Beach. The Project will enhance an existing underground flood control basin managed by Los Angeles County Flood Control District (LACFCD) by modifying the inlet structure and adding infiltration drywells.

JUSTIFICATION: The proposed Project will provide significant water quality benefits while maintaining the flood control capacity of the existing basin. Key project benefits include dry and wet weather volume loss via infiltration drywells. The Project will modify the existing diversion structure to divert larger dry weather flows and all wet weather into

Project Location
Fulton Playfield

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
230- Measure W		$ 458,000	$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500
TOTAL	$ -	$ 458,000	$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction		$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500
Design	$ 458,000				
TOTAL	$ 458,000	$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500

NOTES:

FUND:		211 - Measure M/ 217 - Measure W
PROJECT NO.:		New
PROJECT TYPE:		Construction
CATEGORY:		Drainage
INITIAL YEAR OF FUNDING:		FY 22-23

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title	FY 21-22 Appropriation	Estimated FY 21-22 Carryover
Streets	41240	FY 20-21	Anita/Herondo and PCH WB Right Turn Lane	$ 2,500,000	$ 2,500,000
Streets	20930	FY 21-22	Artesia Boulevard Property Acquisition	$ 750,000	$ 750,000
Streets	40940	FY13-14	Bicycle Plan Grant - Beryl Street Bike Lanes	$ 136,829	$ 136,829
Streets	40941	FY13-14	Bicycle Plan Grant - N. Catalina Ave. Bike Lanes	$ 414,370	$ 414,370
Streets	40942	FY13-14	Bicycle Plan Grant - S. Catalina Ave./Ave. I Bike Lanes	$ 44,640	$ 44,640
Streets	40943	FY13-14	Bicycle Plan Grant - Lilienthal Lane Bike Lanes	$ 282,525	$ 282,525
Streets	40944	FY13-14	Bicycle Plan Grant - Torrance Boulevard Bike Lanes	$ 215,790	$ 215,790
Streets	40945	FY13-14	Bicycle Plan Grant - Citywide Bike Facilities	$ 853,340	$ 853,340
Streets	40120	FY09-10	Bus Bench and Shelter Replacement Program, Phase 2	$ 100,516	$ 50,144
Streets	41320	FY 21-22	Garnet Resurfacing- Broadway to Francisca	$ 250,000	$ 250,000
Streets	41340	FY 21-22	Grant Ave Bulbouts	$ 375,000	$ 375,000
Streets	41350	FY 21-22	Grant Ave Flash Crosswalk- Aviation/McKay/Slauson	$ 75,000	$ 75,000
Streets	41090	FY17-18	Grant Avenue Signal Improvements	$ 1,168,560	$ 248,346
Streets	40960	FY13-14	Inglewood at MBB SB Right Turn Lane - Design/Const.	$ 4,305,631	$ 4,131,083
Streets	41210	FY19-20	Inglewood Resurfacing - Marine to MBB	$ 130,000	$ 130,000
Streets	41150	FY18-19	Kingsdale Avenue Widening	$ 981,153	$ 11,153
Streets	41110	FY18-19	Median Renovations	$ 81,543	$ 80,528
Streets	41250	FY 21-22	NRB Bikeway Extension - Felton Ln to Inglewood Ave	$ 1,000,000	$ 1,000,000
Streets	41260	FY 21-22	NRB Bikeway Extension - Inglewood Ave/Grant Ave to Kingsdale Design	$ 200,000	$ 200,000
Streets	40800	FY11-12	PCH Arterial Improvement Study/Design/Construction	$ 1,063,218	$ 1,003,265
Streets	41220	FY19-20	Redondo Beach Boulevard Resurfacing - Artesia to Hawthorne	$ 70,000	$ 70,000
Streets	41290	FY 21-22	Residential Street Reconstruction-Deferred Maintenance	$ 1,500,000	$ 1,500,000
Streets	41310	FY 21-22	Riviera Village Sidewalk Pavers	$ 300,000	$ 300,000
Streets	30850	FY 21-22	SCE ROW West of PCH Landscape Improvements	$ 150,000	$ 138,100
Streets	30880	FY 21-22	SCE ROW NRB Bike Path Beautification	$ 140,000	$ 117,256
Streets	41280	FY 20-21	Traffic Signal Communications and Network System (Grant Ave)	$ 2,000,000	$ 2,000,000
Streets	41070	FY16-17	Torrance Blvd. & Francisca Ave. Traffic Signal Mods.	$ 260,862	$ 249,714
			TOTAL	$ 19,348,977	$ 17,127,083

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Artesia Blvd Improvements- Traffic Signal Head Replacement

DEPARTMENT: Public Works

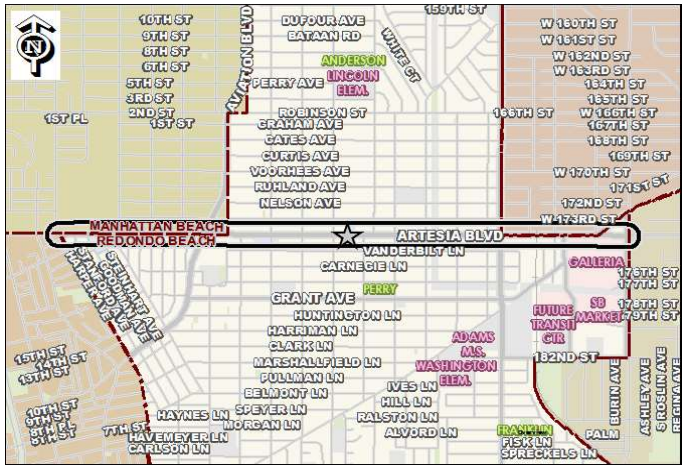
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23.

PROJECT DESCRIPTION:
This project will upgrade and replace the various traffic signal heads along the Artesia Corridor and ensure they meet current standards.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Funds	$ 144,410	$ 30,000				
TOTAL	$ 144,410	$ 30,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 174,410				
TOTAL	$ 174,410	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP
PROJECT NO.:	41080
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY17-18

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Artesia Blvd Intersection Safety Improvements

DEPARTMENT: Public Works

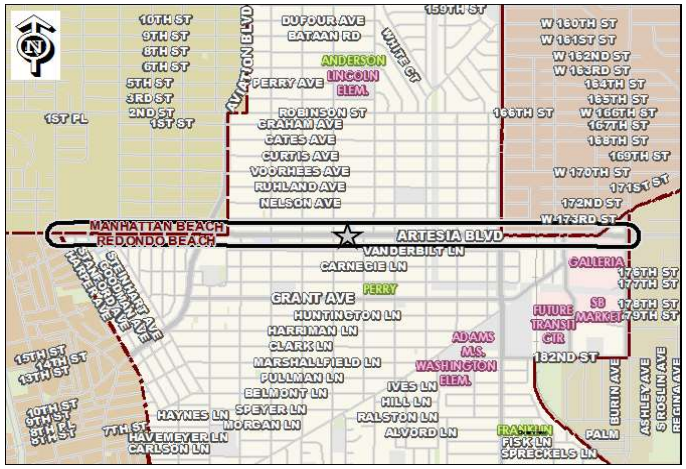
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23.

PROJECT DESCRIPTION:
This project will address the intersection safety concerns along the Artesia corridor.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure R	$ 200,000					
Measure M		$ 200,000				
TOTAL	$ 200,000	$ 200,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 400,000				
TOTAL	$ 400,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	Measure M/ 215- Measure R
PROJECT NO.:	41330
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY17-18

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Artesia Boulevard Resurfacing - Harper Avenue to Hawthorne Boulevard

DEPARTMENT: Public Works

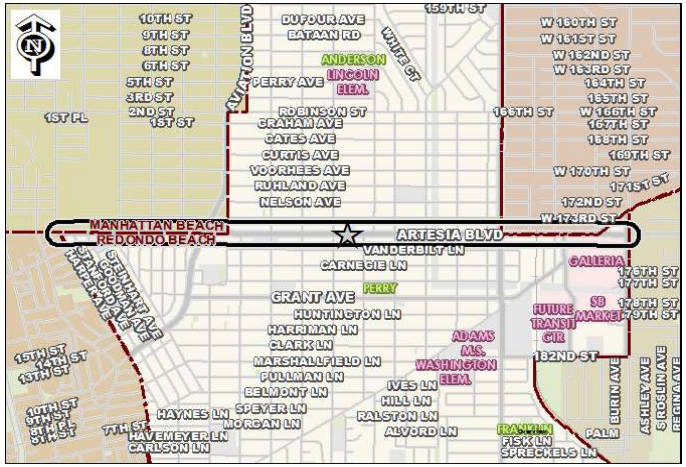
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 23-24.

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Artesia Boulevard from Harper Avenue to Hawthorne Boulevard. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
State Gas Tax			$ 700,000			
Prop C	$ 180,000		$ 1,243,210			
STPL Funds	$ 1,316,790					
TOTAL	$ 1,496,790	$ -	$ 1,943,210	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design	$ 180,000				
Construction		$ 3,260,000			
TOTAL	$ 180,000	$ 3,260,000	$ -	$ -	$ -

NOTES:

FUND:	202-Gas Tax; 214-Prop C; 230-STPL
PROJECT NO.:	41190
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Aviation Boulevard Resurfacing - Artesia to Manhattan Beach Boulevard

DEPARTMENT: Public Works

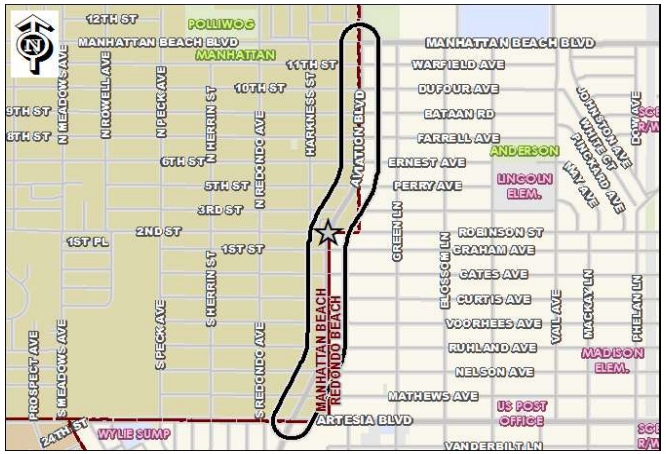
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 24-25

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Aviation Boulevard from Artesia Boulevard to Manhattan Beach Boulevard. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Prop C				$ 540,000		
TOTAL	$ -	$ -	$ -	$ 540,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 540,000		
TOTAL	$ -	$ -	$ 540,000	$ -	$ -

NOTES:

FUND:	214 - Proposition C
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Aviation/Artesia NB Right Turn Lane

DEPARTMENT: Public Works

PROJECT MANAGER: **Didar Khandker**

ESTIMATED SCHEDULE:
Construction begin in FY 23-24.

PROJECT DESCRIPTION:
The project will install a northbound right turn lane on Aviation Boulevard at the Artesia Boulevard intersection.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Aviation / Artesia

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Reg. Measure R	$ 357,480		$ 1,060,000			
TOTAL	$ 357,480	$ -	$ 1,060,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction		$ 1,060,000			
TOTAL	$ -	$ 1,060,000	$ -	$ -	$ -

NOTES:

FUND:	230 - Grants
PROJECT NO.:	40780
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY11-12

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION6

PROJECT TITLE:
Bicycle Transportation Plan Implementation

DEPARTMENT: Public Works

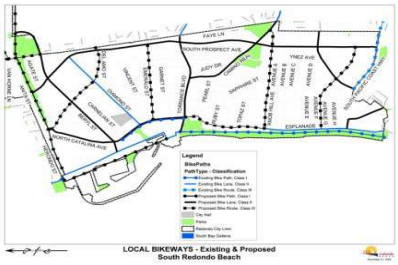
PROJECT MANAGER: **TBD**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project will update and continue the implementation of the City's Bicycle Transportation Plan that was adopted by the City Council. The project will fund bicycle improvements not included in Metro Bicycle Plan Grants including bike mini-corrals and Harbor bikeway signage.

JUSTIFICATION:
Additional bicycle lanes improve the attractiveness, livability, and vitality of our neighborhoods. The project supports the City's Strategic Plan goals maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure R	$ 73,858	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000
TOTAL	$ 73,858	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 83,505	$ 85,000	$ 85,000	$ 85,000	$ 85,000
TOTAL	$ 83,505	$ 85,000	$ 85,000	$ 85,000	$ 85,000

NOTES:

FUND:	215-Measure R
PROJECT NO.:	40510
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 07-08

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Citywide Striping

DEPARTMENT: Public Works

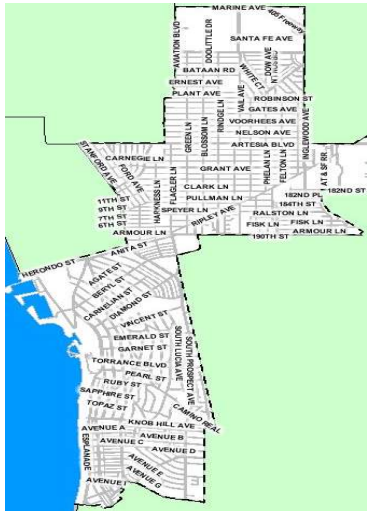
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project will upgrade and maintain traffic striping on City streets.

JUSTIFICATION:
The project will increase the visibility of striping on all City streets. It supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Citywide



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
State Gas Tax	$ 108,670	$ 140,000	$ 250,000	$ 40,000	$ 40,000	$ 40,000
Capital Funds		$ 260,000	$ 250,000			
TOTAL	$ 108,670	$ 400,000	$ 500,000	$ 40,000	$ 40,000	$ 40,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 508,670	$ 500,000	$ 40,000	$ 40,000	$ 40,000
TOTAL	$ 508,670	$ 500,000	$ 40,000	$ 40,000	$ 40,000

NOTES:

FUND:	202 - State Gas Tax/ 300- CIP
PROJECT NO.:	41180
PROJECT TYPE:	Rehabilitation
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 18-19

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Citywide Traffic Signal Upgrades- Prospect Ave. Corridor

DEPARTMENT: Public Works

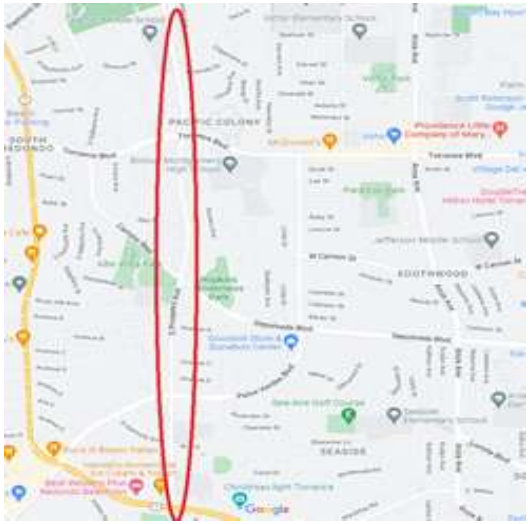
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23.

PROJECT DESCRIPTION:
This project will refurbish and repair the existing traffic signals along Prospect Ave for FY 22-23.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure M	$ 65,537					
Capital Funds		$ 50,000				
TOTAL	$ 65,537	$ 50,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 115,537				
TOTAL	$ 115,537	$ -	$ -	$ -	$ -

NOTES:

FUND:	Measure M/ 300- CIP Funds
PROJECT NO.:	41330
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Citywide Curb Ramp Improvements

DEPARTMENT: Public Works

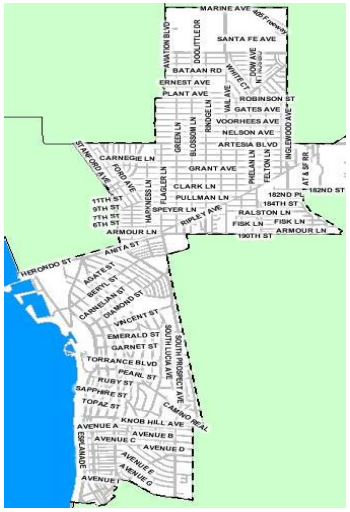
PROJECT MANAGER: **Javier Urista**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project includes the installation of curb ramps on City sidewalks to meet ADA requirements.

JUSTIFICATION:
The project supports the City's strategic plan goals to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
TDA Article III	$ 6,017	$ 62,594	$ 100,000		$ 100,000	
CDBG	$ 156,151	$ 145,845	$ 130,000		$ 130,000	
TOTAL	$ 162,168	$ 208,439	$ 230,000	$ -	$ 230,000	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 399,598	$ 230,000		$ 230,000	
TOTAL	$ 399,598	$ 230,000	$ -	$ 230,000	$ -

NOTES:

FUND:	210 - TDA Art III/234-CDBG
PROJECT NO.:	40399
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	+20 years

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION6

PROJECT TITLE:
Dow/Vail/Johnston Bicycle Lane

DEPARTMENT: Public Works

PROJECT MANAGER: **Lauren Sablan**

ESTIMATED SCHEDULE: Design will occur in FY22-23.

PROJECT DESCRIPTION:
The project will improve bicycle facilities along Dow/Vail/Johnston in North Redondo Beach by providing a gap closure of a Class II bike lane that provides a critical connection between the Redondo Beach light rail station at Marine Avenue/Redondo Beach Avenue and the North Redondo Beach Bikeway.

JUSTIFICATION:
Additional bicycle lanes improve the attractiveness, livability, and vitality of our neighborhoods. The project supports the City's Strategic Plan goals maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Dow/Vail/Johnston

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure R	$ 50,000	$ 100,000				
TOTAL	$ 50,000	$ 100,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Survey and design	$ 100,000				
Construction					
TOTAL	$ 100,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	215-Measure R
PROJECT NO.:	41290
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 21-22

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Kingsdale Avenue Resurfacing - 182nd to Grant

DEPARTMENT: Public Works

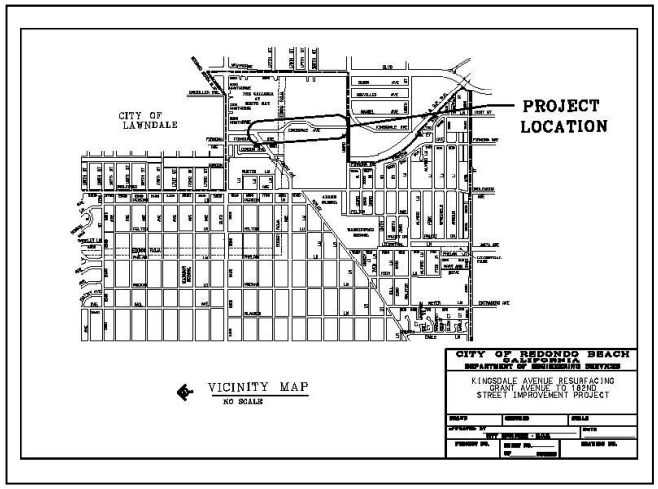
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Design is scheduled for FY 22-23

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Kingsdale Avenue from 182nd Street to Grant Avenue. Construction will occur immediately following the street improvement portion of the Transit Center project. The street carries a high volume of transit vehicles. Construction funding will come from the Transit Center Project.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Kingsdale Ave - 182nd to Grant



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Prop C	$ 120,237	$ 300,000				
Measure M		$ 800,000				
TOTAL	$ 120,237	$ 1,100,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design	$ 200,000				
Construction	$ 1,100,000				
TOTAL	$ 1,300,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	214 - Prop C/ 211- Measure M
PROJECT NO.:	40880
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY12-13

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Manhattan Beach Boulevard Resurfacing - Aviation Boulevard to Inglewood Avenue

DEPARTMENT: Public Works

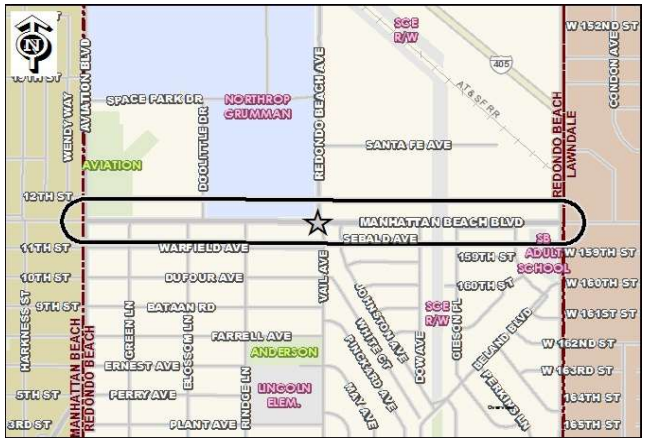
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23

PROJECT DESCRIPTION:
This project will resurface Manhattan Beach Boulevard from Aviation Boulevard to Inglewood Avenue. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project will increase the life of the existing pavement and improve the ride of the street. It supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
State Gas Tax	$ 694,110					
Proposition C	$ 871,582	$ 700,000				
Capital Projects	$ 143,058					
Measure M	$ 200,000					
TOTAL	$ 1,908,750	$ 700,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design					
Construction	$ 2,608,750				
TOTAL	$ 2,608,750	$ -	$ -	$ -	$ -

NOTES:

FUND:	202-Gas Tax; 214-Prop. C; 300-CIP(Ass92-1)
PROJECT NO.:	41160
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sidewalk Improvements & Repairs

DEPARTMENT: Public Works

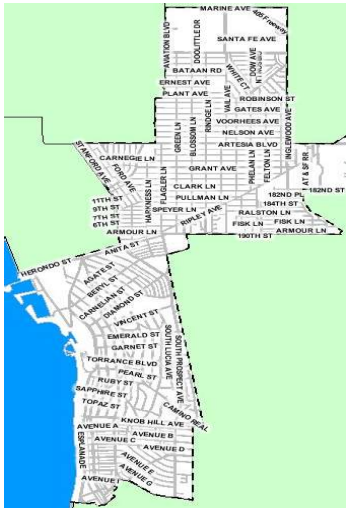
PROJECT MANAGER: **Michael Klein**

ESTIMATED SCHEDULE: Construction ongoing.

PROJECT DESCRIPTION: The project includes completion of the City's sidewalk grinding efforts along with on-going repairs and replacment of sidewalks.

JUSTIFICATION: The project supports the City's strategic plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and to vitalize the waterfront, Artesia Corridor, Riviera Village and South Bay Galleria. It also reduces the City's trip-and-fall liability by repairing sidewalks in a timely manner and allows the City to proactively address ADA issues.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
CFA Funds	$ 379,356					
Capital Funds		$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
TOTAL	$ 379,356	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 429,356	$ 50,000	$ 50,000	$ 50,000	$ 50,000
TOTAL	$ 429,356	$ 50,000	$ 50,000	$ 50,000	$ 50,000

NOTES:

FUND:	300-CFA Funds/ 300-CIP Funds
PROJECT NO.:	41270
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY20-21

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Citywide Slurry Seal Program

DEPARTMENT: Public Works

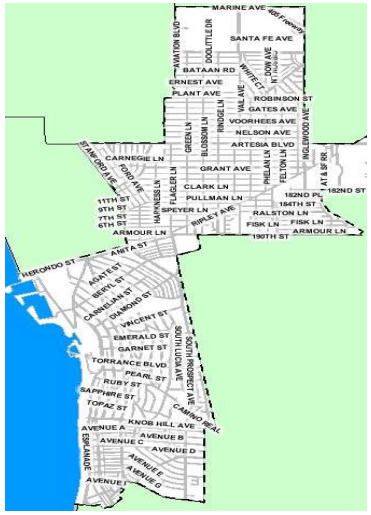
PROJECT MANAGER: **Lauren Sablan**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project will apply slurry seal to various City streets as identified in the most recent Pavement Management Survey. Slurry seal provides a new wear surface over structurally sound asphalt and extends the lifespan of the existing street pavement.

JUSTIFICATION:
The project will increase the life of the existing pavement and improve the ride of the streets. It supports the City's Strategic Plan goal to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Citywide



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure R	$ 100,797	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Trash Hauler Impact	$ 281,645	$ 311,370	$ 320,711	$ 330,332	$ 340,242	$ 350,449
TOTAL	$ 382,443	$ 511,370	$ 520,711	$ 530,332	$ 540,242	$ 550,449

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 511,370	$ 520,711	$ 530,332	$ 540,242	$ 550,449
TOTAL	$ 511,370	$ 520,711	$ 530,332	$ 540,242	$ 550,449

NOTES:

FUND:	215-Measure R/300-CIP(Trash)
PROJECT NO.:	41140
PROJECT TYPE:	Rehabilitation
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 18-19

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Residential Street Rehabilitation

DEPARTMENT: Public Works

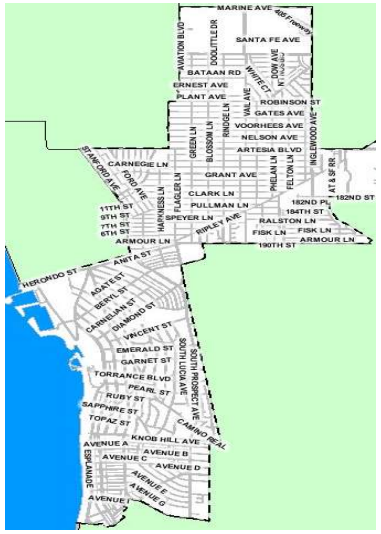
PROJECT MANAGER: **Javier Urista**

ESTIMATED SCHEDULE: Next phase to be completed in fall 2022.

PROJECT DESCRIPTION:
Resurface and repair residential streets.

JUSTIFICATION:
The project will increase the life of the existing pavement and improve the ride of the streets. It supports the City's Strategic Plan goal to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Residential Resurfacing - Citywide



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
State Gas Tax		$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Measure M	$ 9,146	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Measure R		$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
Capital Projects	$ 538,394					
CFA Funds						
TOTAL	$ 547,540	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 1,547,540	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
TOTAL	$ 1,547,540	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000

NOTES:

FUND:	202-Gas Tax/211-Measure M/215-Measure R/300-CIP
PROJECT NO.:	40190
PROJECT TYPE:	Rehabilitation
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 00-01

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Rindge Lane Resurfacing - 190th to Artesia Boulevard

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 24-25.

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Rindge Lane from 190th Street to Artesia Boulevard. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Rindge Lane

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Prop C				$ 1,300,000		
TOTAL	$ -	$ -	$ -	$ 1,300,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 1,300,000		
TOTAL	$ -	$ -	$ 1,300,000	$ -	$ -

NOTES:

FUND:	214 - Proposition C
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Torrance Boulevard Resurfacing - Torrance Circle to Prospect Avenue

DEPARTMENT: Public Works

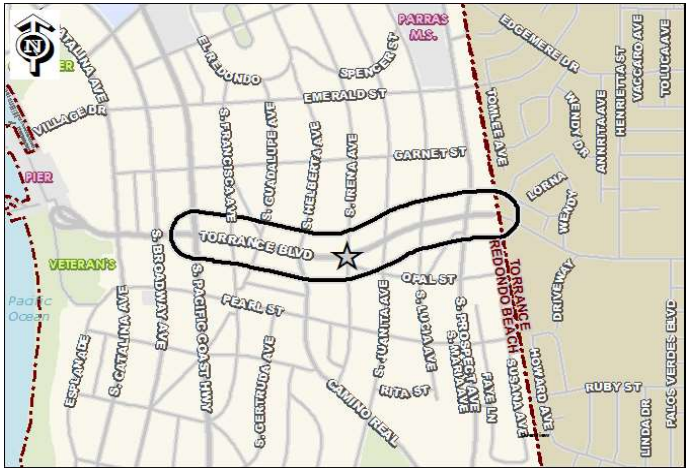
PROJECT MANAGER: **Daniel Gruezo**

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23.

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Torrance Boulevard from Torrance Circle to Propsect Avenue. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Prop C	$ 1,833,460	$ 300,000				
State Gas Tax	$ -	$ 700,000				
TOTAL	$ 1,833,460	$ 1,000,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 2,833,460				
Design					
TOTAL	$ 2,833,460	$ -	$ -	$ -	$ -

NOTES:

FUND:	214 - Proposition C
PROJECT NO.:	41230
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Traffic Calming Improvements - Citywide

DEPARTMENT: Public Works

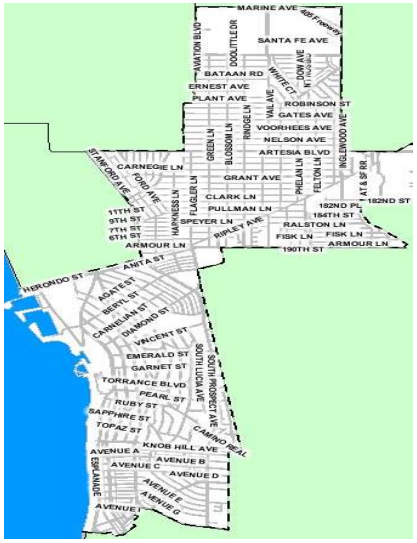
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project will determine if particular intersections or neighborhoods can have traffic minimized by the use of traffic calming measures. It will install traffic calming devices, such as partial diverters, extended curbs, and raised intersections as appropriate.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects	$ 104,623	$ 200,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Measure M	$ -	$ 200,000				
Measure R	$ -	$ 350,000				
General Funds	$ 379,048					
TOTAL	$ 483,670	$ 750,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 483,670	$ 450,000	$ 350,000	$ 50,000	$ 50,000
TOTAL	$ 483,670	$ 450,000	$ 350,000	$ 50,000	$ 50,000

NOTES:

FUND:	300 - Capital Projects Fund
PROJECT NO.:	40470
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 05-06

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title	FY 21-22 Appropriation	Estimated FY 21-22 Carryover
Waterfront	70690	FY 16-17	Harbor Patrol Dock Replacement	$ 1,793,571	$ 1,789,368
Waterfront	70800	FY 21-22	Mole D Marquis Sign	$ 100,000	$ 100,000
Waterfront	70600	FY12-13	Moonstone Park Master Plan Design & Construction	$ 2,110,026	$ 2,110,026
Waterfront	70670	FY16-17	Pier Decorative Sculpture Sails - Repainting	$ 99,646	$ 98,296
Waterfront	70700	FY16-17	Pier Light Fixture Replacement	$ 300,604	$ 17,150
Waterfront	30810	FY 20-21	Powerplant Property Matters	$ 418,047	$ 261,017
Waterfront	70780	FY 21-22	Replacement of Hand Launch Dock and Components	$ 45,000	$ 45,000
				$ 4,866,894	$ 4,420,856

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Basin 3 Marina Boat Slip Improvements - Design

DEPARTMENT: Public Works

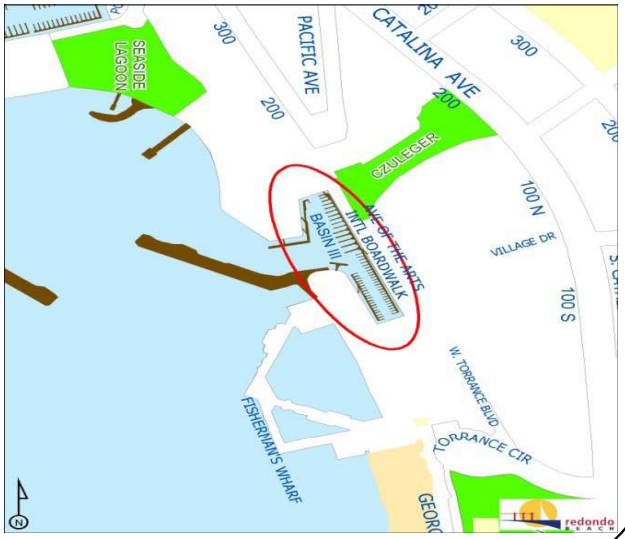
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Construction planned for FY 23-24.

PROJECT DESCRIPTION:
This project will replace the slips in Basin 3 to preserve the functionality of the Basin for recreational and commercial boaters.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure and to vitalize the waterfront.

Project Location
Basin 3



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands	$ 150,000		$ 3,100,000			
TOTAL	$ 150,000	$ -	$ 3,100,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Planning/Design/Permits	$ 150,000				
Construction		$ 3,100,000			
TOTAL	$ 150,000	$ 3,100,000	$ -	$ -	$ -

NOTES:

FUND:	601 - Uplands
PROJECT NO.:	70760
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY 21-22

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Basin 3 Seawall Improvements

DEPARTMENT: Public Works

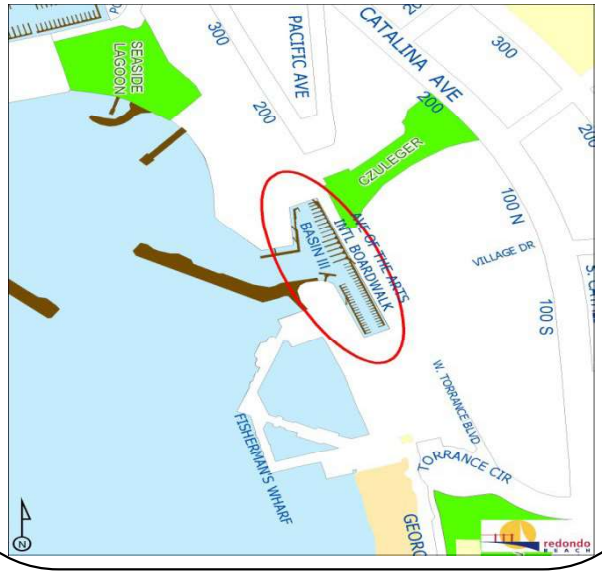
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE:
Construction planned for FY 23-24.

PROJECT DESCRIPTION:
This project will provide critical repairs to areas of the Basin 3 seawall that were identified as part of the FY18-19 structural assessment. The project will preserve the functionality of the Basin for recreational and commercial boaters. In addition, the repair and addition of a small seat wall will prevent flooding of local businesses on the International Boardwalk during high tide and surge events.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure and to vitalize the waterfront.

Project Location
Basin 3



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands			$ 950,000			
TOTAL	$ -	$ -	$ 950,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Planning/Design/Permits		$ 100,000			
Construction		$ 850,000			
TOTAL	$ -	$ 950,000	$ -	$ -	$ -

NOTES:

FUND:	601 - Uplands
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Boat Launch Design and Reconstruction

DEPARTMENT: Waterfront & Economic Development / Public Works
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction estimated to occur in FY23-24.

PROJECT DESCRIPTION:
The City of Redondo Beach is required to install a recreational boat launch facility (BLF) within its harbor and has been studying potential sites for many years. In 2015 the City hired the marine engineering firm Noble Consultants, Inc. (Noble) to conduct a siting study for Moles A, B, C and D. Public meetings were held on 2-28-18 and 3-10-18. This project provides funds for construction.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to vitalize the waterfront, maintain a high level of public safety with public engagement, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Boat Launch Facility

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands Funds	$ 542,830	$ 250,000	$ 4,500,000			
Uplands	$ 6,949					
TOTAL	$ 549,779	$ -	$ 4,500,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design	$ 799,779				
Construction		$ 4,500,000			
TOTAL	$ 799,779	$ 4,500,000	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	70170
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY 05-06

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Harbor Dredging - Construction

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULED: Dredging is expected to occur in FY 22-23.

Project Location
Harbor

PROJECT DESCRIPTION:
In order to sustain appropriate depth for safe navigation into and out of King Harbor, this project will dredge the harbor. This phase of the project is for construction only.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to vitalize the waterfront, maintain a high level of public safety with public engagement, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Funding	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands	$ 2,300,000	$ 2,200,000				
TOTAL	$ 2,300,000	$ 2,200,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Dredging	$ 4,500,000				
TOTAL	$ 4,500,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	70660
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY 21-22

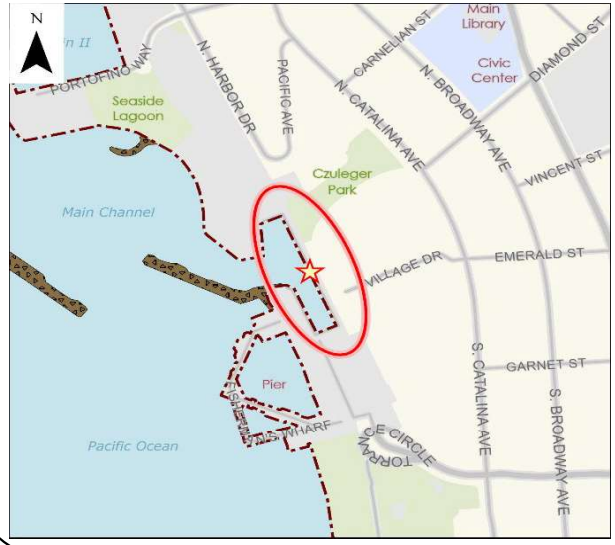
CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
International Boardwalk Surface Repair

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23

Project Location
International Boardwalk



PROJECT DESCRIPTION:
This project will resurface and repair the surface along the International Boardwalk.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize the waterfront.

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands		$ 500,000				
TOTAL	$ -	$ 500,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 500,000				
TOTAL	$ 500,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Redondo Beach Marina Parking Lot Pay Stations

DEPARTMENT: Public Works/Waterfront

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Construction planned for FY 22-23.

PROJECT DESCRIPTION:
The project will convert the gate operated parking lot for the Redondo Beach Marina into a pay per space system. The project includes enginerring to design the lot – including consideration of ADA access to pay stations. Resurfacing the lot, numbering the spaces, and the installation of T2 pay stations at various locations within the lot. In addition, signage will be added to allow pay for parking via a paid parking app.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure and to vitalize the waterfront.

Project Location
Redondo Beach Marina Parking Lot

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands	$ 196,800	$ 100,000				
TOTAL	$ 196,800	$ 100,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 296,800				
TOTAL	$ 296,800	$ -	$ -	$ -	$ -

NOTES:

FUND:	601 - Uplands
PROJECT NO.:	70770
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY 21-22

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Pier Deck & Piling Structure Repairs

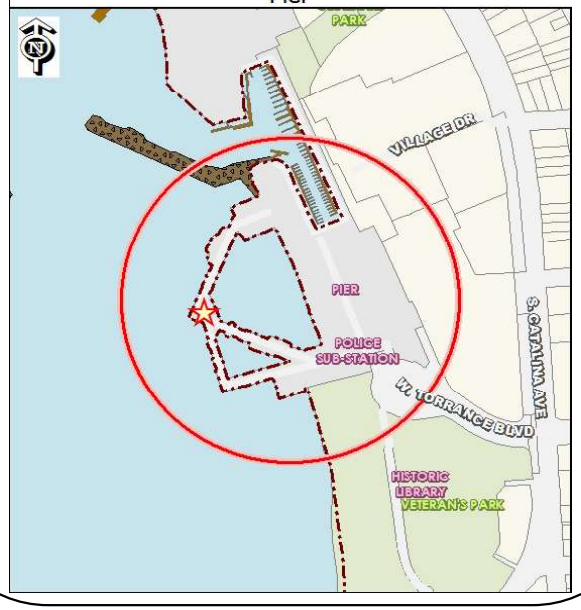
DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
Repair pier structure including decking and pilings and pertinent utilities pursuant to annual maintenance inspections.

JUSTIFICATION:
The project supports the City's Startegic Plan goals to maintain a high level of public safety with public engagement, vitalize the waterfront, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Pier



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands Funds	$ 1,178	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
TOTAL	$ 1,178	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 201,178	$ 200,000	$ 200,000	$ 200,000	$ 200,000
TOTAL	$ 201,178	$ 200,000	$ 200,000	$ 200,000	$ 200,000

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	70350
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	+20 years

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Pier Parking Structure Critical Repairs

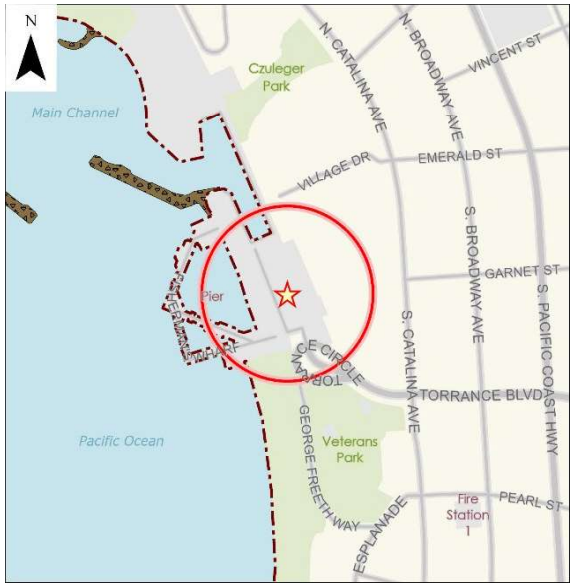
DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: Lauren Sablan

ESTIMATED SCHEDULE: FY 22-23

PROJECT DESCRIPTION:
The project will continue the City's efforts to repair joints, leaks, damaged floor, railing, and other structural members of the pier parking structure using various repair methods.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to vitalize the waterfront, maintain a high level of public safety with public engagement, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Harbor



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands Funds	$ 125,925		$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000
Tidelands	$ 59,695					
General Funds		$ 4,350,380				
TOTAL	$ 185,620	$ 4,350,380	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design					
Construction	$ 4,536,000	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000
TOTAL	$ 4,536,000	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000

NOTES:

FUND:	600 - Tidelands/601 - Uplands, 100-GF
PROJECT NO.:	70610
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING	FY 04-05

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Pier Parking Structure Security

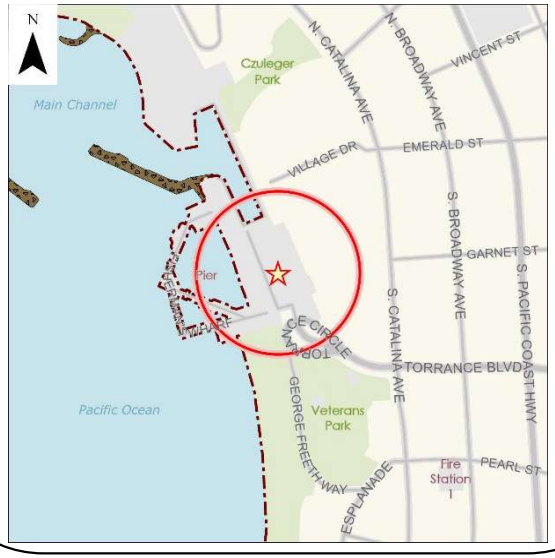
DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Purchase and installation to occur in FY 22-23

PROJECT DESCRIPTION:
This project will enhance and increase security measures of the Pier Parking structures, including, but not limitied to, increased and enhanced lighting and the addition of security cameras.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize the waterfront.

Project Location
Harbor



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands		$ 600,000				
TOTAL	$ -	$ 600,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 600,000				
TOTAL	$ 600,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Pier Restroom Improvements

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Construction will occur in FY 21-22.

PROJECT DESCRIPTION:
This project will remodel the existing men's and women's restrooms on the International Boardwalk and on the Monstad Pier to bring them into compliance with current codes.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to vitalize the waterfront, maintain a high level of public safety with public engagement, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
International Boardwalk and on the Pier

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands		$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Capital Funds	$ 291,787					
TOTAL	$ 291,787	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 400,000	$ 350,000	$ 250,000	$ 250,000	$ 250,000
TOTAL	$ 400,000	$ 350,000	$ 250,000	$ 250,000	$ 250,000

NOTES:

FUND:	600-Tidelands/601-Uplands/ 300-CIP
PROJECT NO.:	70640
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sea Level Rise Preparation Master Planning

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Beginning in FY22-23

Project Location
Harbor

PROJECT DESCRIPTION:
This project will begin the master panning for sea level rise preparation. Potentially it will lead to increase the height of existing concrete seawalls and breakwaters, and make other facility improvements in response to issues related to sea level rise. The first phase will take the findings of the LA County Coastal Communities Sea Level Rise Study and apply them to facilities within the City Coastal Zone.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands		$ 50,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Tidelands		$ 200,000				
TOTAL	$ -	$ 250,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction		$ 500,000	$ 500,000	$ 500,000	$ 500,000
Design	$ 250,000				
TOTAL	$ 250,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000

NOTES:

FUND:	601-Uplands
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Seaside Lagoon

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: TBD

PROJECT DESCRIPTION:
This project looks to reconstruct and/or rehabilitate the City's Seaside Lagoon. Seaside Lagoon is a regional attraction that serves as open space for the community and the region. It is part of the Waterfront's amenitites plan discussion.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize the waterfront.

Project Location
Harbor

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Grant		$ 10,000,000				
Tidelands						
TOTAL	$ -	$ 10,000,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction					
Design					
TOTAL	$ -	$ -	$ -	$ -	$ -

NOTES:

FUND:	601-Tidelands
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
ITIAL YEAR OF FUNDING:	New

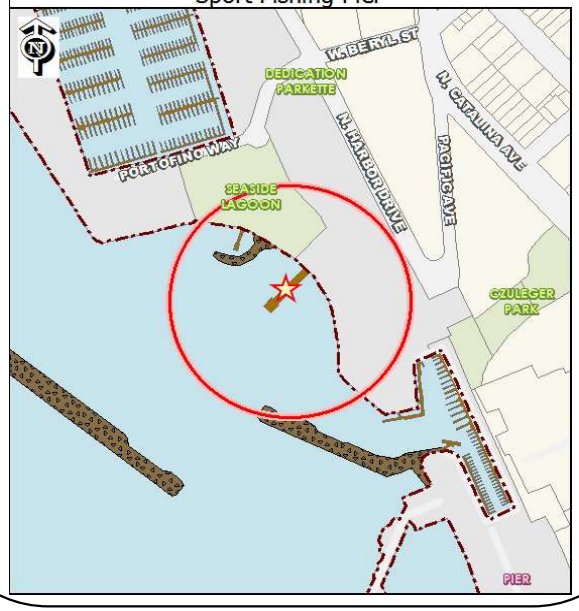
CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sport Fishing Pier Demolition and Reconstruction

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: Geraldine Trivedi

ESTIMATED SCHEDULE: Construction planned for FY 24-25.

Project Location
Sport Fishing Pier



PROJECT DESCRIPTION:
This project includes the demolition and reconstruction of the sport fishing pier structure.

JUSTIFICATION:
The project supports the City's Startegic Plan goals to maintain a high level of public safety with public engagement, vitalize the waterfront, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands Funds					$ 6,000,000	
TOTAL	$ -	$ -	$ -	$ -	$ 6,000,000	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction				$ 6,000,000	
TOTAL	$ -	$ -	$ -	$ 6,000,000	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Waterfront Education Center Pre-Design

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Pre-Design in FY 22-23

PROJECT DESCRIPTION:
This project will look to begin the pre-design phase of a potential Waterfront Education Center as part of the amenities plan discussion.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize the waterfront.

Project Location
Harbor

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands Funds		$ 75,000				
TOTAL	$ -	$ 75,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction					
TOTAL	$ -	$ -	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title		FY 21-22 Appropriation		Estimated FY 21-22 Carryover
Parks	30790	FY19-20	Regional Restroom Improvements	$	215,871	$	200,308
Parks	30770	FY18-19	Wilderness Park Improvements	$	166,980	$	101,620
Parks	30900	FY 21-22	Andrews Park Exercise Course	$	100,000	$	100,000
Parks	30910	FY 21-22	Andrews Park Restroom	$	120,000	$	120,000
Parks	30920	FY 21-22	Anderson Park Scout House Renovations	$	210,000	$	124,415
Parks	30830	FY 21-22	Community Garden Infrastructure Improvements	$	92,250	$	91,702
Parks	30930	FY 21-22	Dog Runs- Aviation/Andrews/SCE/Franklin/Lilienthal	$	154,150	$	130,158
Parks	30860	FY 21-22	Wilderness Park Pond Refurbishment	$	250,000	$	250,000
Parks	30870	FY 21-22	Vincent Park Playground Equipment	$	25,000	$	12,133
Parks	30730	FY 19-20	Dominguez Park Dog Park Improvements	$	306,500	$	289,044
Parks	30820	FY 20-21	General Eaton B Parkette Improvements	$	100,000	$	100,000
Parks	30840	FY 21-22	Pickleball Court Feasibility Study	$	65,000	$	53,800
Parks	30800	FY 21-22	Play Surface Replac @ Anderson, Aviation, Perry, Turtle	$	220,000	$	220,000
			TOTAL	$	2,025,751	$	1,793,180

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Aviation Park Play Equipment

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 23-24.

Project Location
Aviation Park

PROJECT DESCRIPTION:
The project will replace deteriorated picnic area amenities, play equipment and rubber surfacing in Aviation Park.

JUSTIFICATION:
The playground is heavily used and the picnic area amenities, as well as, the play equipment, is in need of replacement. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Subdivision			$ 350,000			
TOTAL	$ -	$ -	$ 350,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction		$ 350,000			
TOTAL	$ -	$ 350,000	$ -	$ -	$ -

NOTES:

FUND:	254-Sub. Park Trust
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Dominguez Park Play Equipment, Landscape & Walkways

DEPARTMENT: Public Works

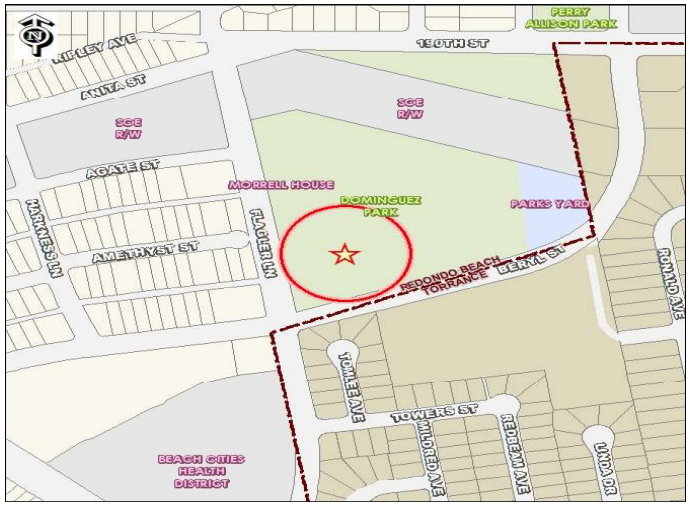
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23.

PROJECT DESCRIPTION:
The project will replace deteriorated play equipment and rubber surfacing in Dominguez Park and repair and upgrade the adjacent landscape and walkways along with addressing the north slope of the park.

JUSTIFICATION:
The playground is heavily used and the play equipment, as well as the rubber surfacing, are approximately 20 years old and need replacement. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Dominguez Park



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Subdivision	$ 1,041,425	$ 500,000				
General Funds	$ 200,000					
CIP Funds	$ 240,000					
TOTAL	$ 1,481,425	$ 500,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 25/27
Construction	$ 1,981,425				
TOTAL	$ 1,981,425	$ -	$ -	$ -	$ -

NOTES:

FUND:	254-Sub. Park Trust; 300-CFA Fds; 100- GF
PROJECT NO.:	30730
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	FY18-19

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Massena Parkette Playground Equipment

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 23-24.

PROJECT DESCRIPTION:
The project will replace play equipment at Massena Parkette.

JUSTIFICATION:
The play equipment in this neighborhood parkette is in need of rehabilitation. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Massena Parkette

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Park & Rec			$ 150,000			
Grants			$ 300,000			
TOTAL	$ -	$ -	$ 450,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 450,000	$ 450,000			
TOTAL	$ 450,000	$ 450,000	$ -	$ -	$ -

NOTES:

FUND:	250-Park & Rec Fac. Fee/230-Grants
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Parkette Retaining Wall Integrity Assessment

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Assessment in FY 23-24.

PROJECT DESCRIPTION:
The project will review and assess new technologies available to upgrade and replace retaining walls at all City Parkettes and develop a plan to upgrade the walls as required.

JUSTIFICATION:
The City maintains and upgrades City Parks and Parkettes on a regular basis including play equipment, landscaping and retaining walls. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various City Parkettes

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
CIP Funds			$ 100,000			
TOTAL	$ -	$ -	$ 100,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Assessment		$ 100,000			
TOTAL	$ -	$ 100,000	$ -	$ -	$ -

NOTES:

FUND:	300 - CIP Funds
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Regional Park Walkway Lighting Replacement

DEPARTMENT: Public Works

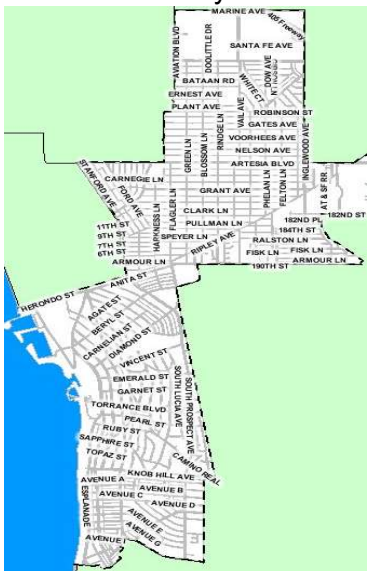
PROJECT MANAGER: **TBD**

ESTIMATED SCHEDULE: Construction in FY 24-25.

PROJECT DESCRIPTION:
The project will replace and upgrade pedestrian level lighting along the pathways in City regional parks to improve illumination and accessibility. Included parks are Aviation Park, Perry Park, Dominguez Park, Veterans Park, and Alta Vista Park.

JUSTIFICATION:
Pedestrian level lighting in City parks is in need of upgrades. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various City Parks



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Subdivision				$ 1,000,000		
TOTAL	$ -	$ -	$ -	$ 1,000,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 1,000,000		
TOTAL	$ -	$ -	$ 1,000,000	$ -	$ -

NOTES:

FUND:	254-Sub. Park Trust
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Skatepark Improvements

DEPARTMENT: Public Works/Community Services
PROJECT MANAGER: **Andrew Winje**

ESTIMATED SCHEDULE: Construction in FY 21-22 and FY 22-23

PROJECT DESCRIPTION:
The project will support installation of skatepark facilities at Perry Park and at Pad 10 in the Harbor area. Additional locations will be evaluated.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure.

Project Location
Perry Park and Harbor Pad 10

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Sub. Pk. Trust		$ 30,000				
Donation (Kings	$ 25,000					
TOTAL	$ 25,000	$ 30,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction					
TOTAL	$ -	$ -	$ -	$ -	$ -

NOTES:

FUND:	254-Sub. Pk. Trust/300-CIP
PROJECT NO.:	30740
PROJECT TYPE:	Construction
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	FY18-19

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title		FY 21-22 Appropriation		Estimated FY 21-22 Carryover
Pub Facilities	20860	FY 21-22	Aviation Gymnasium Improvements	$	150,000	$	150,000
Pub Facilities	20870	FY 21-22	Beach Bluff Pedestrian Path Lighting Replacement	$	150,000	$	150,000
Pub Facilities	20790	FY19-20	City Facility HVAC Equipment Replacement	$	367,860	$	358,309
Pub Facilities	20800	FY19-20	City Facility Roof Replacement	$	267,182	$	267,182
Pub Facilities	20670	FY14-15	City Fueling Station Replacement - Design Build	$	267,396	$	267,396
Pub Facilities	20920	FY13-14	Civic Center Window Storefront Improvement	$	240,000	$	240,000
Pub Facilities	20840	FY20-21	Community Services Dept. Relocation Assessment	$	100,000	$	100,000
Pub Facilities	20890	FY 21-22	Perry Park Senior Center HVAC Improvements	$	50,000	$	150,050
Pub Facilities	20910	FY 21-22	RBPAC Modernization	$	955,000	$	927,031
Pub Facilities	20120	FY 07-08	Transit Center	$	11,679,400	$	2,599,504
			TOTAL	$	14,226,838	$	5,209,472

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
200 N Pacific Coast Highway Meter Separation

DEPARTMENT: Public Works

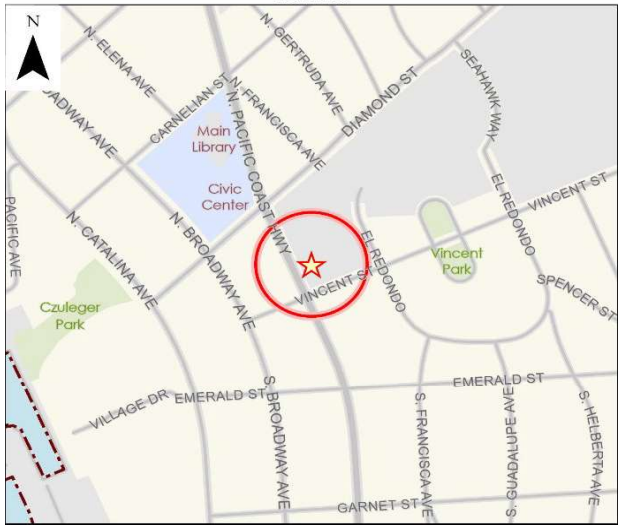
PROJECT MANAGER: **Michael Klein**

ESTIMATED SCHEDULE: Construction in FY 22-23

PROJECT DESCRIPTION:
This project will create a separate electrical meter for the City's 200 N Pacific Coast Highway building, which houses several units of the Police Department. Currently the meter is connected to Redondo Union High School auditorium and does not allow for a true accounting of electricity usage.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
200 N PCH



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects		$ 100,000				
TOTAL	$ -	$ 100,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 100,000				
TOTAL	$ 100,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
City Park and Facility Parking Lot Resurfacing- Dominguez Park Parking Lot

DEPARTMENT: Public Works

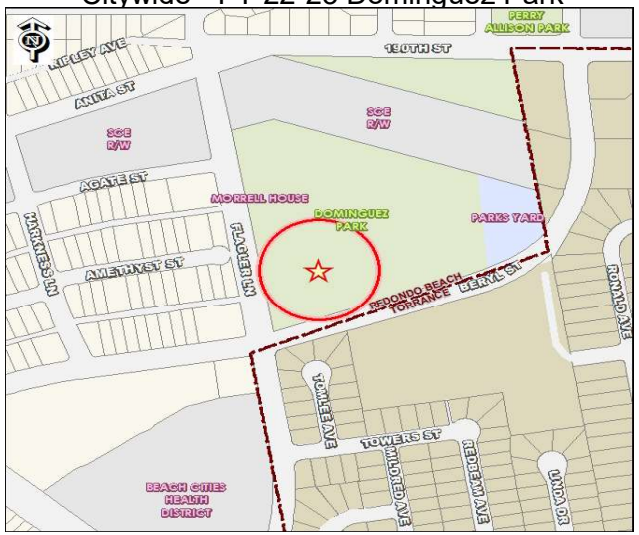
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Ongoing

PROJECT DESCRIPTION:
The project will develop an ongoing program to fund rehabilitation of parking areas for all City facilities outside of the Harbor area. The program would incorporate City parks and staff occupied facilities that provide off street parking to accommodate staff and visitors. It is anticiapted that Dominguez Park Parking Lot will be resurfaced in FY 22-23.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Citywide - FY 22-23 Dominguez Park



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Sub. Pk Trust	$ 100,000		$ 100,000	$ 100,000	$ 100,000	
Capital Projects		$ 50,000		$ 50,000		
TOTAL	$ 100,000	$ 50,000	$ 100,000	$ 150,000	$ 100,000	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 235,000		
TOTAL	$ -	$ -	$ 235,000	$ -	$ -

NOTES:

FUND:	254-Sub Pk Trust/300-CIP
PROJECT NO.:	20880
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 20-21

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
City Hall Window and Storefront Improvements

DEPARTMENT: Public Works

PROJECT MANAGER: **Michael Klein**

ESTIMATED SCHEDULE:
Construction begin in FY 24-25.

PROJECT DESCRIPTION:
The project will replace windows and other storefront amenities in the Civic Center facilities to improve energy conservation efforts and to provide accessibility enhancements.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure and ensure sustainability, livability, and health by completing the General Plan Update and by implementing environmentally responsible programs.

Project Location
City Hall

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects				$ 235,000		
Major Facilities	$ 240,000					
TOTAL	$ 240,000	$ -	$ -	$ 235,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 235,000		
TOTAL	$ -	$ -	$ 235,000	$ -	$ -

NOTES:

FUND:	300 - CIP/ 302 Major Facilities
PROJECT NO.:	20920
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 20-21

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Civic Center Safety & Workplace Health Improvements

DEPARTMENT: Public Works

PROJECT MANAGER: Gary Laolagi

ESTIMATED SCHEDULE:
Ongoing

PROJECT DESCRIPTION:
This project includes safety and workplace improvements in the Civic Center. Improvements will take place in employee areas, public entry areas and in conference rooms.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
City Hall

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects	$ 66,965	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
TOTAL	$ 66,965	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
TOTAL	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000

NOTES:

FUND:	300 - CIP
PROJECT NO.:	20610
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Electric Vehicle Charging Infrastructure

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Design phase in FY 22-23

PROJECT DESCRIPTION:
This project aims to grow the City's electric vehicle supply equipment/charging infrastructure (EVSE). According to the South Coast Air Quality Management District (SCAQMD), current air pollutant emissions must be reduced by an additional 75% in order to meet 2023 federal ozone standards. Potential charging sites include: Riviera Village, the Harbor, Arteis Blvd, and other city owned or controlled areas.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
AQMD	$ 41,400					
Capital Projects		$ 50,000				
TOTAL	$ 41,400	$ 50,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design	$ 50,000				
Construction					
TOTAL	$ 50,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds/ 218 - AQMD
PROJECT NO.:	20770
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 18-19

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Fire Department Stations and City Hall Parking Lot Security Design

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Design in FY 22-23

PROJECT DESCRIPTION:
This security project would focus on the parking lots of both Fire stations and the City Hall employee parking lot and install fencing and high-speed gates where appropriate.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Fire Station 1 and City Hall

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects		$ 50,000				
TOTAL	$ -	$ 50,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 50,000				
TOTAL	$ 50,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds
PROJECT NO.:	New
PROJECT TYPE:	Design/Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Fire Department Station 1 Window Replacement

DEPARTMENT: Public Works

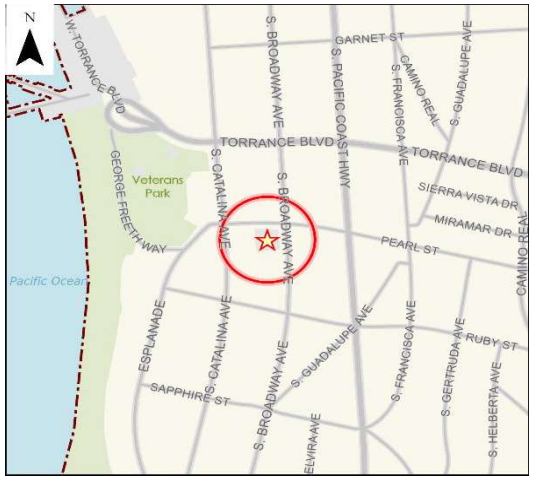
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23

PROJECT DESCRIPTION:
This project will replace all of the antiquated single pane windows with double paned modern windows. New windows will insulate the building significantly better than the existing single pane windows.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Fire Station 1



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects		$ 50,000				
TOTAL	$ -	$ 50,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 50,000				
TOTAL	$ 50,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Police Department Pier Sub-station Refurbishment

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23

PROJECT DESCRIPTION:
This project will fund the refurbishment decaying exterior and add the necessary signage to identify the building as a Police Department. The interior improvements will enhance damaged flooring, decaying ceiling, security improvements to the lobby, a more efficient work space and cabinetry.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Police Department Pier Sub-Station

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects		$ 250,000				
TOTAL	$ -	$ 250,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 250,000				
TOTAL	$ 250,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Police Depatment Station Improvements

DEPARTMENT: Public Works

PROJECT MANAGER: **Gary Laolagi**

ESTIMATED SCHEDULE:
Construction in FY 22-23 and FY 23-24.

PROJECT DESCRIPTION:
This project will continue the efforts to rehabilitate the various offices and areas within the Police Deaprtment.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to improve public facilities and infrastructure in an environmentally responsible manner and maintain a high level of public safety with public engagement.

Project Location
City Hall

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects	$ 68,785	$ 150,000				
TOTAL	$ 68,785	$ 150,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 100,000	$ 118,785			
TOTAL	$ 100,000	$ 118,785	$ -	$ -	$ -

NOTES:

FUND:	300 - CIP
PROJECT NO.:	20690
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Police Department Shooting Range

DEPARTMENT: Public Works

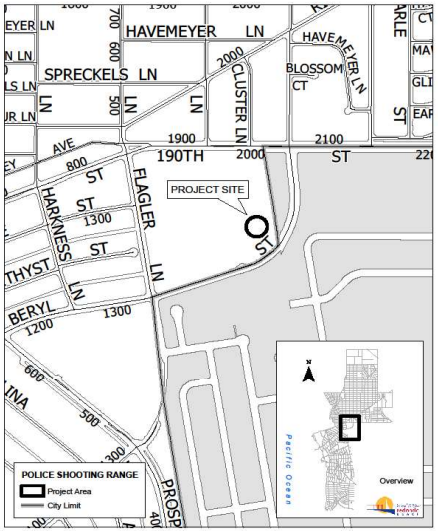
PROJECT MANAGER: Andrew Winje

ESTIMATED SCHEDULE: Design in Fall 2022; Construction anticiapted to begin FY 23-24.

PROJECT DESCRIPTION:
The project will continue the design and environmental preparations necessary to install a modular shooting range at the site of the current police shooting range located at the City Parks Yard on Beryl Street and determine the environmental site preparation necessary to pursue construction at the site. It will also fund the eventual construction of the shooting range.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for reconstruction of major City facilities and infrastructure.

Project Location
Police Shooting Range



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
CFA Funds	$ 300,000	$ 647,651	$ 750,000	$ 697,000		
CIP Funds	$ 3,600		$ 350,000			
Maj. Fac Rpr Fd						
TOTAL	$ 303,600	$ 647,651	$ 1,100,000	$ 697,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design/Environmental Prep	$ 360,000				
Purchase and Installation		$ 1,100,000	$ 1,288,251		
TOTAL	$ 360,000	$ 1,100,000	$ 1,288,251	$ -	$ -

NOTES:

FUND:	300-CFA Fds; 707-Maj Fac Rpr
PROJECT NO.:	20810
PROJECT TYPE:	Feasibility/Site Prep/Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
RBTV Broadcast Facility/City Council Chamber Upgrades

DEPARTMENT: Public Works & Information Technology

ESTIMATED SCHEDULE: Construction - FY 20-21. On-going upgrades.

PROJECT DESCRIPTION:
The project will provide ongoing upgrades to the Main Library broadcast facilities and the City Council Chambers facility and equipment to enhance television broadcasting opportunities.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
City Council Chambers

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
PEG Fees	$ 170,025	$ 190,000				
TOTAL	$ 170,025	$ 190,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Equipment/Construction	$ 360,025				
TOTAL	$ 360,025	$ -	$ -	$ -	$ -

NOTES:

FUND:	300-Capital Projects - PEG Fees
PROJECT NO.:	20560
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Transit Fleet Operations Center

DEPARTMENT: Public Works / Community Services
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction planned for Spring 2022.

PROJECT DESCRIPTION:
The project will provide necessary maintenance and facility upgrades to the transit fleet operations center located on the old Verizon site on Kingsdale. The Center is the dispatch and maintenance center for the Beach Cities Transit System.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Kingsdale

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Proposition A	$ 75,000					
Proposition C	$ 75,000					
Grants	$ 105,959	$ 40,465				
TOTAL	$ 255,959	$ 40,465	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 296,424				
TOTAL	$ 296,424	$ -	$ -	$ -	$ -

NOTES:

FUND:	212-Prop A/214-Prop C/230-Grants
PROJECT NO.:	20760
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY17-18

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Veterans Park Historic Library Upgrades

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23.

PROJECT DESCRIPTION:
The project will complete upgrades to the Veterans Park Historic Library including roof, paint, and masonry repairs, elevator upgrades, HVAC modifications, and window replacement.

JUSTIFICATION:
The Historic Library is heavily used and in need of repairs and upgrades. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for reconstruction of major City facilities.

Project Location
Veterans Park Historic Library

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
CFA Funds	$ 250,000	$ 250,000				
Maj. Fac. Repair	$ 155,000					
TOTAL	$ 250,000	$ 250,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 655,000				
TOTAL	$ 655,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300-CFA Fds/707-Maj. Fac. Repair
PROJECT NO.:	20900
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 21-22

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title		FY 21-22 Appropriation		Estimated FY 21-22 Carryover
General	10321	FY 21-22	District 1 Discretionary Infrastructure	$	100,000	$	100,000
General	10322	FY 21-22	District 2 Discretionary Infrastructure	$	100,000	$	86,897
General	10323	FY 21-22	District 3 Discretionary Infrastructure	$	100,000	$	100,000
General	10324	FY 21-22	District 4 (Mayor) Discretionary Infrastructure	$	100,000	$	100,000
General	10325	FY 21-22	District 5 Discretionary Infrastructure	$	100,000	$	100,000
General	10210	FY03-04	Path of History - Vincent	$	8,993	$	8,993
			TOTAL	$	508,993	$	495,890

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
City Monument Sign Replacement

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Continuous

PROJECT DESCRIPTION:
The project will replace City monument signs that are damaged and in disrepair.

JUSTIFICATION:
City monuments signs are in need of repair or replacement when they are damaged or vandalized. The current maintenance and operations budget can not accommodate the cost of repairing or replacing these signs. The replacement will be funded through the Self-Insurance fund and recovered through insurance claims when possible.

Project Location
Various Locations in the City

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Self-Insurance		$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
TOTAL	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction					
TOTAL	$ -	$ -	$ -	$ -	$ -

NOTES:

FUND:	700- Self Insurance Fund
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	General
INITIAL YEAR OF FUNDING:	NEW

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING
May 19, 2022

H.1. RECEIVE AND FILE WRITTEN PUBLIC COMMENTS ON NON-AGENDA ITEMS

- Public Comments on Non-Agenda Items received after release of agenda

From:	Farah K
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Comments to the legislative bodies above for their next general meeting as permitted by the Brown Act.
Date:	Saturday, May 14, 2022 10:10:33 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

These are non-agenda item comments to the legislative bodies above for their next general meeting as permitted by the Brown Act.

I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damages.

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project.

The attachment specifically calls out BCHDs plan's noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

-Farah Kreutz
Redondo Beach Resident

NON-AGENDA PUBLIC COMMENTS

The following is provided regarding BCHDs proposed 3rd party DEVELOPER/OWNER/ OPERATOR development project that BCHD will be filing a formal Conditional Use Permit and Planning Commission Design Review application for during the first half of 2022.

These comments are filed to agencies as non-agenda comments of the public, in the interest of the public, and under Cal Gov Code 54954.3."regular meetings shall provide an opportunity for members of the public to directly address the legislative body on any item of interest to the public" there is an affirmative obligation to provide these comments to the Planning Commission, City Council or other "legislative" bodies upon receipt.

Summary Table of BCHD Project Non-Compliance with Municipal Codes		
PERMIT	**CONDITION**	**BCHD PROJECT NON-COMPLIANCE**
1. CUP	"will not adversely affect surrounding uses and properties"	As supported by over 1,200 petition signers and 100s, if not 1,000 surrounding resident comments to BCHD, surrounding residential uses are adversely impacted in reduced privacy, property value, aesthetics, noise, traffic and toxic emissions.
2. CUP	"for the proposed use … shall be adequate in size and shape to accommodate such use"	Given the proposed project plan to locate buildings at the elevated site's perimeter, the elevated site is not adequate to accommodate the proposed use.
3. CUP	"no adverse effect on abutting property"	The properties on the 1400 Block of Diamond are subjected to the storage of explosive liquid fuels, a 2,000 kW combustion power plant, and a 16,000 to 4,000 V substation. These mechanical and explosion hazards adversely impact safety, safe air, local emissions, noise, and vibration.
4. PCDR	"ensure compatibility … in the community"	Based on the City of Redondo Beach's finding that the design of The Kensington was consistent and compatible with the surrounding residential uses, the 110-foot above Beryl St., Miami Beach commercial styled facility cannot also be deemed compatible with similar, 30-foot and under residential uses in the community.
5. PCDR	"protect property values … of neighborhoods"	Statistical modeling demonstrates that neighborhoods nearer to BCHD have reduced property values compared to neighborhoods further from BCHD. BCHD is proposing to increase height from 99% under 52-feet to 103-feet and to increase over building size from 312,000 sqft to nearly 800,000 sqft.
6. PCDR	"shall consider the impact … of the user in respect to circulation, parking, traffic, etc."	BCHD proposed design will require the 8-10 story parking ramp at Prospect and Diamond to enter/exit on Prospect northbound. Further, the proposed height of the RCFE and location on the perimeter damages the privacy, aesthetics, excess nighttime lighting, noise impacts and other basic attributes of the surrounding uses and properties.
7. PCDR	"location of buildings and structures shall respect the natural terrain of the site"	The elevated site has from 30-feet to 70-feet elevation gain over surrounding residential uses. As a result, creation of a 110-foot rise over Beryl St., a 10-story parking ramp over Tomlee and Diamond Sts, and a 4-story, flat wall toward Prospect fails to respect the natural elevated terrain. The original 52-foot, 4 story building and its 0.3%, 968 sqft penthouse were nearly centered in the site, thereby respecting the natural terrain.
8. PCDR	"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"	A 300,000 sqft, 110-foot above the street concrete and glass commercial building makes no attempt to integrate and be compatible with the neighborhood in scale or bulk. Further, unlike The Kensington and its Santa Barbara style, the Miami Beach condominium/hotel style proposed, when coupled with the excessive height and mass is thoroughly non-compatible with surrounding properties.

9. PCDR	"shall be consistent with the intent of residential design guidelines"	The residential design guidelines are intended to increase the quality of life of the neighborhood of the construction. It is very clear from the 1,200 petition signatories regarding the height and size of the project that it does not increase the quality of life. Further, there have been 100s, if not 1,000s of comments and concerns regarding the impacts of noise, emissions, traffic, glare, lighting, excess non-directed nighttime lighting, nighttime elevated signage and other factors that diminish quality of life.
10. RDG	"to improve the quality of life in residential neighborhoods … [t]hese design guidelines are intended to help accomplish this objective"	The BCHD project reduces the quality of life in surrounding neighborhoods. The BCHD commercial Developer/Owner/Operator is targeting 90% non-Redondo Beach residents and 80% non-residents of the 3 beach cities (HB/RB/MB). The PACE facility is scaled for 400 participants with only 17 expected to be from the 3 beach cites according to National PACE Assoc. statistics. The BCHD project nearly triples the size of campus buildings from 312,000 sqft to 800,000 sqft and more than doubles the effective height from 99% less than 52-feet to 109.7-ft. The quality of life of surrounding neighborhoods will be reduced by the commercial, non-resident services as all damages will accrue to the neighborhoods.
11. THO	"The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity"	The adjoining Torrance neighborhoods are in the Hillside Overlay. The BCHD would not be allowed in overlay, and the City of Torrance has an obligation to protect its residents. The BCHD project is located to maximize damages to views, light, air and privacy based on height, size and perimeter location.
12. THO	"the design will not have a harmful impact upon the land value and investment of other properties in the vicinity"	Statistical analysis demonstrates that surrounding property values are lower, the closer the properties are to the BCHD site. Peer-reviewed research demonstrates that larger, taller developments, such as BCHDs proposal, will have equal or larger negative impacts on property values.
RBMC 10-2.2506 Conditional Use Permits (CUP) RBMC 10-2.2502 Planning Commission Design Review (PCDR) Redondo Beach Residential Design Guidelines (RDG) Redondo Beach Beryl Heights Neighborhood Specific Guidelines (BH RDG) TMC 91.41.6 Planning and Design (Torrance Hillside Overlay, THO)		

From: Conna C
To: CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject: Fw: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: Saturday, May 14, 2022 3:36:37 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

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Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

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I was born and raised in Redondo Beach in the house my father built on Avenue E at the crest of the hill with a view of the ocean. I raised my own children in my family home. I was there when fake signatures were used to allow the building of Condos that stole our ocean views. I was there when the seniors were kicked out of their homes by emminent domain and the Villages were built as the promise of new homes for them, but at prices they could not afford. I see the government of Redondo Beach failing it's current citizens again in the BCHD plans.

I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

I beg of you! Please!! STOP BCHD

Conna Condon

NON-AGENDA PUBLIC COMMENTS

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2. CUP	"for the proposed use … shall be adequate in size and shape to accommodate such use"	Given the proposed project plan to locate buildings at the elevated site's perimeter, the elevated site is not adequate to accommodate the proposed use.
3. CUP	"no adverse effect on abutting property"	The properties on the 1400 Block of Diamond are subjected to the storage of explosive liquid fuels, a 2,000 kW combustion power plant, and a 16,000 to 4,000 V substation. These mechanical and explosion hazards adversely impact safety, safe air, local emissions, noise, and vibration.
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From: v minami
To: CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject: Fw: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: Sunday, May 15, 2022 7:34:56 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

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Thank you.

Virginia Minami

NON-AGENDA PUBLIC COMMENTS

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From:	ROBERT LEVY
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 2:24:45 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

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Robert & LuJean Levy
South Bay homeowners since 1984

--
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From:	William Shanney
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 2:34:29 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

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William and Vivian Shanney

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From:	Aileen Pavlin
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 3:23:32 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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---------- Forwarded message ---------
From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Sat, May 14, 2022 at 2:06 PM
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
To: Stop BCHD <StopBCHD@gmail.com>

FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com

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Summary Table of BCHD Project Non-Compliance with Municipal Codes		
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From:	joyce field
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 3:43:29 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

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I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

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STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years. Our neighborhoods have been burdened since 1960 and the damages outweigh any benefits.

NON-AGENDA PUBLIC COMMENTS

The following is provided regarding BCHDs proposed 3rd party DEVELOPER/OWNER/ OPERATOR development project that BCHD will be filing a formal Conditional Use Permit and Planning Commission Design Review application for during the first half of 2022.

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From:	Tim Ozenne
To:	CityClerk; City Clerk; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 3:58:17 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

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We have lived in Torrance for several decades. From our home, we see much of the former BCHD "hospital" (which quit being a hospital more than two decades ago). If the BCHD development plan goes forward as now proposed, we and many of our neighbors will see a huge increase in the relative sizes of BCHD commercial buildings as we look west. BCHD seems to have designed its real estate development with no concern at all for area residents.

In particular, I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% of its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea. BCHD has manipulated the placement and sizes of buildings so as to pretend the project is somehow compatible with the surrounding residential neighborhoods. While RB code requires *compatibility*--not only with homes in Redondo but with neighborhoods that presumably include homes in Torrance. No one can imagine this project is in any way compatible, not with homes in Redondo nor with homes in Torrance. Do RB planners see this differently?

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damage. That plan was scrubbed!

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size

from 100s of surrounding neighbors and 1000s of petitioners against the project.

The **attachment** specifically calls out BCHD's planned noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

And, as a long-term resident of Torrance, I must point out that it looks like BCHD intends to demolish public property in Torrance--the Flagler Lane right-of-way--to accommodate its project overlooking Torrance homes. Apparently, BCHD plans to destroy many mature trees and several existing retaining walls in Torrance to proceed with its "development."

I would also point out that the land for this development project was acquired long ago via eminent domain. It is supposed to remain forever dedicated to public uses, but BCHD appears ready to flaunt California code including CCP 1245.245 by, among other things, erecting a *private* residential facility on the land. Redondo has already ruled, in the case of the Kensington facility, that such facilities are private, not public. I cannot imagine Redondo Beach simply reversing its prior ruling.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

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From:	Stop BCHD
To:	CityClerk; cityclerk@torranceca.gov; Stop BCHD
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 4:07:34 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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From:	Linda Feldman
To:	CityClerk
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 4:35:37 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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Sent from Linda's iPad.

Begin forwarded message:

> **From:** Stop BCHD <stop.bchd@gmail.com>
> **Date:** May 14, 2022 at 2:08:11 PM PDT
> **To:** Stop BCHD <StopBCHD@gmail.com>
> **Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions**
>
> FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com
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From:	marinafinearts@aol.com
To:	CityClerk
Cc:	cityclerk@torrance.gov; stop.bchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 5:49:09 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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My wife and I are 100% against this proposed project. In this day of increasing cynicism with our government, it is an opportunity to restore our faith in our local government. There is NO one I know of who is in favor of this project.STOP IT NOW
Mike and Laura Woolsey
Tomlee Ave

-----Original Message-----
From: Stop BCHD <stop.bchd@gmail.com>
To: Stop BCHD <StopBCHD@gmail.com>
Sent: Sat, May 14, 2022 2:05 pm
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions

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From:	Brian Onizuka
To:	CityClerk
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 6:34:40 PM
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To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 8:52:31 PM
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From:	Paul Lieberman
To:	CityClerk
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Sunday, May 15, 2022 9:43:50 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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---------- Forwarded message ---------
From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Sat, May 14, 2022, 2:06 PM
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
To: Stop BCHD <StopBCHD@gmail.com>

FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com

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From:	Hamant and Robin Patel
To:	CityClerk; CityClerk@torranceca.gov
Cc:	topbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Sunday, May 15, 2022 3:04:39 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

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Robin and Hamant Patel

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From:	Linda Choy
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Sunday, May 15, 2022 6:12:15 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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From:	Jeff Earnest
To:	CityClerk@torranceca.gov; CityClerk; stopbchd@gmail.com
Cc:	Jeff Earnest
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Monday, May 16, 2022 12:42:38 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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From:	Warren Croft
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Monday, May 16, 2022 6:30:00 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:
These are non-agenda item comments to the legislative bodies above for their next general meeting as permitted by the Brown Act.

I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damages.

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project.

The attachment specifically calls out BCHDs plan's noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

Thank you,
Warren Croft

NON-AGENDA PUBLIC COMMENTS

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From:	Ann Cheung
To:	cityclerk@torranceca.gov; CityClerk; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Monday, May 16, 2022 1:09:11 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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---------- Forwarded message ---------
From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Sat, May 14, 2022 at 2:06 PM
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
To: Stop BCHD <StopBCHD@gmail.com>

FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com

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--
STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years. Our neighborhoods have been burdened since 1960 and the damages outweigh any benefits.

NON-AGENDA PUBLIC COMMENTS

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From:	Mark Nelson (Home Gmail)
To:	CityClerk; citycouncil@hermosabeach.gov; cityclerk@manhattanbeach.gov; CityClerk; Ben.Allen@sen.ca.gov; Al.Muratsuchi@asm.ca.gov; HollyJMitchell@bos.lacounty.gov
Cc:	Kevin Cody; Lisa Jacobs; stopbchd@gmail.com
Subject:	Public Comment - BCHD Development
Date:	Saturday, May 14, 2022 6 53:56 PM
Attachments:	image.png image.png BCHD NonCompliance May 2022 Comments.pdf

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Mayor, Council, Planning Commissions of Redondo Beach and Torrance
Mayor, Councils of BCHD Owners of Manhattan and Hermosa Beach

This is a public comment under the Brown Act for the next regular meeting of the legislative bodies above.

To whom it may concern:

BACKGROUND
For years now, BCHD has been spending taxpayer money on campus plans that are inconsistent and incompatible with neighboring uses and properties, and in violation of both Redondo Beach and Torrance ordinances. BCHD appears to be continuing that effort, with a $16M taxpayer funded war chest that includes about $1M in PR, $5M in Architects, $1 in Lawyers, etc. The designs have gone from:

May 2017 BCHD Presentation - Commitment to surrounding the campus buildings with parking and greenspace as a buffer
June 2019 BCHD EIR NOP - 60-feet tall, 160,000 sqft underground parking
June 2020 BCHD Board Project Approval - 76-feet tall, 8-10 story above ground parking ramp
March 2021 BCHD Draft EIR - 103 feet tall, 8 story above ground parking ramp

In short, BCHD has been spending tax money, creating taller and more inappropriate plans, and ignoring surrounding neighbors for years now.

COMMUNITY OPPOSITION
Over 1200 petition signers called for downscaling or elimination
Between 100s and a 1000 letters and comments opposing the plan at BCHD, Redondo Beach, Torrance, Hermosa Beach and Manhattan Beach

REQUIRED CHANGES TO THE PLAN IN ORDER MEETING COMMUNITY OBJECTIONS AND RBMC AND TORRANCE MC
A detailed attachment below demonstrates the objectively true instances of BCHD failing to heed RBMC and TMC, along with objections of residents and neighbors.

The following obvious changes are required to meet minimum compliance with TMC and RBMC:

1) Reduce the height to conform with the neighborhood, as was done with The Kensington. Both are surrounded by residential and light commercial with 30-foot height limits.
2) Move the development to the center of the parcel as with the original hospital. The site is elevated above residential and Torrance Hillside Overlay properties.Respecting the elevated site requires lower buildings and deeper setbacks, not 110-feet above the streets on the perimeter of the site.
3) Reduce the size of Phase 1 and 2 from the current nearly 800,000 sqft. BCHD proposes one-and-a-half times larger, and 3 times taller than CenterCal's voter-cancelled Mall-by-the-Sea. In addition, BCHD proposes a development that is larger than all Beryl Heights homes added together. It is clearly OUT OF SCALE.
4) Reduce the local damages by reducing the dependence on non-residents. BCHDs plan requires over 80% non-residents for the RCFE and over 95% non-residents for PACE. The youth center, "allcove" is over 90% non-residents. The associated neighbors have suffered 60 years of damages so far, and BCHD proposes an additional 50-100 years for what are clearly trivial benefits and huge damages for the surrounding areas.
5) Increase the local benefits by offering cost-based or subsidized and affordable RCFE, PACE, and all other services to 90277 and 90503 zip codes that suffer the bulk of damages.
6) Relocate the generator and fuel storage. Allowing BCHD to move its generators and fuel storage off the center of the campus where it bears the risk to a location that is adjacent to homeowners is unacceptable.
7) Reduce construction noise with no construction above noise barriers. BCHD knowingly created health damages by proposing heights above the level of barrier protection and building on the far perimeter of the campus. BCHD must reduce height to no taller than fully mitigated by noise barriers.
8) Reduce operations noise through outdoor curfews after 7PM. BCHD is building a horseshoe shaped urban canyon and proposing amplified noise nighttime events outdoors. That is unfair and unacceptable damage to the surrounding neighbors to the south and east.
9) Move or underground required parking. The current 8-10 story parking at Prospect and Diamond subjects surrounding neighborhoods to noise, loss of privacy, etc. on a 24/7/365 basis.
10) Remove privacy impacting balconies and decks. BCHD plans to line the edges of the compound, on the perimeter of the site, with privacy robbing decks. That is unacceptable and damaging.

BCHDs proposal is clearly damaging to the surrounding neighborhoods and violates RBMC for CUP and PCDR and TMC for the Hillside Overlay.

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From:	Lisa Youngworth
To:	CityClerk; cityclerk@torranceca.gov; Stop Bchd; Bill Brand; Nils Nehrenheim; Todd Loewenstein; Zein Obagi; Sheila Lamb; Rob Gaddis; doug.boswell@redondo.org
Subject:	Public Comment - Forward to Mayors, Councilmembers, Planning Commissions
Date:	Monday, May 16, 2022 7:35:32 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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From:	gtafremow@verizon.net
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 2:28:39 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf
Importance:	High

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Pam & George Afremow

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From: BARRY SINSHEIMER
To: CityClerk; stopbchd@gmail.com; CityClerk@torranceca.gov
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: Saturday, May 14, 2022 2:59:45 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

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Redondo Beach Resident

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11. THO	"The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity"	The adjoining Torrance neighborhoods are in the Hillside Overlay. The BCHD would not be allowed in overlay, and the City of Torrance has an obligation to protect its residents. The BCHD project is located to maximize damages to views, light, air and privacy based on height, size and perimeter location.
12. THO	"the design will not have a harmful impact upon the land value and investment of other properties in the vicinity"	Statistical analysis demonstrates that surrounding property values are lower, the closer the properties are to the BCHD site. Peer-reviewed research demonstrates that larger, taller developments, such as BCHDs proposal, will have equal or larger negative impacts on property values.
RBMC 10-2.2506 Conditional Use Permits (CUP) RBMC 10-2.2502 Planning Commission Design Review (PCDR) Redondo Beach Residential Design Guidelines (RDG) Redondo Beach Beryl Heights Neighborhood Specific Guidelines (BH RDG) TMC 91.41.6 Planning and Design (Torrance Hillside Overlay, THO)		

From:	tammytammysugar
To:	CityClerk; cityclerk@torranceca.gov; stopbchd@gmail.com
Subject:	Public Comment to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 7:09:21 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

These are non-agenda item comments to the legislative bodies above for their next general meeting as permitted by the Brown Act.

I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damages.

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project.

The attachment specifically calls out BCHDs plan's noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into.

Thank you,

Tamiko & George Wakabayashi (Torrance Residence)
[redacted]

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STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years. Our neighborhoods have been burdened since 1960 and the damages outweigh any benefits.

NON-AGENDA PUBLIC COMMENTS

The following is provided regarding BCHDs proposed 3rd party DEVELOPER/OWNER/ OPERATOR development project that BCHD will be filing a formal Conditional Use Permit and Planning Commission Design Review application for during the first half of 2022.

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Summary Table of BCHD Project Non-Compliance with Municipal Codes		
PERMIT	**CONDITION**	**BCHD PROJECT NON-COMPLIANCE**
1. CUP	"will not adversely affect surrounding uses and properties"	As supported by over 1,200 petition signers and 100s, if not 1,000 surrounding resident comments to BCHD, surrounding residential uses are adversely impacted in reduced privacy, property value, aesthetics, noise, traffic and toxic emissions.
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3. CUP	"no adverse effect on abutting property"	The properties on the 1400 Block of Diamond are subjected to the storage of explosive liquid fuels, a 2,000 kW combustion power plant, and a 16,000 to 4,000 V substation. These mechanical and explosion hazards adversely impact safety, safe air, local emissions, noise, and vibration.
4. PCDR	"ensure compatibility … in the community"	Based on the City of Redondo Beach's finding that the design of The Kensington was consistent and compatible with the surrounding residential uses, the 110-foot above Beryl St., Miami Beach commercial styled facility cannot also be deemed compatible with similar, 30-foot and under residential uses in the community.
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6. PCDR	"shall consider the impact … of the user in respect to circulation, parking, traffic, etc."	BCHD proposed design will require the 8-10 story parking ramp at Prospect and Diamond to enter/exit on Prospect northbound. Further, the proposed height of the RCFE and location on the perimeter damages the privacy, aesthetics, excess nighttime lighting, noise impacts and other basic attributes of the surrounding uses and properties.
7. PCDR	"location of buildings and structures shall respect the natural terrain of the site"	The elevated site has from 30-feet to 70-feet elevation gain over surrounding residential uses. As a result, creation of a 110-foot rise over Beryl St., a 10-story parking ramp over Tomlee and Diamond Sts, and a 4-story, flat wall toward Prospect fails to respect the natural elevated terrain. The original 52-foot, 4 story building and its 0.3%, 968 sqft penthouse were nearly centered in the site, thereby respecting the natural terrain.
8. PCDR	"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"	A 300,000 sqft, 110-foot above the street concrete and glass commercial building makes no attempt to integrate and be compatible with the neighborhood in scale or bulk. Further, unlike The Kensington and its Santa Barbara style, the Miami Beach condominium/hotel style proposed, when coupled with the excessive height and mass is thoroughly non-compatible with surrounding properties.

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From:	Tom McGarry
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Public Comment
Date:	Sunday, May 15, 2022 12:23:55 PM

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

These are non-agenda item comments to the legislative bodies above for their next general meeting as permitted by the Brown Act.

I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damages.

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project.

The attachment specifically calls out BCHDs plan's noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

Tom & Carol McGarry
Redondo Beach

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- BCHD NonCompliance May 2022 Comments.pdf
  207kB

From:	Joan Davidson
To:	CityClerk; cityclerk@torranceca.gov; Stop BCHD
Subject:	RE: BCHD
Date:	Saturday, May 14, 2022 3:55:42 PM

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:
These are non-agenda item comments to the elected bodies above for the next meeting

The Beach Cities Health District's proposed Phase 1 development plan that will be over DEVELOPED/OWNED/OPERATED in a densely populated neighborhood with schools within 1,000 ft.

1- Designed to be 110-feet above all surrounding streets and 300,000 sqft in size.

2- And will bring the total BCHD site up to nearly 800,000 sq ft at 250% its' current size.

3- What that means is that it is bigger than all the Beryl Heights homes added together.

4- The plan is also 3-times the height and 150% as large as the voter-rejected Center Cal Project.

5- While the BCHD continues to spend millions from the taxpayer fund, one might construe this as a 'misuse of public funds.

6- BCHD is creating inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

7- How will the neighborhoods benefit with buildings in the center and surface parking around the edges buffering homes from damages?

8- BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge.

9- Current design is 83-feet tall and meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project. The BCHD is out of noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

We ask that the Mayors, Councils and Planning Commissioners provide directives to their cities' Staff and lawyers to communicate the public's outcry of the current plan.

10- Please STOP BCHD from pouring our tax funding into this flawed project.

Damages outweigh any benefits!

Maria Herrera

From: Melissa Villa
Sent: Tuesday, May 17, 2022 8:23 AM
To: Lina Portolese
Cc: Maria Herrera
Subject: FW: Commenting against BCHD bldg permits

2 of 3.....

Melissa Villa
Ext. 2202

From: Krista Allen <kristakallen@aol.com>
Sent: Tuesday, May 17, 2022 7:17 AM
To: CityClerk <CityClerk@redondo.org>
Subject: Commenting against BCHD bldg permits

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

To: The City Clerk of Redondo Beach

Please forward this letter to the addressees below.

Dear Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach

I am opposed to the plans of BCHD to build a six-story residential building on the site of the former South Bay Hospital.

It is outside the mandate for Beach Cities Hospital District to partner with a private developer for a $200 million construction project on the site. District taxpayers are better served by dissolving BCHD and allowing Los Angeles County to administer benefits and help the homeless.

I am astonished that BCHD continues to spend millions of tax dollars on lawyers and public relations while preparing inconsistent, incompatible, and irresponsible building plans.

Since 2012, BCHD has had a problem with handling tax funds. In fact, Sacramento's Committee on Accountability and Administrative Review had six important issues about BCHD from a report dated April 11, 2012.
Number six asks why BCHD had $72 million on hand at that time. My question is "Where did that $72 million bank account disappear to?"

These financial issues illustrate BCHD's lack of transparency and honesty. Furthermore, BCHD pretends to care about our neighborhoods yet shows a complete disregard for the residents and voters of Redondo Beach by plowing forward as quickly as they can to get their behemoth HLC built.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into.

Thank you.

Sincerely,
Krista Allen
607 Esplanade 90277

Maria Herrera

From: Melissa Villa
Sent: Tuesday, May 17, 2022 8:24 AM
To: Lina Portolese
Cc: Maria Herrera
Subject: FW: NO on permit for bchd

3 of 3….

Thank you,

Melissa Villa
Ext. 2202

From: ree <msesi@aol.com>
Sent: Tuesday, May 17, 2022 7:33 AM
To: CityClerk <CityClerk@redondo.org>
Subject: NO on permit for bchd

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

To: The City Clerk of Redondo Beach

Kindly forward this letter

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into.

Thank you.
Maher Sesi, MD
Redondo Beach Resident

Maria Herrera

From: Melissa Villa
Sent: Tuesday, May 17, 2022 10:39 AM
To: Lina Portolese
Cc: Maria Herrera
Subject: FW: Proposed PRIVATE enterprise of BCHD, "Healthy Living Campus"

Here is another….

Thank you,

Melissa Villa
Ext. 2202

From: Mary Ewell <maryewell@verizon.net>
Sent: Tuesday, May 17, 2022 10:11 AM
To: CityClerk <CityClerk@redondo.org>; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject: Proposed PRIVATE enterprise of BCHD, "Healthy Living Campus"

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

I have attended BCHD meetings re: this proposal even BEFORE their summer "scoping meetings" to which residents of the Beach Cities were invited; no notice was given,(until enough public outcry) to the Torrance residents who would be the most impacted. These were contrived meetings with heavy-handed promotion of their project. I spoke at the one at the Redondo Beach Performing Arts Center citing the impact that their OVERDEVELOPMENT ambitions would have on the surrounding communities, in particular, the 5 neighboring schools that are the most impacted, 2 of them elementary schools, Beryl in Redondo Beach, and Towers Elementary School in Torrance, downwind of the site. Parras Middle School and both West and Redondo Union High School students, also, have to navigate the commuter traffic on Prospect to get to/from school so this "Healthy" living campus only adds to their vulnerability. As a former teacher and Marriage, Family and Child therapist, I advocated for the youth impacted first.
There was never an adequate needs assessment done to justify this private takeover of this P-CF public land, only a statistical market analysis based on the increased number of seniors living longer than their predecessors. AARP (American Assoc. of Retired People)'s statistics of the OVERWHELMING number of seniors choosing to "age in place" did not deter BCHD's claims. Their stated target market are those who can afford the $12-14, 000. monthly cost for an assisted living unit, WHETHER THOSE SENIORS LIVE IN THE BEACH CITIES OR NOT. THE MEDIAN INCOME FOR THE BEACH CITIES is $65,000. That means that reputably the majority will be nonresidents of the Beach Cities, in fact, a largely white privileged class. Yet tax payers in the Beach Cities are already subsidizing the BCHD through their property taxes.
Granting even a conditional use permit to a FOR PROFIT entity, is not a fair exchange.This use of P-CF land, reserved for public community usage (a school, hospital, or police/fire services), once justified for the 50 year LEASING of the school property where the Kensington Senior facility for the purpose of that revenue going directly to the R.B. School District, had some merit. You can now review that decision based on how much it has cost the City in infrastructure costs. The surrounding neighborhoods have also paid the cost through traffic noise, I understand, more than traffic congestion that the BCHD would impose, along with other social injustices to surrounding neighborhoods.
Mary R. Ewell,
Redondo resident

From:	Melissa Villa
To:	Lina Portolese
Cc:	Maria Herrera
Subject:	FW: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Wednesday, May 18, 2022 8:50:17 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

Good morning Lina,

Here is another email, for you.

Thank you,

Melissa Villa
Ext. 2202

From: Gary T <mr-rocky@socal.rr.com>
Sent: Tuesday, May 17, 2022 11:41 PM
To: CityClerk <CityClerk@redondo.org>; CityClerk@torranceca.gov
Cc: stopbchd@gmail.com
Subject: Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions

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Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

I just wanted to pass on my concerns about the Beach Cites Health District Phase 1 Development. I live directly east of the proposed development on Redbeam Avenue between Towers and Del Amo. In addition to the concerns that Stop BCHD has compiled (see below) I also want to recommend that you drive though the neighborhood just east of the development (streets: Tom Lee, Mildred, Redbeam, Linda) and observe how many signs (objecting to the BCHD development) are posted in the neighbors front yards. It looks like "stop BCHD" is running for public office. It will give you a true feeling as to how many residents are objecting to the proposed development.

Wasn't this property taken by eminent domain for the purpose of being a hospital? Why is there not a hospital being built on this property? Right now there is a UCLA urgent care that is available to surrounding residents. I have used this medical facility twice. It is very well equipped and an effective Urgent Care.

Thank your for attention and consideration of the concerns of the local residents,
Gary

Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: May 14, 2022 at 2:05:00 PM PDT
To: Stop BCHD <StopBCHD@gmail.com>

FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com

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From:	Glen and Nancy Yokoe
To:	CityClerk; cityclerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fw: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Monday, May 16, 2022 3:29:26 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

Glen H. and Nancy N. Yokoe

[redacted]

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STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years.

Our neighborhoods have been burdened since 1960 and the damages outweigh any benefits.

NON-AGENDA PUBLIC COMMENTS

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From:	tammytammysugar
To:	CityClerk; cityclerk@torranceca.gov; stopbchd@gmail.com
Subject:	Public Comment to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 7:09:21 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into.

Thank you,

Tamiko & George Wakabayashi (Torrance Residence)

[redacted]

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From:	Vickie Kroneberger
To:	Lina Portolese; Maria Herrera
Subject:	FW: Beach Cities Proposed Development
Date:	Thursday, May 19, 2022 8:13:00 AM
Attachments:	BCHD NonCompliance May 2022 Comments (1).pdf

From: Marcia Gehrt <marciagehrt@gmail.com>
Sent: Wednesday, May 18, 2022 10:24 PM
To: CityClerk <CityClerk@redondo.org>; CityClerk@torranceca.gov
Subject: Beach Cities Proposed Development

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax

funding into.

As an over forty year resident of Torrance who will be so adversely affected by this project in terms of traffic, property values, negative impact on our local schools and health, I strongly ask that you reconsider the scope of this project.

Thank you,

Marcia Gehrt
19935 Redbeam Ave.
Torrance, CA 90503

NON-AGENDA PUBLIC COMMENTS

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Lina Portolese

From: Vickie Kroneberger
Sent: Thursday, May 19, 2022 8:12 AM
To: Lina Portolese; Maria Herrera
Subject: FW: Non-Agenda, Public Comment, Planning Commission 5/19/22

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, May 18, 2022 10:08 PM
To: CityClerk <CityClerk@redondo.org>
Subject: Non-Agenda, Public Comment, Planning Commission 5/19/22

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Based on BCHDs drawings that were submitted for the Pre-CUP review, there does not appear to be any computation of an F.A.R. for the structure on the C-2 lot. BCHD is required to comply with the C-2 requirements, and at this time, it is unclear if BCHD is complying. Further, it was unclear if Planning staff required BCHD to provide the FAR in their list of deficiencies. BCHD should be explicitly directed to comply with the FAR for the standalone building on the C-2 lot.

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING
May 19, 2022

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY AT A LEGAL NONCONFORMING PROPERTY THAT IS ALSO A LOCALLY DESIGNATED LANDMARK LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 S. GUADALUPE AVENUE (CASE NO. PCDR-2022-01)

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

- Public comments received after release of the agenda

From: Leslie Jacobs
To: Planning Redondo
Subject: Support for Carole-Anne Hardy's addition
Date: Monday, May 16, 2022 11:48:24 AM

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Planners,

I'm writing to express my support for the Hardy's adding a balcony to their house.

Sincerely,

Leslie Jacobs
407 S. Guadalupe Ave

Sent from my iPhone

From:	Wilfredo Garcia
To:	Planning Redondo
Cc:	Alyssa Elliott; CaroleAnne Hardy; dhardy784@gmail.com
Subject:	Planning Commission Hearing 5/19/2022 | Support for Public Hearing Item J.1.
Date:	Wednesday, May 18, 2022 10:25:16 AM

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Hello,

We are reaching out to provide support for item J.1. in the Public Hearing in the Agenda for the 5/19/2022 Planning Commission hearing. We are neighbors of 415 S. Guadalupe Ave., and we at 400 S. Guadalupe Ave. would love to see the approval of the proposed construction of a new unenclosed balcony. The proposed drawings/construction will only elevate our neighborhood, raise the charm of Redondo Beach and our value as a neighborhood.

Please consider our support and allow the new proposed construction at 415 S. Guadalupe Ave.

Kind regards,

Wilfredo Garcia & Alyssa Elliott
400 S. Guadalupe Ave.
Redondo Beach, CA 90277

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PLANNING COMMISSION MEETING
May 19, 2022

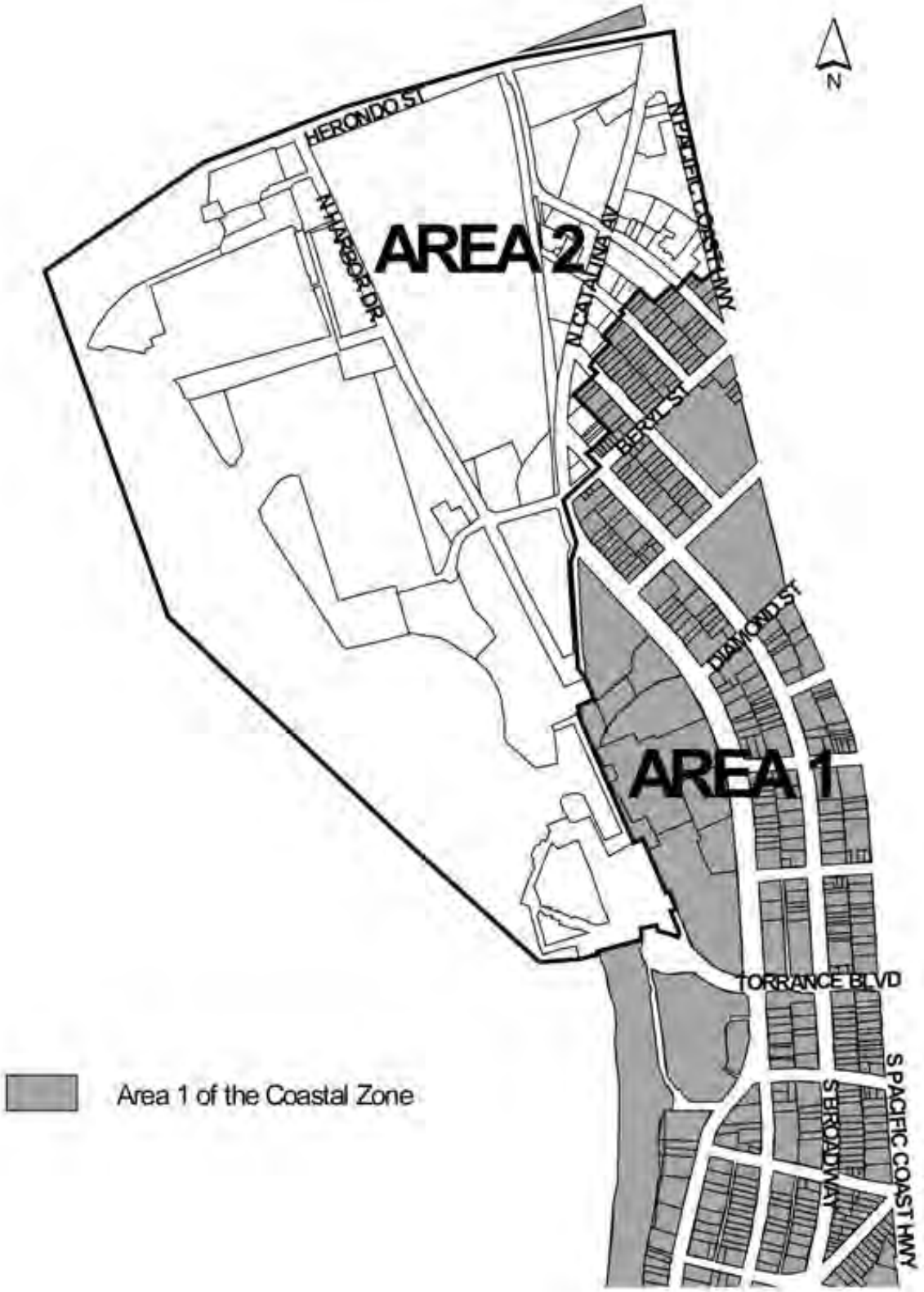
J.2. A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

- Items from Commissioner Sheila Lamb
  - Coastal Zone Appealable Area
  - Coastal Zone Map
  - Coastal Commission Staff Report

City Limits
No. Harbor Dr.
Coastal Zone Boundary
No. Catalina Ave.
Pacific Coast
Seaside Lagoon
Harbor
Veterans Park

COASTAL ZONE BOUNDARY MAP
(Part 1 of 2 Maps)



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W35b

Filed: N/A
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Staff: J. Van Coops-SF
Staff Report: 03/29/2013
Hearing Date: 04/10-12/2013

STAFF REPORT: REGULAR CALENDAR

Map Adoption No.:	**MA-2013-001**
Local Government:	**City of Redondo Beach**
Local Government Staff:	Aaron Jones, Community Development Director
Location:	Coastal Zone area within and offshore of the City of Redondo Beach, Los Angeles County.
Map Description:	Post-LCP Certification Permit and Appeal Jurisdiction Map, prepared by staff to depict the geographic areas where the Commission retains permit authority and where appeals of local government coastal development permit approvals are allowed within the City of Redondo Beach.
Staff Recommendation:	Approval

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission **approve** the map prepared by staff, which shows the geographic areas where the Commission retains permit authority pursuant to California Coastal Act 30519(b), and where appeals of City of Redondo Beach coastal development permit approvals are allowed pursuant to Coastal Act Section 30603(a)(1) and (2).[1]

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EXHIBITS

Exhibit 1 – Redondo Beach Location Map
Exhibit 2 – Map Legend and Map Notes
Exhibit 3 – Draft Post-LCP Certification Permit and Appeal Jurisdiction Map

[1] The California Coastal Act is found in the Public Resources Code, sections 30000 *et seq.*

I. RECOMMENDED MOTION AND RESOLUTION

Motion:

> *I move that, for the reasons stated in the staff report and recommendation dated March 22, 2013, the Commission* ***approve*** *the Post-LCP Certification map MA-2013-001 prepared by staff for the City of Redondo Beach.*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the Redondo Beach Post-LCP Certification map and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

> *The Commission hereby approves Map Adoption MA-2013-001 and adopts the findings set forth below on grounds that the map depicts the areas where the Commission retains permit authority pursuant to Coastal Act Section 30519(b), and where appeals of City of Redondo Beach coastal development permits are allowed pursuant to Coastal Act Section 30603(a)(1) and (2).*

II. STAFF NOTE

Between 1979 and the present the Commission has adopted approximately 72% and 80% of the Post-LCP Certification Permit and Appeal Jurisdiction maps for California's 61 coastal cities and 15 coastal counties, respectively. Most, if not all, of the jurisdictions with adopted maps require revisions and map re-adoption from time to time, to incorporate updates reflecting changing conditions in the Coastal Zone environment upon which the boundaries are based, to make corrections, and to make refinements made possible by the use of more accurate data and modern mapping technology. The use of geographic information system (GIS) software is presently an integral part of the map adoption, revision, and update process underway throughout the Coastal Zone, and maps that the Commission adopts through these actions will be distributed primarily in digital form in order to allow the widest possible use of consistent, official information within the Coastal Zone community. The staff is also currently working to finalize the draft post LCP Certification maps for a number of other jurisdictions (most notably the cities of Santa Cruz (map revision), Seaside, Del Mar, and San Diego) in preparation for their adoption at future Coastal Commission meetings during 2013.

III. BACKGROUND

After the Commission certifies a local government's LCP, permit authority within that jurisdiction is delegated to that local government. However, pursuant to Section 30519(b) of the Coastal Act, the Commission retains permit authority (with certain exceptions) after LCP certification over developments occurring on tidelands, submerged lands, and public trust lands. In addition to the retained permit jurisdiction, Section 30603 of the Coastal Act defines certain

areas and types of development for which approvals by the local government may be appealed to the Commission. Appeal jurisdiction is retained, for example, on lands within 100 feet of streams or wetlands, lands subject to the public trust that are no longer within the Commission's retained jurisdiction, lands within 300 feet of coastal bluffs, beaches, or estuaries, and lands between the sea and the first public road paralleling the sea.

The Commission's administrative regulations (14 CCR Section 13576) provide that a map portraying the areas of continuing Commission permit and appeal jurisdiction be adopted in conjunction with the final LCP certification. An update procedure is also described and provides the basis for revision and re-adoption of the map by the Commission. Within these regulations is implicit the idea that, while the adopted map should portray the various jurisdiction boundaries as accurately as possible, it remains only a depiction, a cartographic representation and not a definition of the Commission's jurisdiction, and should not be used on its own without field determination procedures to establish a precise boundary location. Conditions on the ground may change, and thus conditions on the ground control permit and appeal jurisdiction boundary location regardless of how accurate the mapped boundary may be at this time.

During formulation of the regulations governing the delineation of post-LCP Certification jurisdiction areas, the Commission also recognized that the diversity and complexity of the Coastal Zone is such that a literal interpretation of the "First Public Road Paralleling the Sea " definition could result in the inclusion of large areas within the Commission's Post-LCP Certification permit and appeal jurisdiction in which the grounds for appeal set forth in Coastal Act Section 30603(b) may not be an issue. The regulations therefore provide that the Commission may evaluate these areas and limit the effect of designating the "First Public Road Paralleling the Sea" to the area in which the grounds for appeal specified in Coastal Act Section 30603(b) are clearly an issue.

IV. FINDINGS AND DECLARATIONS

A. PREVIOUS REDONDO BEACH POST –LCP CERTIFICATION MAPS

During the late 1970's and early 1980's the Commission's Technical Services Division began a project to complete Draft Post-LCP Certification Permit and Appeal Jurisdiction maps for all local governments within or partly within the Coastal Zone. The first effort consisted of producing a set of 161 draft maps using the USGS 7.5 minute quadrangle base (scale 1:24,000 or 1 inch equals 2000 feet), which was completed in 1981. The primary purpose of this project was to provide a consistent, *statewide* view of the *draft* permit and appeal boundaries for review by the local government staff, Commission staff, and other interested parties. It was fully anticipated that these maps would be reviewed and revised or refined, as indicated by the map notes and general correspondence sent out with maps for review. The area of the Coastal Zone within the City of Redondo Beach was covered by map sheet 139, the Redondo Beach quadrangle. Copies of these regional 7.5-minute quadrangle-scale draft maps were distributed for review to the regional commission offices and local governments in April 1981.

A more detailed map of the draft Post-LCP Certification Permit and Appeal Jurisdiction areas within Redondo Beach was prepared in early 1982 using a 1:6,000 scale (1 inch equals 500 feet)

base map obtained from the City. The 1:6,000 scale draft "post cert." map was never scheduled for adoption, however, due to a number of very long delays involving the segmentation of the City's LCP into two areas, and the review of zoning portions of the LCP for each segment. Although the City's zoning portion of the LCP for Area One was effectively certified on September 11, 2003, and the zoning portion for Area Two was effectively certified on December 15, 2010, a map depicting the Commission's areas of retained permit and appeal jurisdiction has not yet been adopted by the Commission.

The zoning portion of the City's Area Two LCP was reviewed through an LCP amendment which, as mentioned above, was effectively certified on December 15, 2010. As part of this amendment the City requested, and the Commission approved, the elimination of the segmentation of the LCP.

B. Staff Analysis

The depiction of the Commission's permit and appeal jurisdictions on the Redondo Beach draft post-LCP Certification map presents no significant areas of controversy affecting the map adoption at this time. Coastal Commission staff has reviewed the post-LCP Certification map and jurisdictional boundaries with staff of the City of Redondo Beach and consulted with the staff of the State Lands Commission about the granted tidelands located within the City. The Coastal Zone is relatively narrow in this part of Los Angeles County, with the inland boundary following Pacific Coast Highway throughout the City. The Coastal Commission's retained permit jurisdiction consists entirely of lands seaward of the mean high tide line (MHTL) or public trust lands, whether filled or unfilled, and the appeal jurisdiction boundary follows the First Public Road Paralleling the Sea, with several exceptions where the boundary is located 300 feet from the inland extent of the beach, MHTL, or the top of the bluff. The route of the designated First Public Road Paralleling the Sea is set forth in the section entitled: **First Public Road Description**. As mentioned earlier in the **Background** section, while the map portrays the various jurisdiction boundaries as accurately as possible, it remains only a depiction, a cartographic representation and not a definition of the Commission's jurisdiction, and should not be used on its own without field determination procedures to establish a precise boundary location. Conditions on the ground may change, and thus conditions on the ground control permit and appeal jurisdiction boundary location regardless of how accurate the mapped boundary may be at this time.

Permit Jurisdiction

Geographically, the Commission's continuing original permit jurisdiction includes tidelands, submerged lands, and lands where the Public Trust exists. The primary sources for determining the Commission's continuing permit jurisdiction in the City of Redondo Beach are the contemporary USFWS National Wetland Inventory map for this area; vertical and oblique coastal aerial photography; and map 139 (Redondo Beach quadrangle, scale 1:24,000) from the map set showing potential public trust lands prepared for the Commission by the State Lands Commission staff in the late 1970's using, among other sources, tide and submerged land grant documents and historical US Coast Survey (now known as the National Geodetic Survey) topographic maps from the 19th century.

These maps, photos, and other documents and information were analyzed to establish the public trust component, when that was the controlling permit boundary criterion. Given the complexity involved in precisely mapping public trust boundaries, however, especially in areas of granted tidelands such as Redondo Beach, it is evident that the permit boundary delineation on this map may not include all areas subject to the trust. Should additional public trust lands be identified in the future, those lands would be part of the Commission's retained permit jurisdiction. Questions regarding the exact location and extent of public trust lands must be referred to the State Lands Commission for determination.

In addition, legislation that became effective in 1982 provided the Commission with the ability to delegate its original permit authority over potential public trust lands to local governments under certain circumstances. Section 30613 of the Coastal Act allows the Commission, after consultation with the State Lands Commission, to make these delegations for areas that are determined to be filled, developed, and committed to urban uses. The City of Redondo Beach has not made such a request for any filled, former tidelands located within the City.

Tidelands, the first component of the Commission's retained permit jurisdiction, are lands lying between the lines of mean high tide and mean low tide. The Mean High Tide Line (MHTL) is the landward tidelands boundary, an ambulatory boundary that moves with changes in the profile of the shoreline, particularly in sandy beach areas. The MHTL is and has been used by the U.S. Supreme Court, the California Supreme Court, federal and state courts, the state legislature, state regulatory and administrative agencies, and local governments as the boundary between public tidelands and private uplands.

The location of the fluctuating Mean High Tide Line is determined by establishing the intersection of the shore with the plane (elevation) of Mean High Water as calculated by the National Geodetic Survey for a particular location. Surveys can be performed to establish MHTL or tidelands locations. The State Lands Commission, as administrator of California's tidelands, can and does perform such surveys. In the case of Redondo Beach the State granted all of the tidelands and submerged lands to the City in 1915, which transferred trusteeship of the public trust lands to the City, and a granted lands survey was done by the State Lands Commission in 1966.

Review of the above-referenced primary source materials indicates that the Commission's continuing permit jurisdiction in the City of Redondo Beach exists only on lands lying below the mean high tide line (MHTL), and on potential or historical public trust lands. For the purposes of the Post-LCP Certification map proposed for adoption by the Commission for the City of Redondo Beach, the landward boundary of the Commission's retained permit jurisdiction has been drawn to follow a combination of the shoreline as it is shown on the USGS 7.5 minute Redondo Beach quadrangle (scale 1:24,000) in the King Harbor area, and the inland extent of the active beach as mapped by the US Fish and Wildlife Service in its National Wetlands Inventory (NWI), and shown in the aerial images of the City for the area between the Harbor and the southern City boundary **(See Exhibit 3**).

Appeal Jurisdiction

As with all other coastal cities, the appeal jurisdiction boundary in Redondo Beach is mapped according to the geographic criteria specified in Section 30603(a) of the Coastal Act, and further defined in the Commission's regulations at 14 CCR Section 13577. Along the shoreline of the ocean, the appeal jurisdiction boundary generally follows the First Public Road Paralleling the Sea, except where the designated road is situated closer than 300 feet inland from the beach, MHTL, or bluff top. In these locations the boundary is 300 feet from the inland extent of the beach, MHTL, or top of the seaward bluff face, as appropriate. *See* Coastal Act Section 30603(a)(1), and 14 CCR Section 13577(i).

The appeal jurisdiction boundary in the City of Redondo Beach is shown in Exhibit 3. Because the Coastal Zone is relatively narrow here, and the area is highly developed, the First Public Road Paralleling the Sea is the predominant controlling boundary criterion throughout the northern part of the City. There is one exception at the northern City boundary inland of the yacht club where Harbor Drive (the designated First Public Road) is nearer than 300 feet from the inland extent of the beach, and two exceptions inland of the harbor where Harbor Drive is nearer than 300 feet from the MHTL, resulting in an appeal area that includes everything west of Harbor Drive and those areas situated within 300 feet of the beach or MHTL.

In the southern part of the City, south of the intersection of Ruby St. and the Esplanade, the appeal jurisdiction boundary leaves the alignment of the designated First Public Road Paralleling the Sea (which is the Esplanade) and follows a line delineated 300 feet inland from the top of the coastal bluff southward before returning again to the First Public Road at De La Playa, just north of the southern City boundary. From there the appeal boundary follows Calle Miramar (the designated First Public Road) south to the City boundary.

First Public Road Paralleling the Sea

The language of 14 CCR Section 13577(i)(1) was intended to ensure that the designated "First Public Road Paralleling the Sea" (FPR) extend inland around water bodies that are considered the "sea" as defined by Coastal Act Section 30115. The Coastal Commission's regulations provide that in order for a road to qualify as the First Public Road Paralleling the Sea, it must be a road that "does in fact connect with other public roads providing a continuous public access system, and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries, and wetlands cause the waters of the sea to extend landward of the generally continuous coastline." *See* 14 CCR Section 13577(i)(1)(E). The appeal jurisdiction boundary, where based on the First Public Road, is aligned along the inland, or landward right of way boundary.

First Public Road Description

The series of roadways and streets listed below and shown as a component of the Commission's appeal jurisdiction boundary on the attached Exhibit 3, constitute the current route of the "First Public Road Paralleling the Sea," for purposes of Coastal Act Sections 30600.5, 30601, and 30603, 30115, and all other applicable Coastal Act provisions. This system of coastal roadways and streets is consistent with, and meets the criteria set forth in 14 CCR Section 13577, in particular Section 13577(i).

From the northern City boundary the route designated as the First Public Road Paralleling the Sea (FPR) in the City of Redondo Beach follows Harbor Drive southeasterly to its intersection with Pacific Avenue, north on Pacific Avenue to Catalina Avenue, southeast and along Catalina Avenue to its intersection with Pearl Street and Esplanade, southerly along Esplanade to Calle Miramar, and southeasterly along Calle Miramar to the southern City boundary.

C. Bisected Parcels

In some areas a parcel is bisected by the appeal jurisdiction boundary. All development proposed within the appeal area defined as appealable is subject to the Commission's appellate jurisdiction. In addition, if a development is proposed partly on the portion of the parcel that forms the basis for geographic appeal jurisdiction, and partly on the remainder of the parcel, and the Commission finds that the portion of the project within its appeals jurisdiction raises a substantial issue, then it will consider the project de novo. The Commission's de novo review is of the entire project approved by the local government, including the development authorized in the permit that is outside the appeals jurisdiction.

D. Draft Map Reproduction

Due to the cost of reproduction, paper copies of the map legend sheet (Exhibit 2) and the large scale map sheet (Exhibit 3) are not mailed to Coastal Commissioners and other interested persons who receive the report digitally via the Commission's public website. Printed copies of Exhibits 2 and 3 are available for review at the City of Redondo Beach, and at the Coastal Commission's offices in San Francisco and Long Beach. Full-size maps will also be available for review at the April 10-12, 2013 Commission meeting in Santa Barbara.

E. Draft Map Legend and Map Notes

One of the important elements of the Commission's transition to using geographic information systems (GIS) technology is the ability to use and develop standardized base maps, boundary symbols, and map notes. In order maintain consistency across local city and county boundaries throughout the Coastal Zone, Post LCP Permit and Appeal Jurisdiction data have been developed using the Coastal Zone portions of the fifteen coastal Counties as the basic unit for this information. As such, the Map Legend (Exhibit 2) includes all of the possible types of boundaries and areas that may occur within a given County, and the draft map itself will include only those types of appeal areas found within that jurisdiction. In addition, due to the use of coastal counties as the basic mapping unit, the map or maps may depict permit and appeal areas outside of the area for which a particular map adoption is occurring. In the case of Redondo Beach, areas adjacent to, but outside the City limits have not yet been adopted, and the Commission's action to adopt the map for the City of Redondo Beach does not affect boundaries outside the City limits.

Appendix A – List of Substantive File Documents

- National Wetland Inventory Digital Data, U.S. Fish & Wildlife Service, May 2009.
- Potential Public Trust Land Map, (Redondo Beach Quadrangle), California State Lands Commission, 1979.
- U.S. Coast Survey Historical Topographic Map, T-1231 (1871), NOAA, 2000.
- National Ocean Survey (NOS) Shoreline Manuscript Maps, TP-00791 (1978) and TP-00792 (1978), NOAA, 2000.
- Coastal Commission 1: 12,000-scale vertical aerial photography 1970-2001.
- California Coastal Records Project, 2010.
- U.S. Geological Survey (USGS) 7.5 Minute Series Topographic Map, (Redondo Beach Quadrangle), USGS, 1963 (revised 1981).

Appendix B – Relevant California Public Resources Code Sections

30519 (a) Except for appeals to the commission, as provided in Section 30603, after a local coastal program, or any portion thereof, has been certified and all implementing actions within the area affected have become effective, the development review authority provided for in Chapter 7 (commencing with Section 30600) shall no longer be exercised by the commission over any new development proposed within the area to which the certified local coastal program, or any portion thereof, applies and shall at that time be delegated to the local government that is implementing the local coastal program or any portion thereof.

(b) Subdivision (a) shall not apply to any development proposed or undertaken on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, lying within the coastal zone, nor shall it apply to any development proposed or undertaken within ports covered by Chapter 8 (commencing with Section 30700) or within any state university or college within the coastal zone; however, this section shall apply to any development proposed or undertaken by a port or harbor district or authority on lands or waters granted by the Legislature to a local government whose certified local coastal program includes the specific development plans for such district or authority.

(c) The commission may, from time to time, recommend to the appropriate local government local coastal program amendments to accommodate uses of greater than local importance, which uses are not permitted by the applicable certified local coastal program. These uses may be listed generally or the commission may recommend specific uses of greater than local importance for consideration by the appropriate local government.

30603 (a) After certification of its local coastal program, an action taken by a local government on a coastal development permit application may be appealed to the commission for only the following types of developments:

(1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.

(2) Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.

(3) Developments approved by the local government not included within paragraph (1) or (2) that are located in a sensitive coastal

resource area.

(4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).

(5) Any development which constitutes a major public works project or a major energy facility.

(b) (1) The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in this division.

(2) The grounds for an appeal of a denial of a permit pursuant to paragraph (5) of subdivision (a) shall be limited to an allegation that the development conforms to the standards set forth in the certified local coastal program and the public access policies set forth in this division.

(c) Any action described in subdivision (a) shall become final at the close of business on the 10th working day from the date of receipt by the commission of the notice of the local government's final action, unless an appeal is submitted within that time. Regardless of whether an appeal is submitted, the local government's action shall become final if an appeal fee is imposed pursuant to subdivision (d) of Section 30620 and is not deposited with the commission within the time prescribed.

(d) A local government taking an action on a coastal development permit shall send notification of its final action to the commission by certified mail within seven calendar days from the date of taking the action.

30603.1 (a) In any city and county which so requests, the commission may adjust the inland boundary of the area within which the issuance of coastal development permits may be appealed to the commission pursuant to paragraph (1) of subdivision (a) of Section 30603. Any such adjustment shall be made solely to avoid the circumstance of having the boundary of that area bisect an individual parcel of property. The adjustment may be made landward or seaward, but shall be the minimum distance necessary, consistent with the policies of Chapter 3 (commencing with Section 30200), to avoid bisecting a parcel of property.

(b) If the commission subsequently finds that the circumstances which warranted a boundary adjustment pursuant to subdivision (a) have changed, it may, after notice to the city and county, readjust the boundary so that it is consistent with the changed circumstances. The requirements of subdivision (a) shall apply to any such boundary adjustment.

30613 (a) The provisions of subdivision (b) of Section 30519, subdivision (b0 of Section 30600, and subdivision (b) of Section 30610.5, which apply to lands subject to the public trust shall not apply to any lands which may be subject to the public trust but which the commission, after consultation with the State Lands Commission, determines are (1) filled and developed and are (2) located in an area which is committed to urban uses.

(b) No later than 120 days after receiving a request from a local government, the commission shall determine the lands within the jurisdiction of that local government to which the provisions of subdivision (a) apply.

(c) The provisions of this Section shall apply to lands which have been the subject of coastal development permits, local coastal programs, categorical exclusions or urban exclusions, which have previously been approved, authorized, or certified bv the commission.

(Note that the Commission will retain appeal authority after transfer of original permit jurisdiction to the local government.)

Appendix C – Relevant California Code of Regulations Sections

§ 13576. Map(s) of Areas of Commission Permit and Appeal Jurisdiction.

(a) In conjunction with final Local Coastal Program certification or the delegation of coastal development permit authority pursuant to Public Resources Code Section 30600.5, whichever occurs first, the Commission shall, after public hearing, adopt a map or maps of the coastal zone of the affected jurisdiction that portrays the areas where the Commission retains permit authority pursuant to Public Resources Code Sections 30603 (a) (1) and (a)(2), or 30600.5 (d). These maps shall be drawn based on the criteria for permit and appeal boundary determinations, set forth in Section 13577 below, and will serve as the official maps of the Commission's permit and appeal jurisdiction. The Commission, in consultation with the local government, shall update these maps from time to time, where changes occur in the conditions on which the adopted maps were based, or where it can be shown that the location of the mapped boundary does not adequately reflect the intended boundary criteria. Revisions of the adopted maps shall be based on precise boundary determinations made using the criteria set forth in Section 13577. The revised maps shall be filed with the affected jurisdiction within 30 days of adoption by the Commission. In addition, each adopted map depicting the permit and appeal jurisdiction shall include the following statement:

"This map has been prepared to show where the California Coastal Commission retains permit and appeal jurisdiction pursuant to Public Resources Code Sections 30519(b), 30603(a)(1) and (a)(2) and 30600.5(d). In addition, development may also be appealable pursuant to Public Resources Code Sections 30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where permit and appeal jurisdiction is retained by the Commission"

(b) In the case of local governments which have received Commission approval of their Phase III (implementation) Work Program and Budget prior to January 1, 1980, the permit and appeal area maps shall be adopted by the Commission prior to the certification becoming effective pursuant to Section 13547 of the Commission's regulations.

§ 13577. Criteria for Permit and Appeal Jurisdiction Boundary Determinations.

For purposes of Public Resources Code Sections 30519, 30600.5, 30601, 30603, and all other applicable provisions of the Coastal Act of 1976, the precise boundaries of the jurisdictional areas described therein shall be determined using the following criteria:
(a) Streams. Measure 100 feet landward from the top of the bank of any stream mapped by USGS on the 7.5 minute quadrangle series, or identified in a local coastal program. The bank of a stream shall be defined as the watershed and relatively permanent elevation or acclivity at the outer line of the stream channel which separates the bed from the adjacent upland, whether valley or hill, and serves to confine the water within the bed and to preserve the course of the stream. In areas where a stream has no discernable bank, the boundary shall be measured from

the line closest to the stream where riparian vegetation is permanently established. For purposes of this section, channelized streams not having significant habitat value should not be considered.

(b) Wetlands.

(1) Measure 100 feet landward from the upland limit of the wetland. Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. For purposes of this section, the upland limit of a wetland shall be defined as:

(A) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover;

(B) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or

(C) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.

(2) For the purposes of this section, the term "wetland" shall not include wetland habitat created by the presence of and associated with agricultural ponds and reservoirs where:

(A) the pond or reservoir was in fact constructed by a farmer or rancher for agricultural purposes; and

(B) there is no evidence (e.g., aerial photographs, historical survey, etc.) showing that wetland habitat pre-dated the existence of the pond or reservoir. Areas with drained hydric soils that are no longer capable of supporting hydrophytes shall not be considered wetlands.

(c) Estuaries. Measure 300 feet landward from the mean high tide line of the estuary. For purposes of this section, an estuary shall be defined as a coastal water body, usually semi-enclosed by land, having open, partially obstructed, or intermittent exchange with the open

ocean, and in which ocean water is at least occasionally diluted by freshwater from the land. The salinity level my be periodically increased to above that of the open ocean due to evaporation. The mean high tide line shall be defined as the statistical mean of all the high tides over the cyclical period of 18.6 years, and shall be determined by reference to the records and elevations of tidal benchmarks established by the National Ocean Survey. In areas where observations covering a period of 18.6 years are not available, a determination may be made based on observations covering a shorter period, provided they are corrected to a mean value by comparison with observations made at some suitably located control tide station.

(d) Tidelands. Tidelands shall be defined as lands which are located between the lines of mean high tide and mean low tide.

(e) Submerged Lands. Submerged lands shall be defined as lands which lie below the line of mean low tide.

(f) Public Trust Lands. Public Trust lands shall be defined as all lands subject to the Common Law Public Trust for commerce, navigation, fisheries, recreation, and other public purposes. Public Trust lands include tidelands, submerged lands, the beds of navigable lakes and rivers, and historic tidelands and submerged lands that are presently filled or reclaimed, and which were subject to the Public Trust at any time.

(g) Beaches. Measure 300 feet landward from the inland extent of the beach. The back beach, or dry beach, if it exists, shall be included. The inland extent of the beach shall be determined as follows:

(1) from a distinct linear feature (e.g., a seawall, road, or bluff, etc.);

(2) from the inland edge of the further inland beach berm as determined from historical surveys, aerial photographs, and other records or geological evidence; or

(3) where a beach berm does not exist, from the further point separating the dynamic portion of the beach from the inland area as distinguished by vegetation, debris or other geological or historical evidence.

(h) Coastal Bluffs. Measure 300 feet both landward and seaward from the bluff line or edge. Coastal bluff shall mean:

(1) those bluffs, the toe of which is now or was historically (generally within the last 200 years) subject to marine erosion; and

(2) those bluffs, the toe of which is not now or was not historically subject to marine erosion, but the toe of which lies within an area otherwise identified in Public Resources Code Section 30603(a)(1) or (a)(2).

Bluff line or edge shall be defined as the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a steplike feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge. The termini of the bluff line, or edge along the seaward face of the bluff, shall be defined as a point reached by bisecting the angle formed by a line coinciding with the general trend of the bluff line along the seaward face of the bluff, and a line coinciding with the general trend of the bluff line along the inland facing portion of the bluff. Five hundred feet shall be the minimum length of bluff line or edge to be used in making these determinations.

(i) First Public Road Paralleling the Sea.

(1) The "first public road paralleling the sea" means that road nearest to the sea, as defined in Public Resources Code Section 30115, which:

(A) is lawfully open to uninterrupted public use and is suitable for such use;

(B) is publicly maintained;

(C) is an improved, all-weather road open to motor vehicle traffic in at least one direction;

(D) is not subject to any restrictions on use by the public except when closed due to an emergency or when closed temporarily for military purposes; and

(E) does in fact connect with other public roads providing a continuous access system, and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries, and wetlands cause the waters of the sea to extend landward of the generally continuous coastline.

When based on a road designated pursuant to this section, the precise boundary of the permit and appeal jurisdiction shall be located along the inland right-of-way of such road.

(2) Whenever no public road can be designated which conforms to all provisions of (i)(1) above, and a public road does exist, which conforms to all provisions of (i)(1) except (i)(1)(v), the effect of designating the first public road paralleling the sea shall be limited to

the following:

(A) all parcels between the Pacific Ocean and such other public road; and

(B) those parcels immediately adjacent of the sea inland of such other public road.

(3) Where the Commission determines that the designation of the "first public road paralleling the sea" results in the inclusion of areas within the permit and appeal jurisdiction where the grounds for an appeal set forth in Public Resources Code Section 30603(b) are not an issue, the Commission may take action to limit the geographic area where developments approved by a local government may be appealed to the Commission, to that area where any such grounds are, in fact, an issue.

EXHIBIT 1: REDONDO BEACH LOCATION MAP

CALIFORNIA COASTAL COMMISSION

Technical Services Division - GIS Unit

Exhibit 1
MA-2013-001

Post LCP Certification Permit and Appeal Jurisdiction Index Map: County of Los Angeles City of Redondo Beach

Index Map

Note 1

The coastal zone boundary depicted on this map may have been revised due to legislative amendments and/or minor boundary adjustments approved by the Coastal Commission pursuant to Public Resources Code §30103. The digital version of this Coastal Zone Boundary dataset (which is a conformed copy of the adopted inked version of the Coastal Zone Boundary) includes attribution that identifies each segment in which a boundary has changed as a result of legislative changes and/or minor boundary adjustments.

Note 2

The coastal zone boundary shown on this map is based on a digital version of the boundary depicted on maps adopted by the California Coastal Commission pursuant to §30103(b) of the California Coastal Act of 1976 (California Public Resources Code §30000 et. seq.), and modified from time to time by legislative amendments and Minor Boundary Adjustments. Both this depicted boundary and the digital version of this data represent conformed copies of the original adopted boundary and also reflect subsequent legislative and Coastal Commission changes. In addition to the land area delineated, the coastal zone includes all offshore islands, and extends seaward to the State's outer limit of jurisdiction.

Under the provisions of §304(a) of the federal Coastal Zone Management Act of 1972, as amended, "excluded from the coastal zone are lands the use of which is by law subject solely to the discretion of or which is held in trust by the federal government, its officers or agents."

Under the provisions of §30008 of the California Coastal Act as amended in 1978, "within federal lands excluded from the coastal zone pursuant to the federal Coastal Zone Management Act of 1972, the State of California shall, consistent with applicable federal and state laws, continue to exercise the full range of powers, rights, and privileges it now possesses or which may be granted."

Permit Jurisdiction
This area includes tidelands, submerged lands, and lands that are subject to the public trust or were subject to the public trust at any time.

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100 feet of streams and wetlands and lands within 300 feet of the top of the seaward face of any coastal bluff.

First Public Road
First Public Road 14 CCR 13577(i)(2)
100 Feet from Stream Top of Bank
100 Feet from Wetland Extent
300 Feet from Top of Coastal Bluff
300 Feet from Inland Extent of Beach
300 Feet from Mean High Tide Line
Potential Public Trust Land P.R.C. §30613

Areas of Deferred Certification (ADC)
Development in this area remains subject to Coastal Commission original permit jurisdiction.

Federal Lands
Development in this area requires a Coastal Commission Coastal Development Permit or federal consistency certification or determination.

Certified Coastal Long Range Development Plan
Development in this area either remains subject to Coastal Commission review and approval, or Coastal Commission review of projects approved under a Long Range Development Plan.

Coastal Zone Boundary

City Boundary

Note 3

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519(b), and §30603(a)(1) and (a)(2), and §30613. In addition, developments may also be appealable pursuant to P.R.C. §30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

Note 4

The Appeal Jurisdiction shown on this map may include areas adjacent to streams depicted on the corresponding USGS 7.5 minute quadrangle maps that have been channelized or otherwise altered. Pursuant to 14 C.C.R. §13577(a), channelized streams not having significant habitat value should not be considered as a basis for delineating stream appeal jurisdiction.

Note 5

In addition to the geographic areas of appeal jurisdiction depicted hereon, the following types of development are appealable throughout the coastal zone pursuant to P.R.C. §30603 (a)(4) and (a)(5):

1. Any development approved by a county that is not designated as a principal permitted use under zoning approved pursuant to the applicable Local Coastal Program;
2. Any development that constitutes a major public works project or a major energy facility.

Note 6

In some areas individual parcels of land may be bisected by the appeal jurisdiction boundary. All development proposed within the appeal area defined as appealable is subject to the Commission's jurisdiction. In addition, if a development is proposed partly on the portion of the parcel that forms the basis for geographic appeal jurisdiction, and partly on the remainder of the parcel, and the Commission decides to hear the appeal, then the Commission reviews the local government approved permit de novo including all the development that was authorized in the permit.

Note 7

The boundaries shown on this map are not to be used for establishing or depicting State ownership boundaries or granted lands, and are to be used in reference to the Coastal Commission's Post LCP Certification Permit and Appeal Jurisdictions only. This map has not been approved by the California State Lands Commission, is subject to change, and may not include all lands subject to the public trust. Any questions which arise pertaining to the public trust should be directed to the California State Lands Commission.

Exhibit 2
MA-2013-001

CALIFORNIA COASTAL COMMISSION

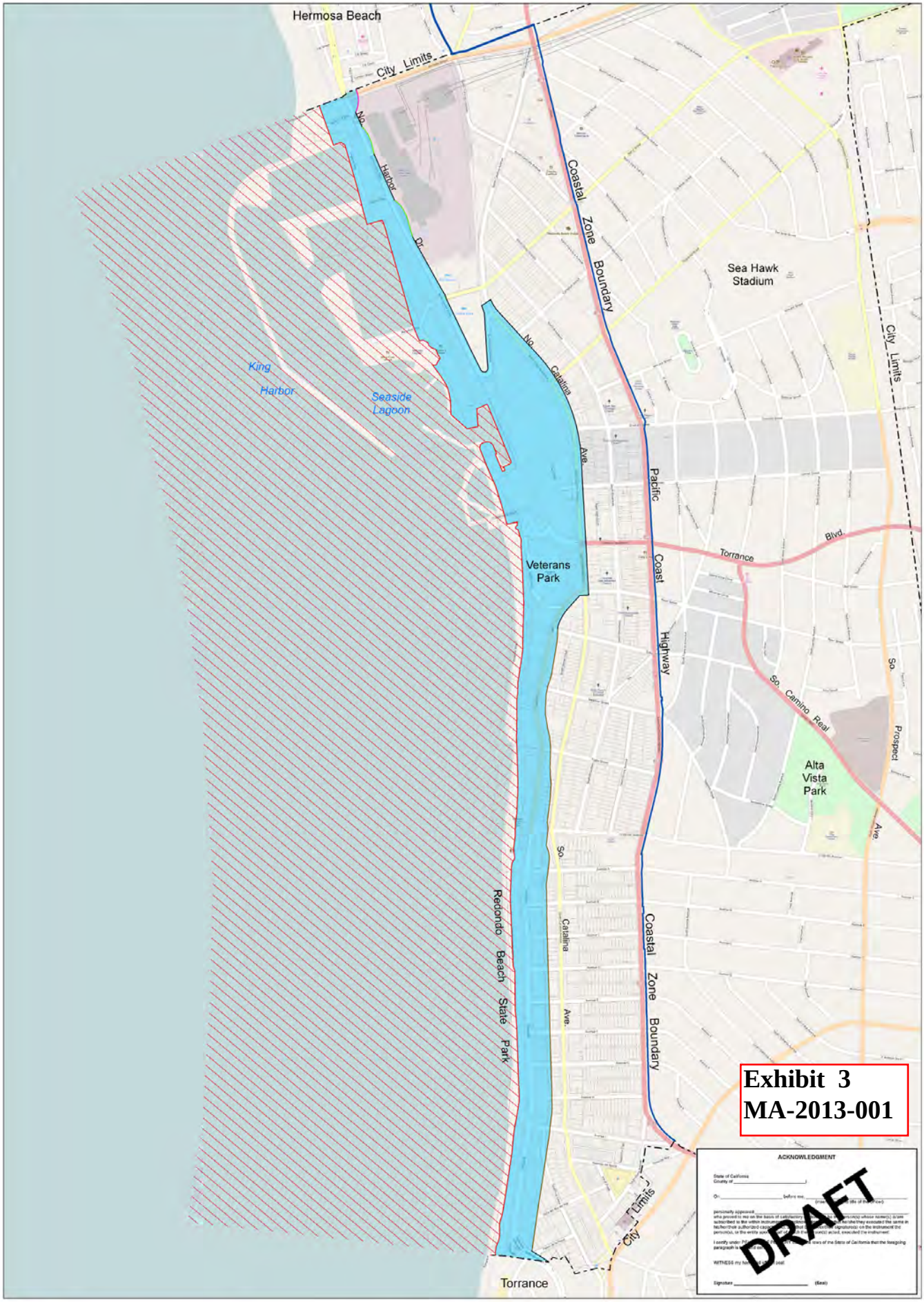
Technical Services Division - GIS Unit
California Coastal Commission

Sources: California Coastal Commission, City of Redondo Beach, ESRI
JVC, DSM, GMB 3/2013

State of California
Natural Resources Agency
California Coastal Commission

REGULATORY AND JURISDICTIONAL BOUNDARIES
City of Redondo Beach

South Coast District
Los Angeles County



CALIFORNIA COASTAL COMMISSION

Technical Services Division - GIS Unit
California Coastal Commission

Base map: (c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA). For illustrative purposes only.

N

0 0.05 0.1 0.2 Mile
0 0.1 0.2 0.4 Kilometer

*The Appeal Jurisdiction shown on this map may include areas adjacent to streams depicted on the corresponding USGS 7.5 minute quadrangle maps that have been channelized or otherwise altered. Pursuant to 14 C.C.R. §13577(a), channelized streams not having significant habitat value should not be considered as a basis for delineating stream appeal jurisdiction.

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING
May 19, 2022

J.2. A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

- Revised Vesting Tentative Parcel Map No. 82561

VESTING TENTATIVE PARCEL MAP
FOR
CONDOMINIUM PURPOSES

Parcel Map No. 82561

IN THE CITY OF REDONDO BEACH

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

CIVIL ENGINEER:

Bolton Engineering Corp.

Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
Phone(310)325-5580 Fax(310)325-5581

DANIEL J. BOLTON P.E.
RCE: 63290

SUBDIVIDER

CATALINA FUND, LLC
1240 ROSECRANS AVE., STE. 120
MANHATTAN BEACH, CA 90266
PHONE 206-693-0929

LEGAL DESCRIPTION

LOTS 37 THRU 50 INCLUSIVE, BLOCK 178
TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
APN 7505-005-006/007/008/012/019/021

PROJECT ADDRESS

100-132 N. CATALINA AVENUE
REDONDO BEACH, CA 90277

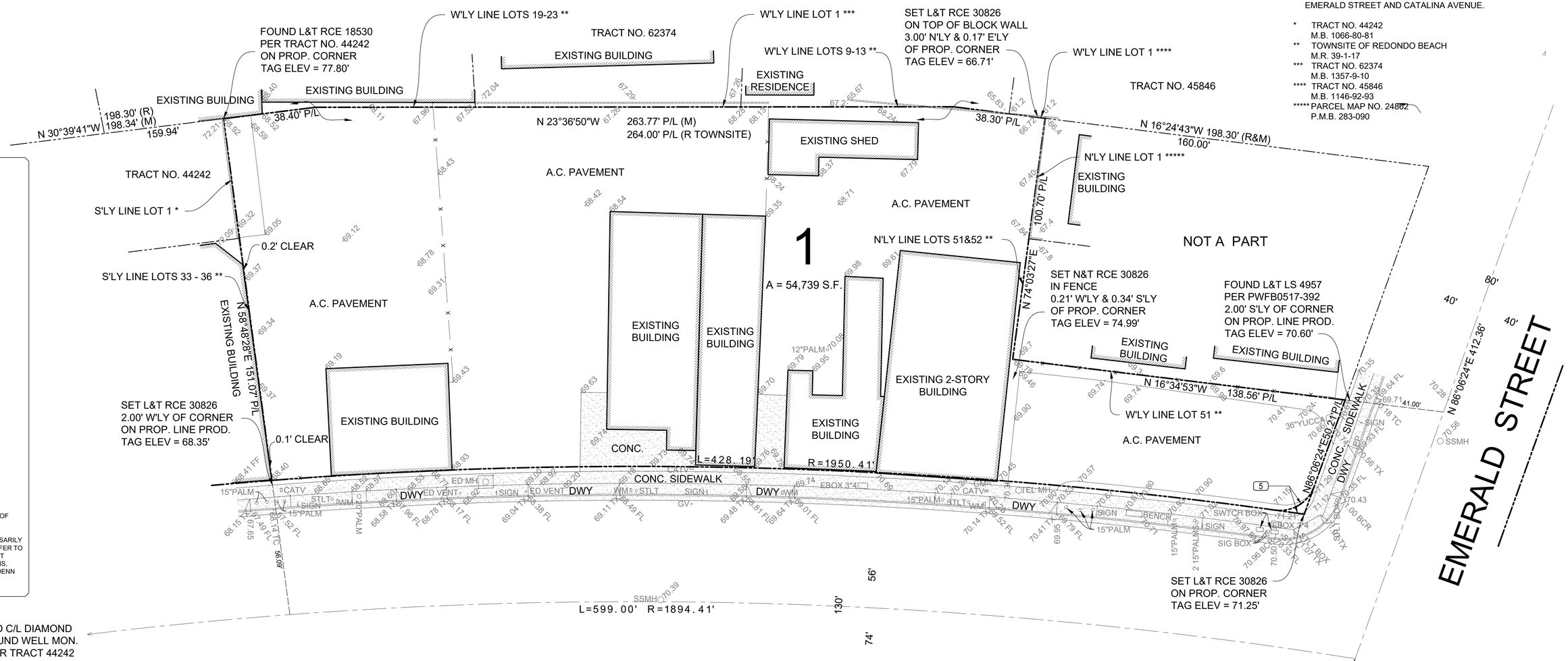
GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 4 UNIT CONDOMINIUM PROJECT: THE PROJECT PROPOSES ONE LOT, WITH:
   - ONE (2) AIRSPACES FOR 30 APARTMENT UNITS, IN FOUR BUILDINGS.
   - TWO (2) AIRSPACES FOR COMMERCIAL BUILDINGS
4. TOPOGRAPHIC AND BOUNDARY MAPPING SHOWN HEREON FROM A SURVEY BY DENN ENGINEERS.

5 DEDICATE RIGHT OF WAY CORNER CUT AT EMERALD STREET AND CATALINA AVENUE.

* TRACT NO. 44242 M.B. 1066-80-81
** TOWNSITE OF REDONDO BEACH M.R. 39-1-17
*** TRACT NO. 62374 M.B. 1357-9-10
**** TRACT NO. 45846 M.B. 1146-92-93
***** PARCEL MAP NO. 24852 P.M.B. 283-090



LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- 106.76 EXISTING ELEVATION
- 100 EXISTING CONTOUR
- BLOCK WALL
- X EXISTING FENCE

BCR	BEGINNING OF CURB RET
E'LY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
N'LY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
S'LY	SOUTHERLY
SPK	SPIKE
STK	STAKE
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DVWY APRON
W'LY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT : (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

PROPOSED DEDICATION NOTE:

1) POSSIBLE CORNER CUTOFF AT EMERALD AND CATALINA.

2) A SIDEWALK DEDICATION AT DRIVEWAY LOCATIONS FOR ADA SIDEWALK CONSTRUCTION (4' SIDEWALK WIDTH REQUIRED BEHIND DRIVEWAY APRON PER PUBLIC WORKS STANDARD PLAN 110-2).

PLANNING COMMISSION DESIGN REVIEW

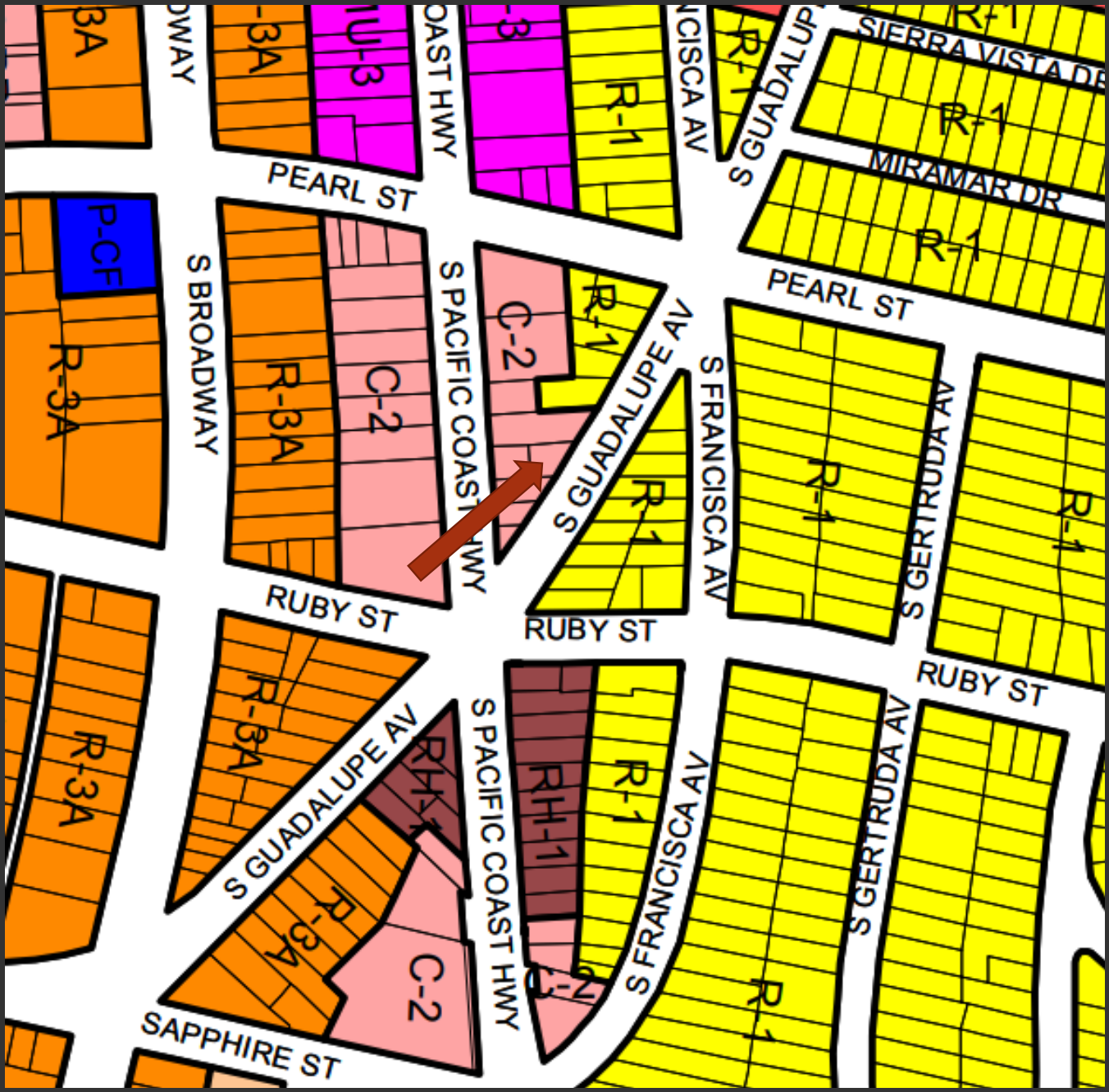
415 South Guadalupe Avenue

May 19, 2022

PROJECT SITE

- Located on west side of South Guadalupe, east of PCH
- Lot is approximately 2,800 SF
- Total floor area - 1,397 SF
- CA Bungalow built in 1923
- Zoned C-2, Commercial
- Legal, nonconforming
- New balcony along north elevation
- Municipal Code Section 10-2.2002(b)

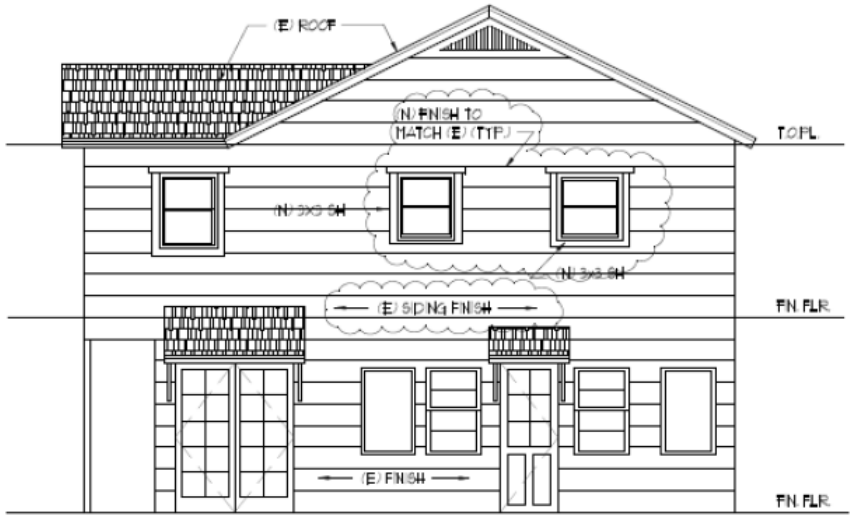
ZONING MAP


SIERRA VISTA DR
MIRAMAR DR
PEARL ST
PEARL ST
S GUADALUPE AV
S FRANCISCA AV
S GERTRUDA AV
S PACIFIC COAST HWY
S BROADWAY
RUBY ST
RUBY ST
RUBY ST
SAPPHIRE ST
R-1
R-3A
C-2
RH-1
P-CF

FEATURES & REVIEWS

- Classic features for a small Craftsman home
- Character-defining features: Horizontal siding, wood double-hung windows, wood trim, gable roof elements with exposed rafter ends, and covered entry porch
- Excellent condition, no signs of disrepair
- Minor Alterations Subcommittee – January 25, 2022
- Preservation Commission – March 2, 2022

Minor Alterations Subcommittee – Elevation Drawings
January 25, 2022



RIGHT ELEVATION

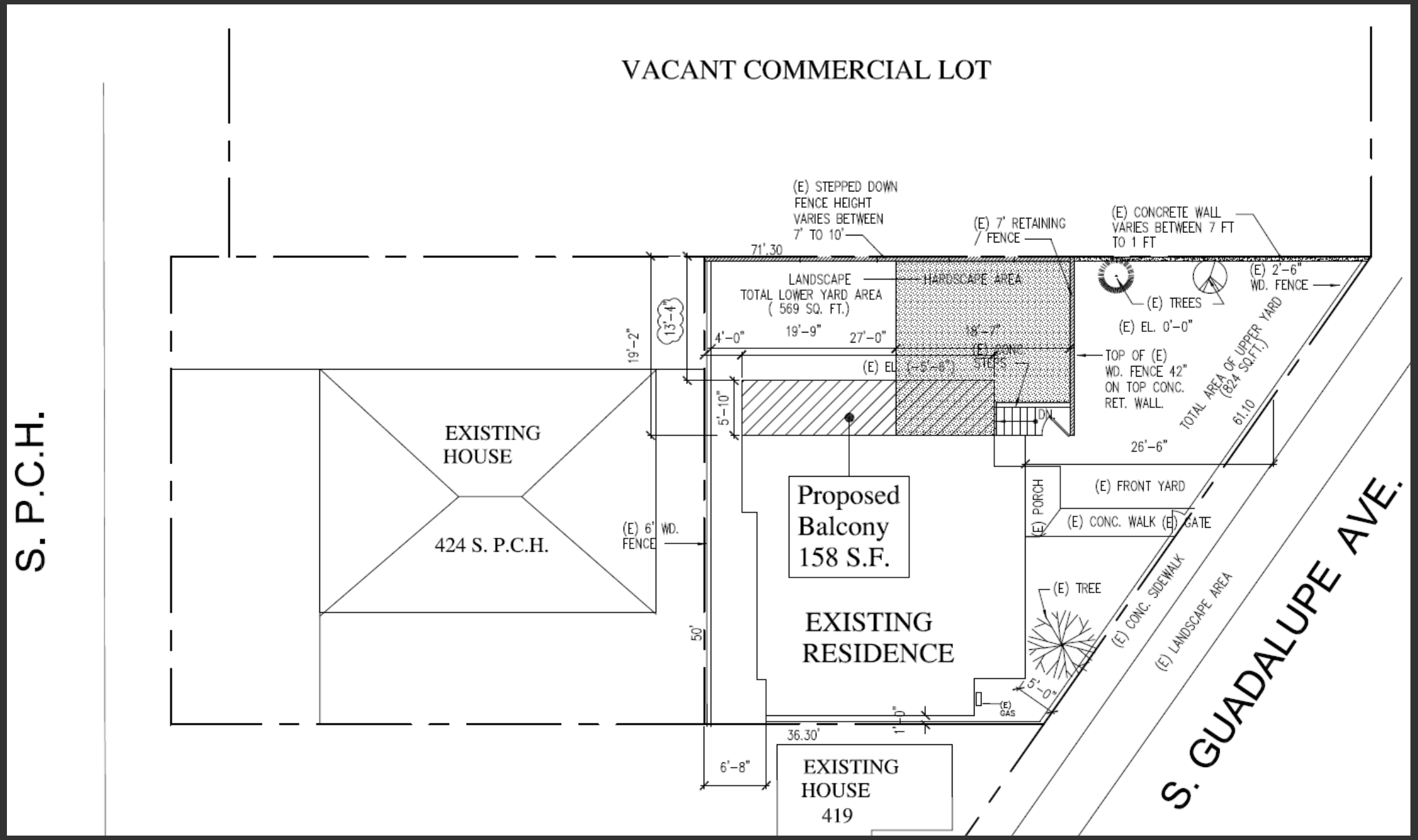
SCALE: 1/4"=1'-0"

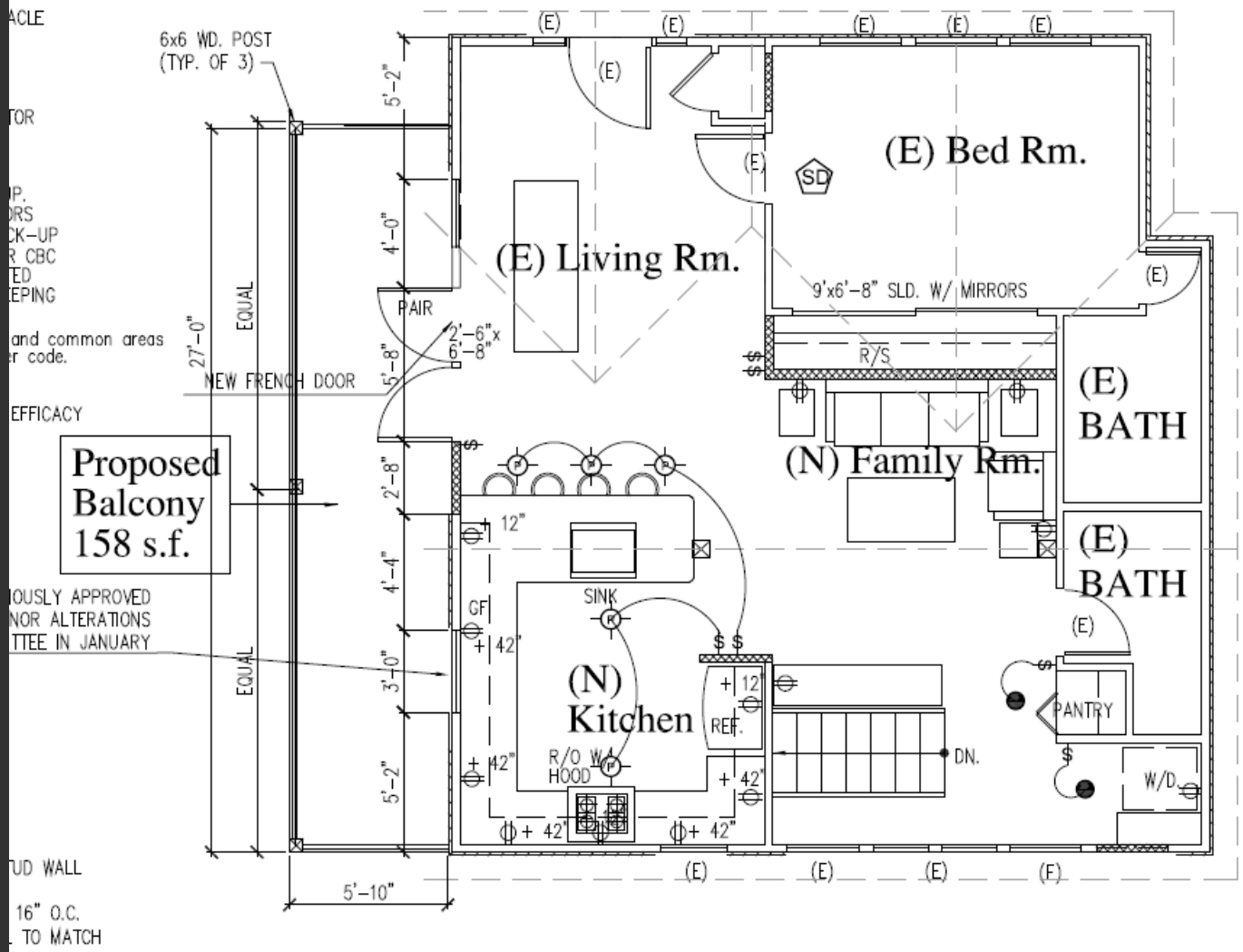
REAR ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED PROJECT

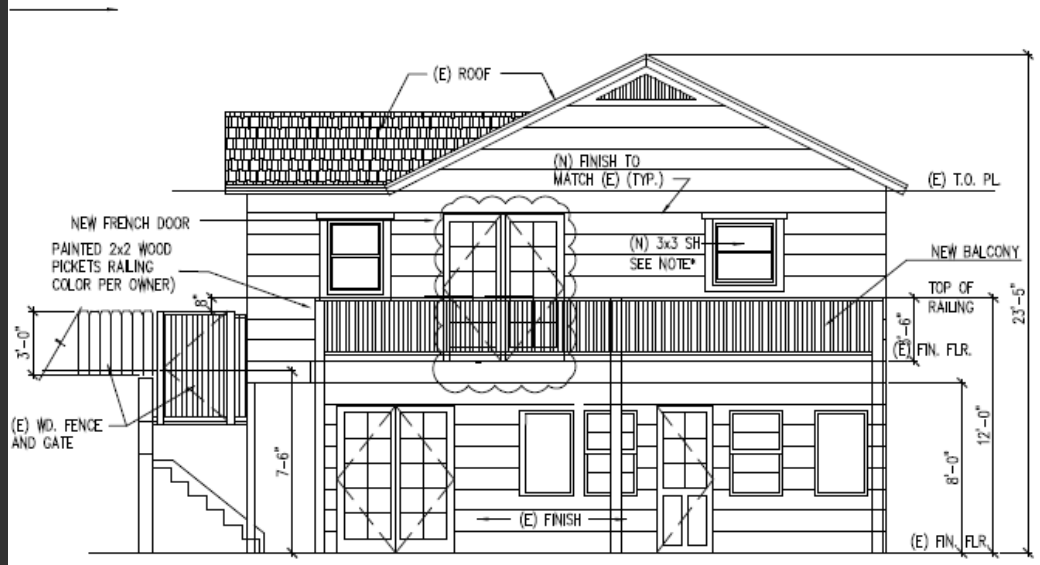
- Balcony addition along north elevation – 158 SF
- Remove one original window, add wood French Doors
- Remove two roof overhangs on lower level
- Balcony - Low visibility, approximately 8 inches
- Topography – Downsloping lot, one-story at street
- Outdoor living space – Lower yard approx. 734 SF
- No new square footage
- All materials to be wood


VACANT COMMERCIAL LOT
S. P.C.H.
(E) STEPPED DOWN FENCE HEIGHT VARIES BETWEEN 7' TO 10'
(E) 7' RETAINING / FENCE
(E) CONCRETE WALL VARIES BETWEEN 7 FT TO 1 FT
71'.30
LANDSCAPE
TOTAL LOWER YARD AREA (569 SQ. FT.)
HARDSCAPE AREA
(E) 2'-6" WD. FENCE
(E) TREES
(E) EL. 0'-0"
19'-9"
27'-0"
4'-0"
18'-7"
(E) CONC. STEPS
TOP OF (E) WD. FENCE 42" ON TOP CONC. RET. WALL.
TOTAL AREA OF UPPER YARD (824 SQ.FT.)
61.10
13'-4"
19'-2"
5'-10"
DN.
26'-6"
EXISTING HOUSE
424 S. P.C.H.
(E) 6' WD. FENCE
Proposed Balcony 158 S.F.
(E) PORCH
(E) FRONT YARD
(E) CONC. WALK
(E) GATE
(E) TREE
EXISTING RESIDENCE
50'
(E) CONC. SIDEWALK
(E) LANDSCAPE AREA
5'-0"
(E) GAS
1'-0"
36.30'
6'-8"
EXISTING HOUSE 419
S. GUADALUPE AVE.



PROPOSED STREET LEVEL FLOOR PLAN

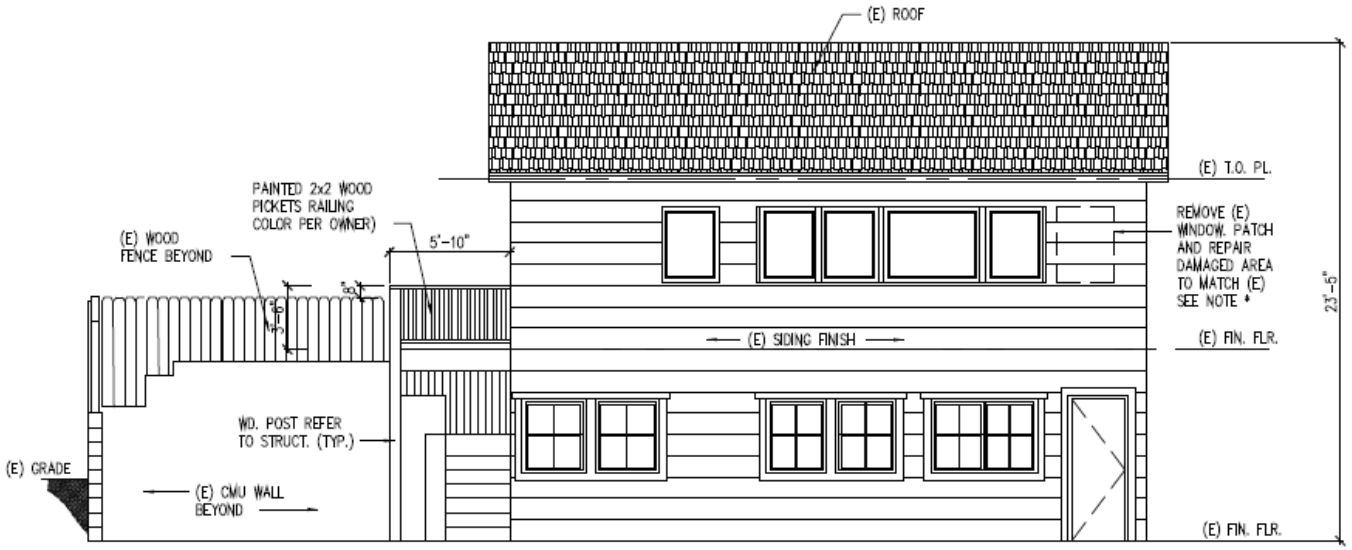
SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

* PREVIOUSLY APPROVED BY THE MINOR ALTERATIONS SUBCOMMITTEE IN JANUARY 2022



REAR ELEVATION

SCALE: 1/4"=1'-0"

NONCONFORMING USE

10-2.2002(b)

- Shall not adversely impact adjacent properties
- Shall not increase degree of nonconformity
- Shall not decrease future off-street parking
- Shall not cause/increase deficiency in parking
- Shall not increase the useful life of the structure
- Not inconsistent with General Plan

PLANNING COMMISSION DESIGN REVIEW

10-2.2502 (b)

- User impact and needs
- Relationship to physical features
- Consistency with architectural style
- Balance and integration with neighborhood
- Building design
- Signs (No signage proposed)
- Consistency with residential design guidelines
- Conditions of approval

STAFF RECOMMENDATION

If the Planning Commission finds that the application meets the criteria:

- Adopt the Exemption Declaration and Approve the Planning Commission Design Review for a balcony addition at the historic property located at 415 South Guadalupe Avenue

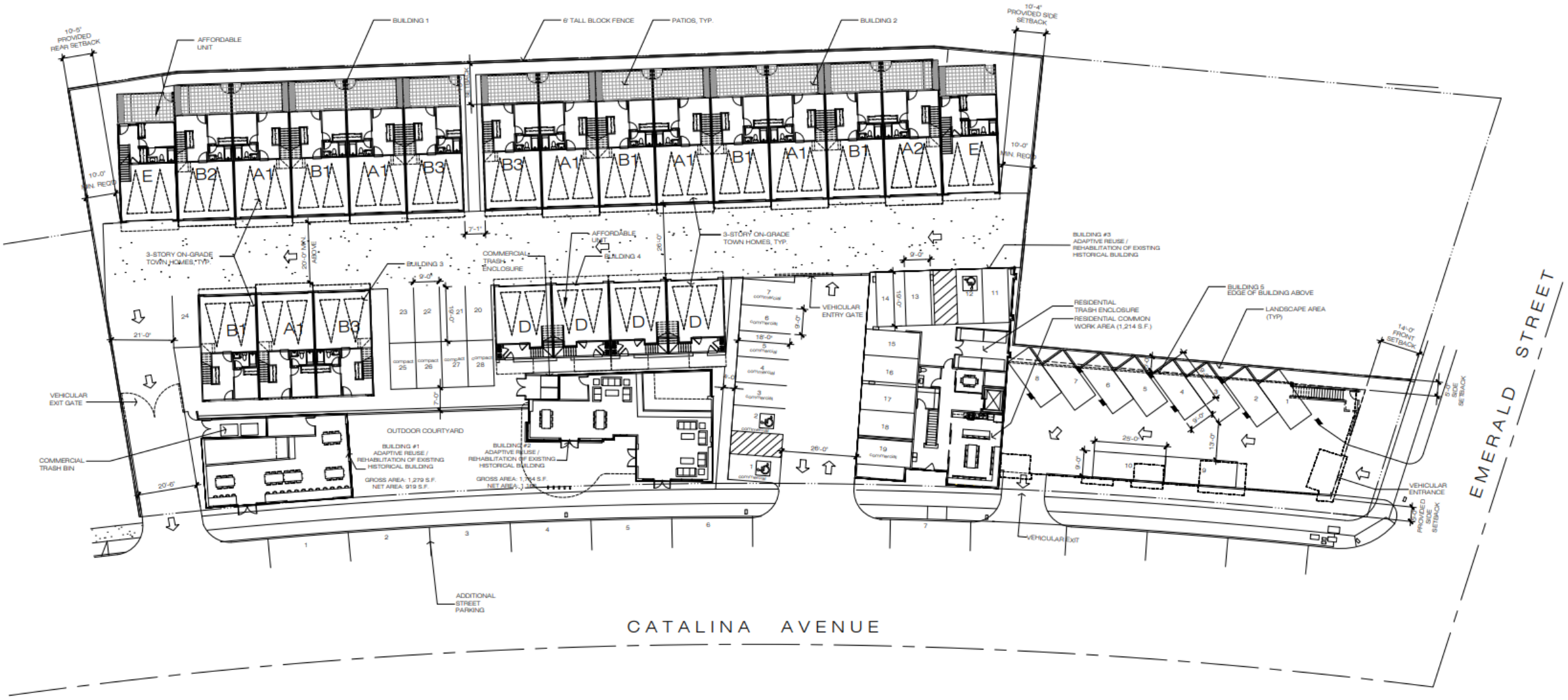
100-132 North Catalina Avenue

Final Environmental Impact Report –

Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program;

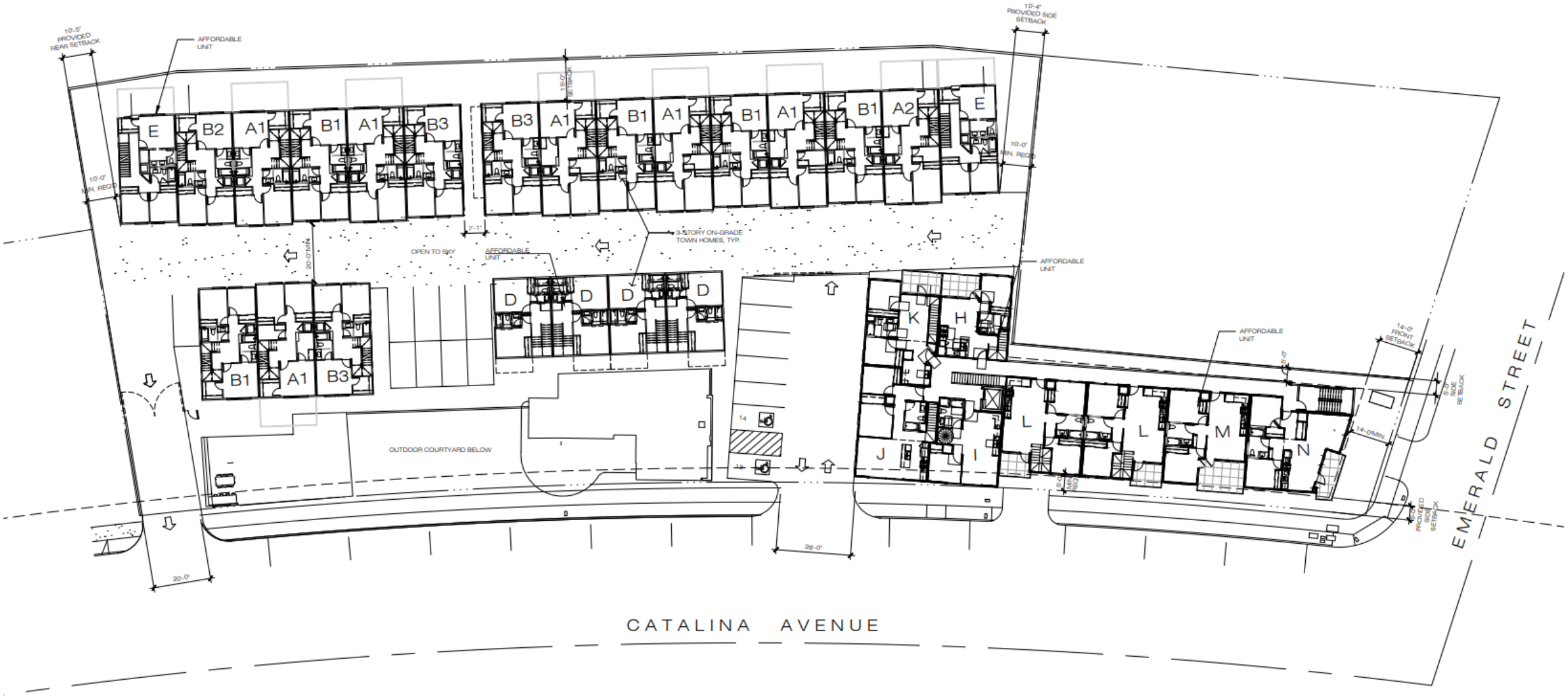
Density Bonus; Historic Variance; Conditional Use Permit; Coastal Development Permit; Planning Commission Design Review; Vesting Tentative Parcel Map

Revised Site Plan

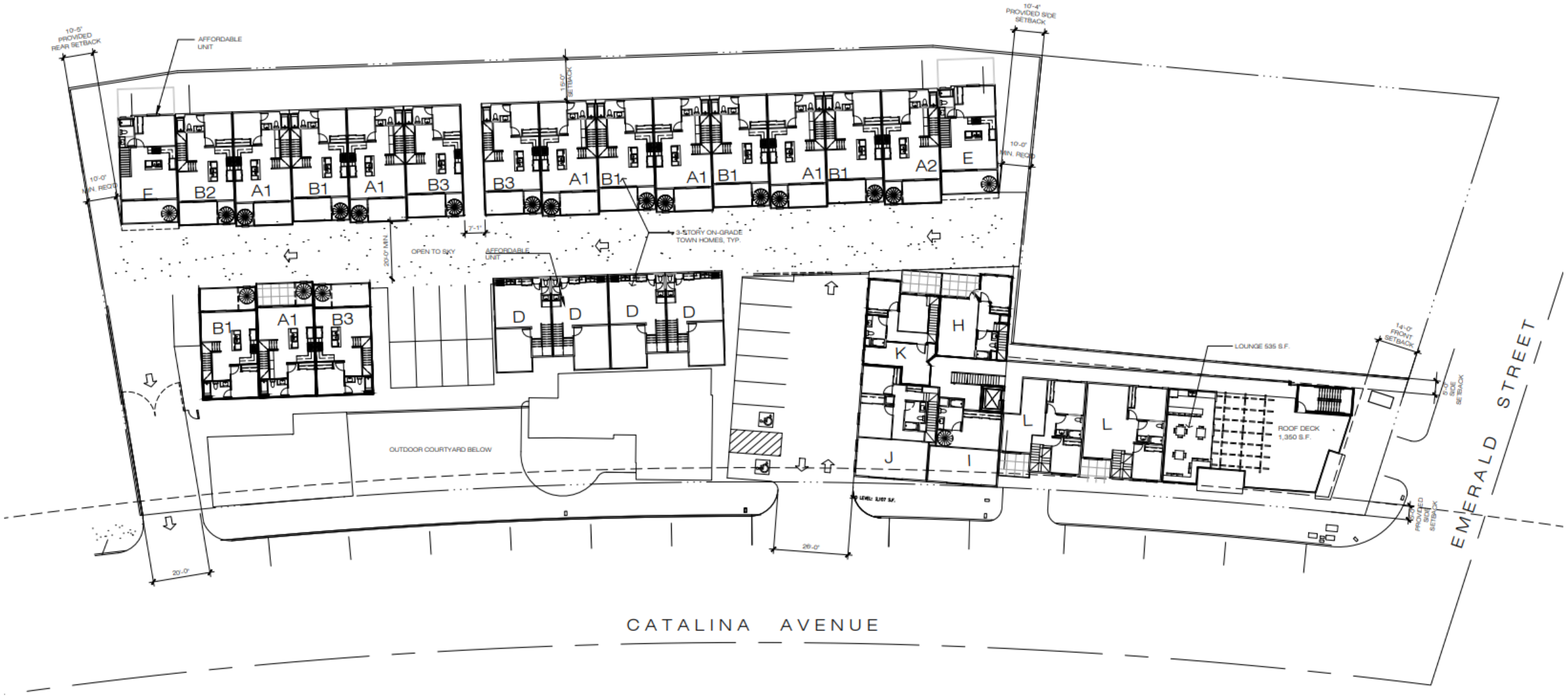


LEVEL 1 BUILDING PLAN

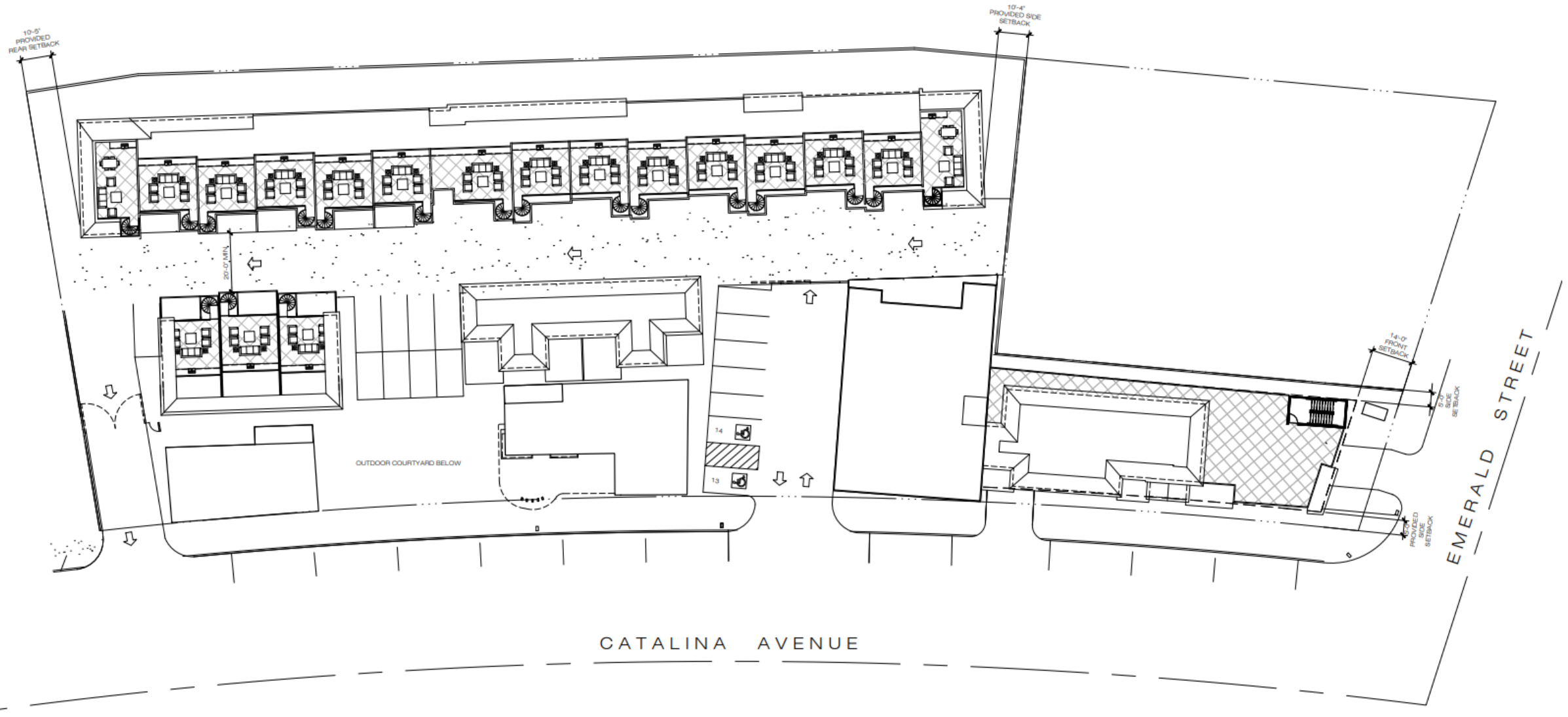
Revised Site Plan



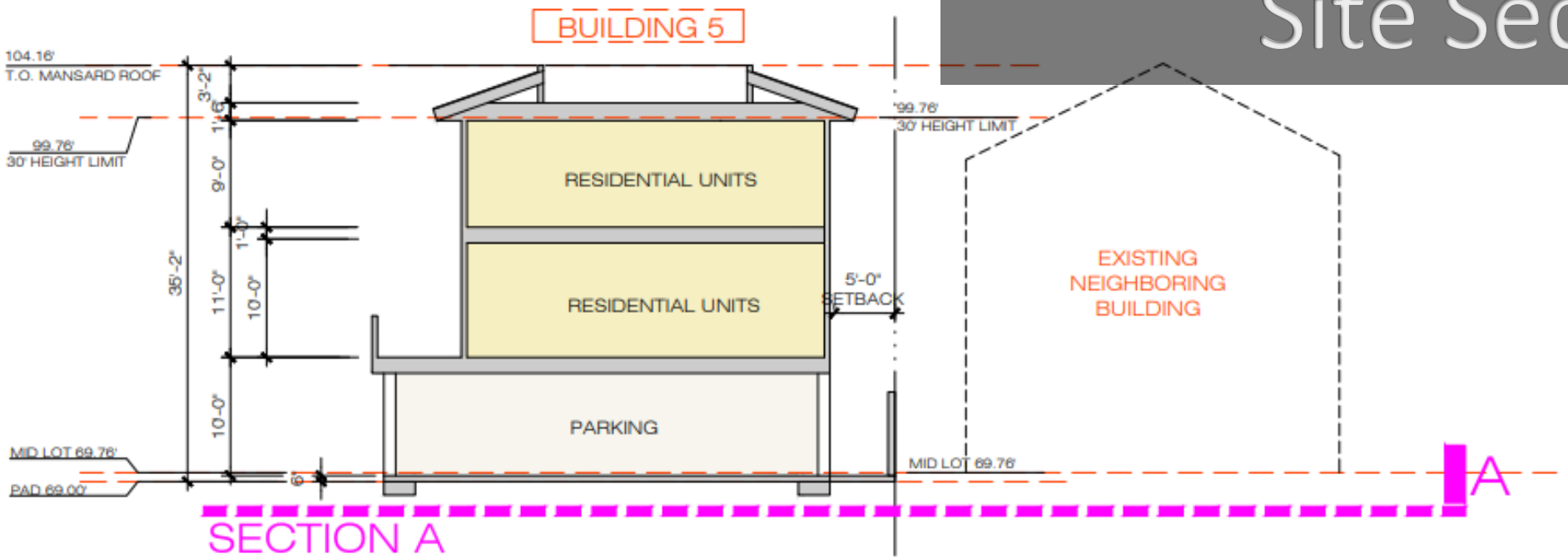
Revised Site Plan

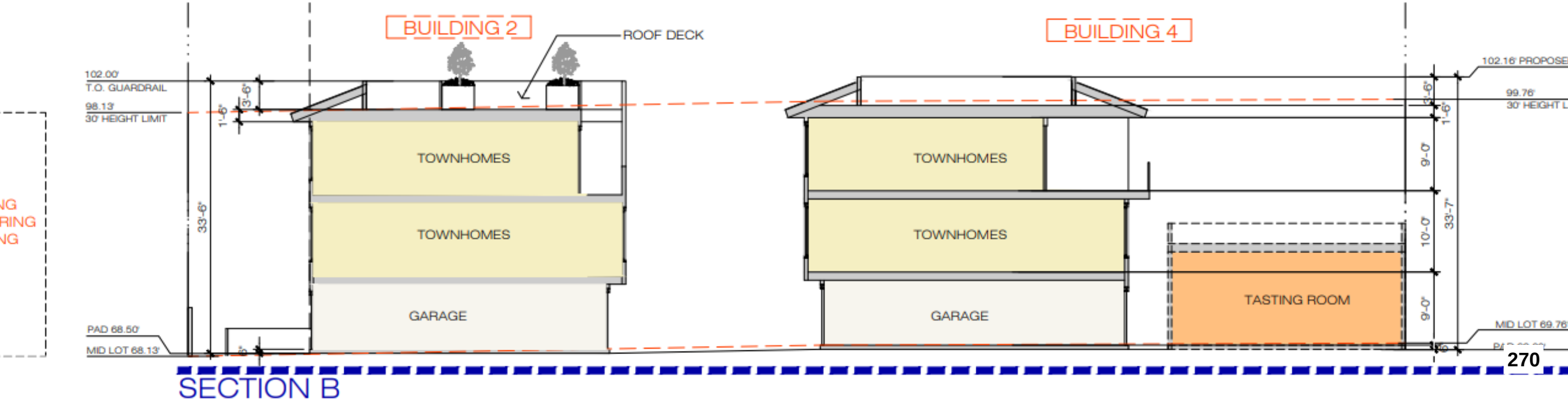


Revised Site Plan



Site Section





Renderings

Renderings

Renderings

Renderings

Renderings

Renderings

Tentative Map

- Airspace (condominium) subdivision;
- Four airspace parcels;
  - Two parcels for the commercial buildings
  - Two residential parcels – four buildings
- Delineation is not required;
- Commission cannot deny the map based on the parcel configuration (Government Code 66427)

Recommendation

- Continue the public hearing and accept all testimony
- Close the public hearing and deliberate
- Consider a Resolution:
  - Certifying the Final Environmental Impact Report
  - Adopting the CEQA Findings
    - Adopting the Statement of Overriding Considerations (Exhibit A)
  - Approving the land use entitlements

100-132 North Catalina Avenue

Final Environmental Impact Report –

Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program;

Density Bonus; Historic Variance; Conditional Use Permit; Coastal Development Permit; Planning Commission Design Review; Vesting Tentative Parcel Map

CATALINA VILLAGE

PLANNING COMMISSION PRESENTATION

MAY 19, 2022

CATALINA VILLAGE PROJECT PILLARS

1. Housing and affordability
2. Historical preservation
3. Sustainability and eco sensibility
4. High design in architecture

PLANNING COMMISSION COMMENTS

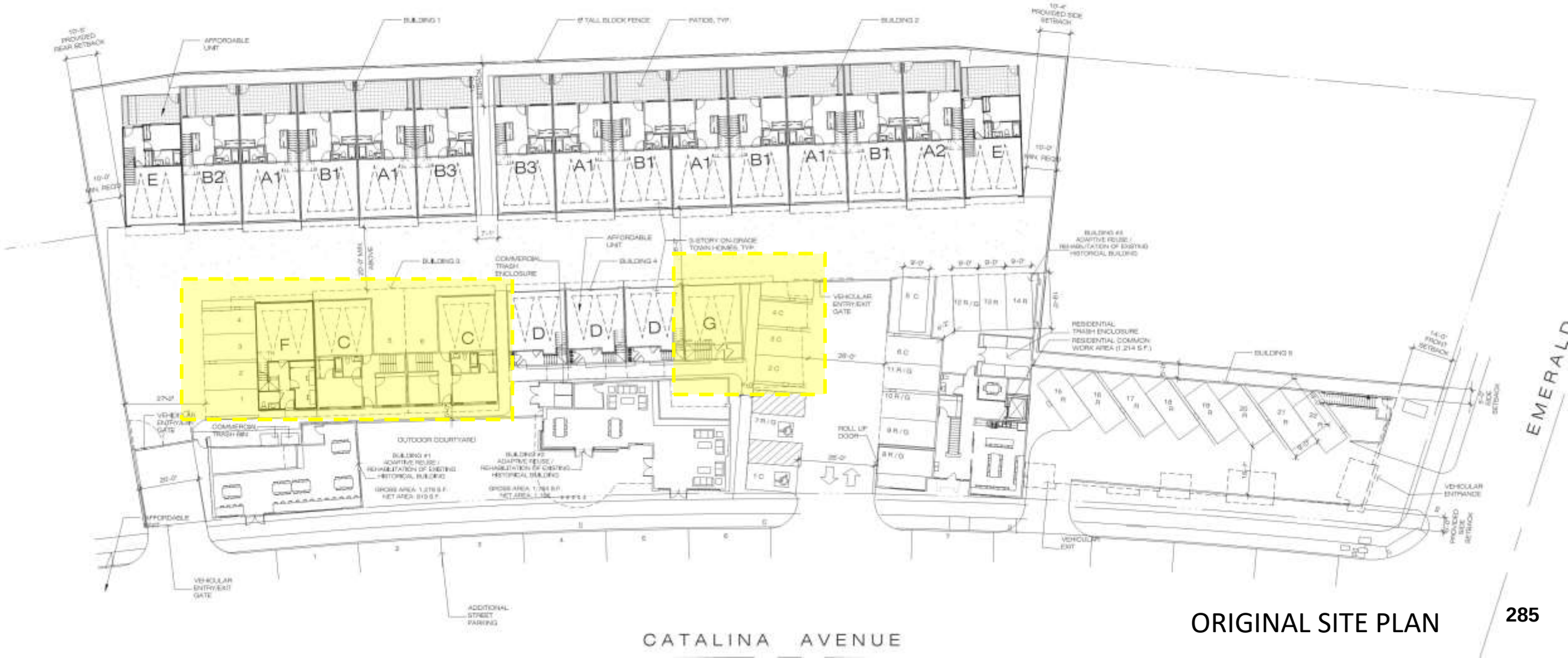
1. Concern with high bedroom count in certain units
2. General project massing on site
3. Building design; being compatible and in harmony
4. Residential & commercial parking count
5. Property Management & surrounding property privacy concerns

RESPONSE 1: Concern with high bedroom count in certain units

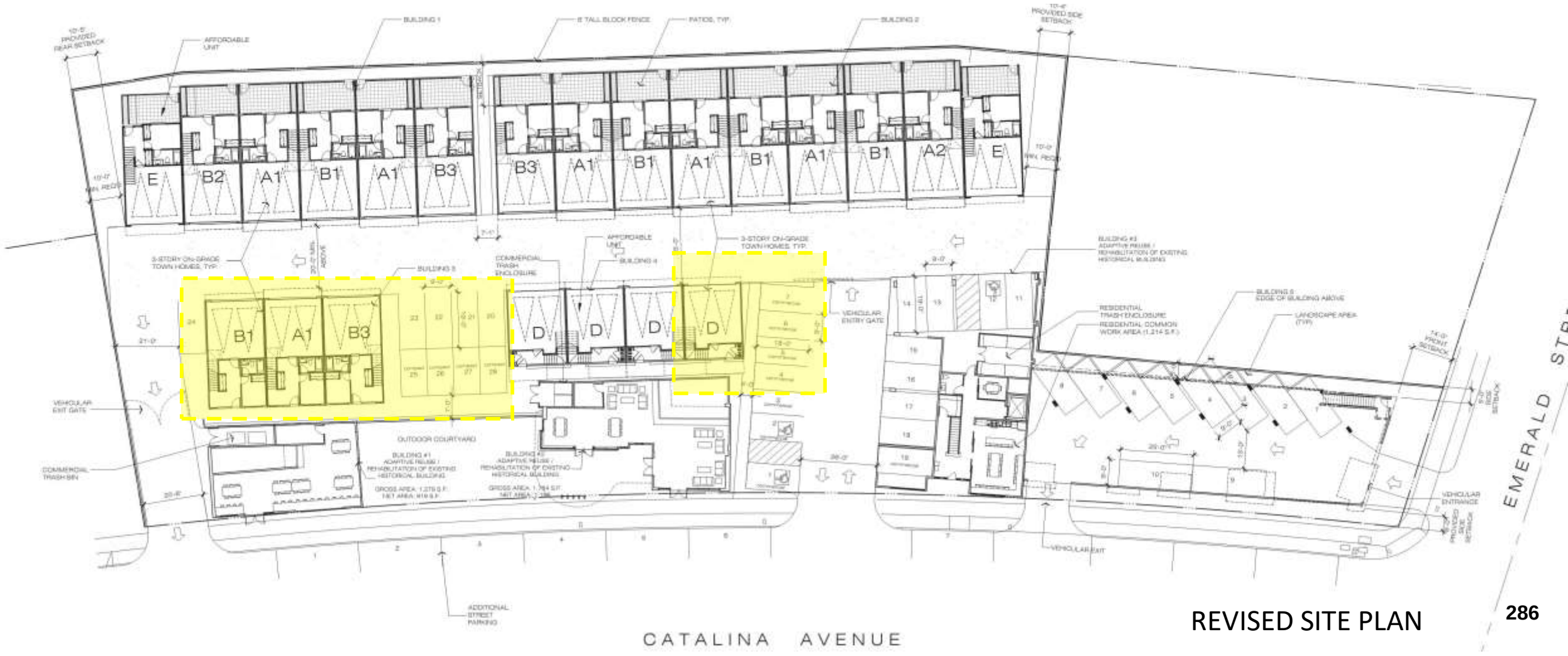
- Maintained 30 units on-site
- Simplified site design & unit configurations
- Eliminated all 6- & 7-bedroom units
- Reduced overall bedroom count from 132 beds to 122 beds (8% reduction)

RESPONSE 2: General project massing on site

- Reduced residential townhome buildings SF from 49k GSF to 43k GSF (5,438 GSF; 11% scope reduction)
- Re-designed Catalina elevation; front townhome building broken into two building blocks and tucked behind commercial buildings. This creates more depth into site and further distinguishes the historic commercial corridor
- Rear townhome building block is 90 feet from Catalina Ave
- Added more green space and trees to site



ORIGINAL SITE PLAN

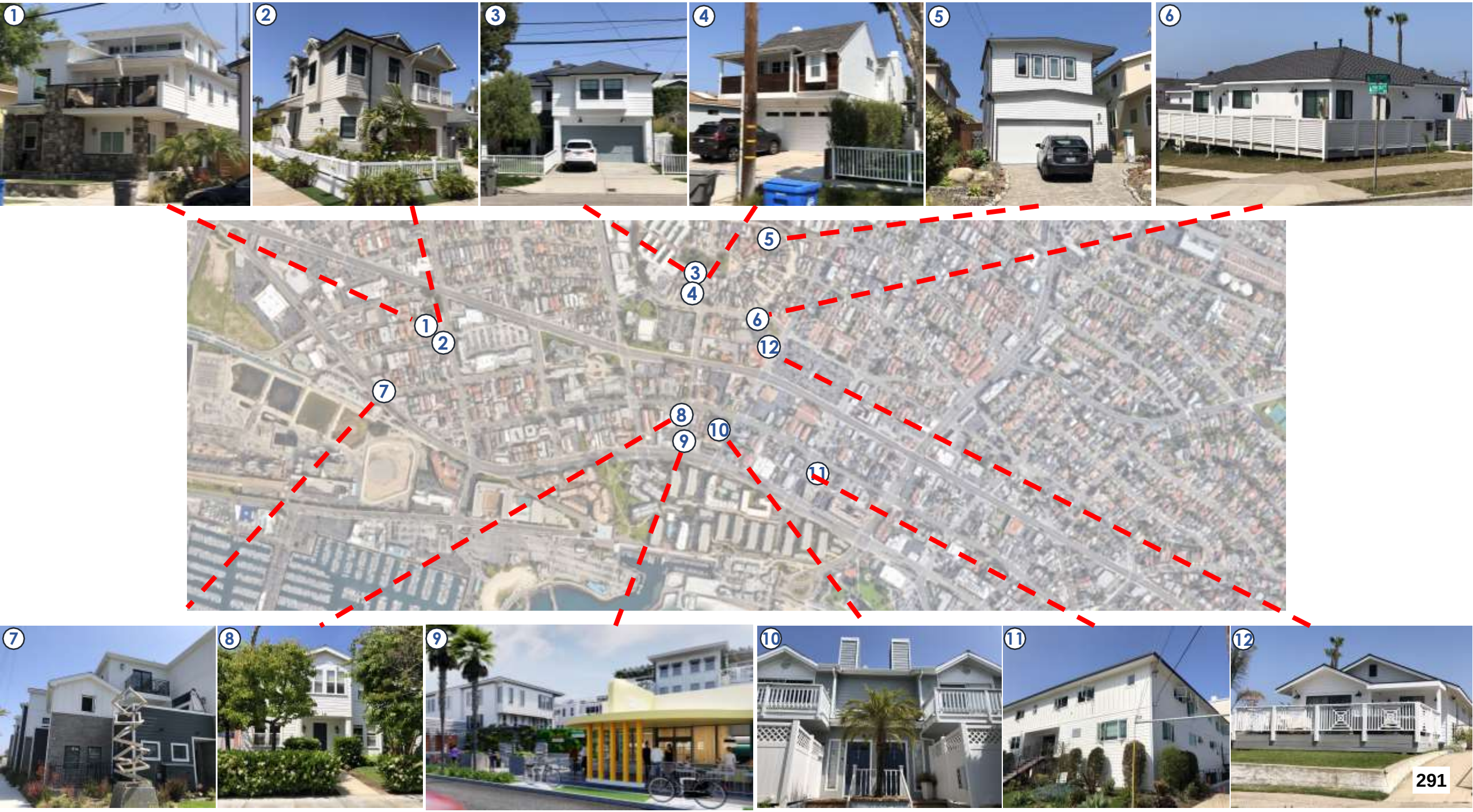


REVISED SITE PLAN

RESPONSE 3: Building design; being compatible and in harmony

COFFEE

TASTING ROOM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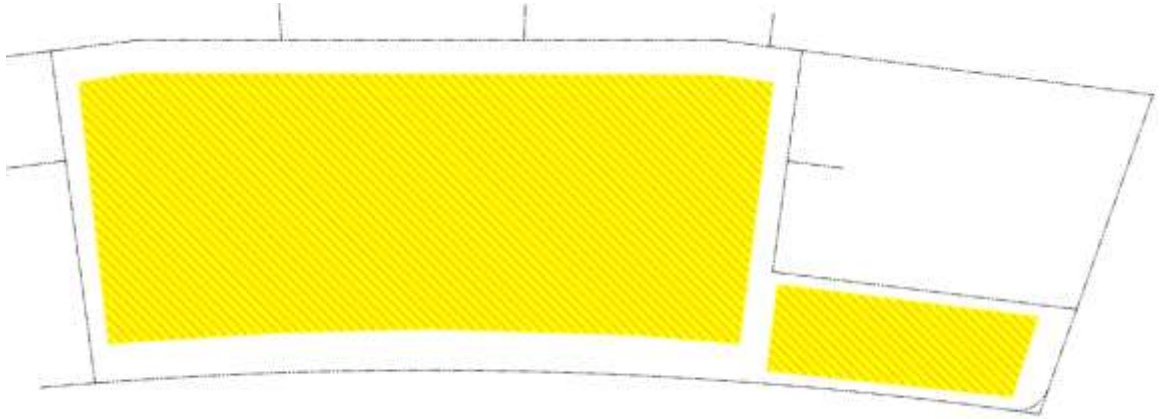
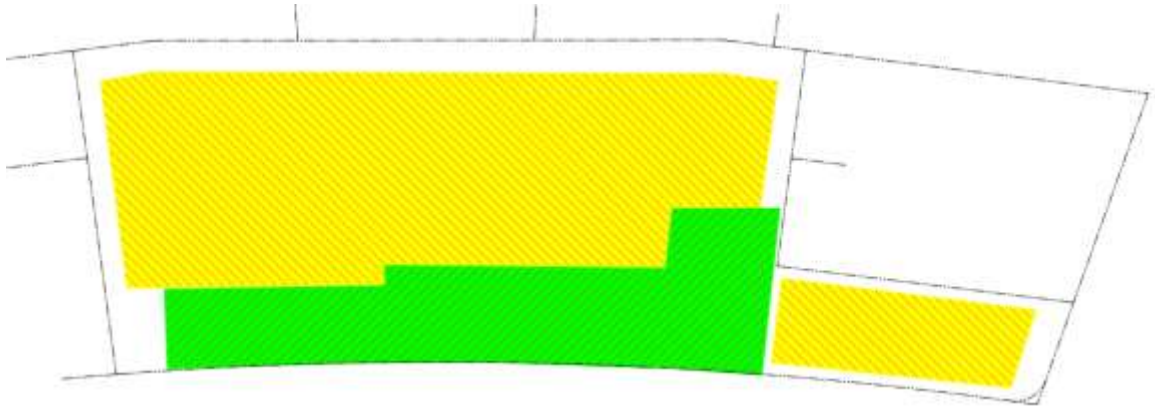
SITE PLAN EVOLUTION

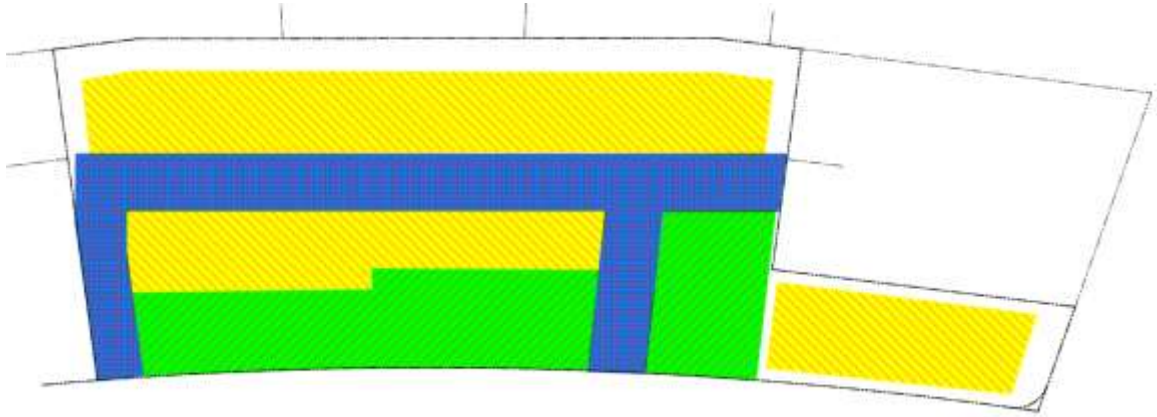
22 UNIT CONCEPT



PRESERVED COMMERCIAL

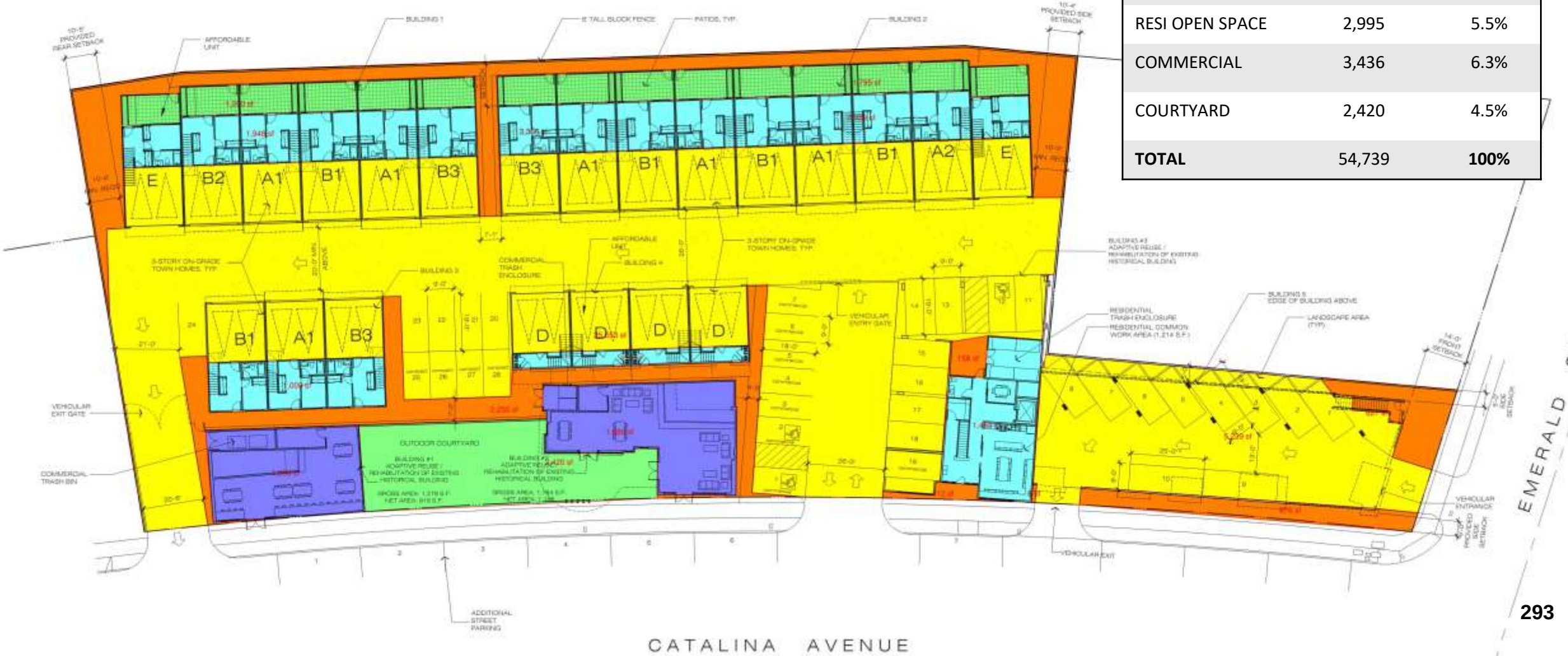


SITE CIRCULATION



RESPONSE 4: Residential & Commercial parking count

SITE PLAN USES	SQUARE FEET	%
PARKING & CAR CIRCULATION	30,783	56.2%
PEDESTRIAN CIRCULATION/ SETBACKS	7,319	13.4%
RESIDENTIAL	7,780	14.3%
RESI OPEN SPACE	2,995	5.5%
COMMERCIAL	3,436	6.3%
COURTYARD	2,420	4.5%
TOTAL	54,739	**100%**



RESPONSE 4: Residential & commercial parking count

- Reconfigured site to accommodate 7 additional parking spaces.
- Reduced outdoor dining seats from 82 to 50 to decrease required parking count by 6 spaces.

	ORIGINAL		REVISED	
RESIDENTIAL PARKING	REQUIRED	PROVIDED	REQUIRED	PROVIDED
PRIVATE GARAGES		44		44
SURFACE PARKING		23		23
TANDEM PARKING		0		4
TOTAL	**67**	**67**	**67**	**71**
COMMERCIAL PARKING				
TASTING ROOM	18		18	
COFFEE SHOP	7		7	
OUTDOOR DINING	12		6	
TOTAL	**37**	**5**	**31**	**8**
TOTAL PROJECT ON-SITE PARKING	**104**	**72**	**98**	**79**
OFFSITE STREET PARKING		8		8
HISTORIC INCENTIVE (PARKING VARIANCE)		32		23

RESPONSE 5: Property Management & surrounding property privacy concerns

PROPERTY MANAGEMENT RFP REQUIREMENTS:

- On site property manager from 9am-6pm
- Non-smoking building(s) and property
- Noise: quiet hours from 10pm to 7am
- Trash: all discarded items and debris to be deposited in designated rubbish areas. Tenant to be charged for causing unnecessary janitorial labor.
- No subletting; No pets

- Preserving 8 existing palm street trees
- Planting 40 new trees on site (excluding cypress trees bordering the property line)

REVISED LANDSCAPE PLAN

THANK YOU

From: Holly Osborne
To: Lina Portolese
Cc: Matthew Hinsley; Sheila Lamb; Doug Boswell; Rob Gaddis
Subject: Fw: Questions for tonight"s Planning Commission meeting. Non Agenda, and Agenda
Date: Thursday, May 19, 2022 5:34:55 PM

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Lina:

I am sending you my notes for non-agenda and agenda. For non-agenda, could you put the article with the graph, and my remarks below, in the minutes (or attachment, or whatever it is you do.)

I will speak both during Non Agenda and Agenda. Please send this to all the commissioners, so they have the plot in front of them. (I will send it off right now to some of them, but I do not have all their email addresses.)
Thanks
Holly

Non Agenda: This article is from the Wall Street Journal; it appeared this week

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Administration Eyes Affordable-Housing Needs

By Andrew Ackerman
And Nicole Friedman

WASHINGTON—The Biden administration on Monday announced steps aimed at addressing the U.S. shortage of entry-level homes, including expanding federally backed financing for affordable housing and directing grants toward localities that encourage construction.

Each regulatory move is technical and modest, though the administration hopes they will collectively dent the estimated shortage of millions of homes over the coming years.

"While the policies cover a wide range of issues and agencies, most are intended to do one thing: Make it easier and more economical to build affordable housing," said Jim Parrott, a former Obama administration housing adviser, who had reviewed the proposal.

The changes include encouraging greater land-use improvements at the local level by favoring jurisdictions that promote "density and rural main street revitalization" for funding from last year's infrastructure bill, according to a fact sheet distributed by the White House.

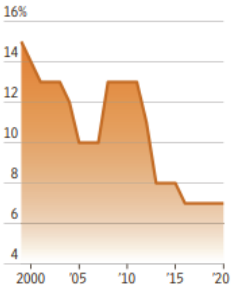
Two government agencies, the Federal Housing Administration and the Federal Housing Finance Agency, will explore test pilots to boost financing for tiny homes to increase housing supply.

In another move to encourage construction, government-controlled mortgage company Fannie Mae will consider purchasing loans made to builders prior to construction of multifamily housing. At present, Fannie generally only buys mortgages for homes already built and certified for occupancy, which is too late for smaller builders that lack access to affordable financing.

The limited inventory of homes has pushed up housing costs for buyers and renters alike. The median existing-home price rose 15% in March from a year earlier to $375,300, according to the National Association of Realtors, a record high going back to 1999. The national median rent in April rose more than 16% from a year earlier, according to rental website Apartment List.

New-home construction hasn't kept up with demand, as builders took years to recover from the financial crisis and faced shortages of land and skilled labor. Those shortages and rising material costs continue to hinder builders.

Annual share of newly built single-family homes that are under 1,400 square feet



Source: Census Bureau

The above article from the Wall Street Journal shows that the real need is for starter homes; and shows a US wide plot as to how the number of homes < 1400 sq ft has declined. These are the homes that need to be targeted for planning in Redondo.

Or, rather, you should **not enable** developers to target the more "affordable" houses that we do have, for destruction. One way a planning commission can inadvertently target the middle class lower-end houses for destruction, is by increasing the FAR on them. This encourages developers to overbid for them, pricing out the first time buyer. This is also why, in particular, we need standards for the R1-A lots, so the structures built on them are not mega-towers, built from lot end to lot end; with questionable "mezzanines." And we need to enforce the standards we have for R1 lots.

The article mentions federal bills aimed at helping first-time buyers at the federal level. In fact, state Senator Hertzberg is introducing bills at the state-wide level to aid first time buyers. He wants to create as many home owners as possible, because "Home is where the wealth is." I believe Redondo should be practicing zoning policies that will further that goal. Senator Hertzberg can not aid first time buyers into

starter homes if homes have all been McMansionized.

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Following are questions I want to ask on the AGENDA ITEM, the Catalina project.

1. If the total acreage is 1.26 acre, how much is residential foot print and how much is commercial. The residential density of 17.5 du/acre should only be applied to the residential.

2. You have 22 town homes: 16 of which are 5 bedroom and 4.5 bathrooms. For the rental market, what kind of person wants a 5 bedroom 4.5 bathroom dwelling? To whom are these homes targeted? A person who could afford that much rent, would be better off looking inland and buying.

3. I showed a plot earlier showing the decline in starter homes over the past couple decades, in the US. Yet, those are exactly what we need in Redondo. Those townhomes, in your very first, earlier plan, where you targeted 2 and 3 bedroom townhomes to SELL, would seem a much better fit for community. (In one of the sessions on the legislative floor, it was mentioned that developments that have a large owner occupied proportion have less crime and are kept neater. That has also been mentioned in numerous newspaper articles.)

Bottom line: what made you change your model to all rentals, vs owner occupied units.
Last time, A planning commisioner asked the same thing: Why aren't you building homes to sell?

4. It appears you do not have enough parking. Doesn't the Coastal commission want you to have sufficient on site parking, so that you do not take up street parking away from out of town visitors.

Holly Osborne
Redondo Beach

Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 05-19-22 18:30

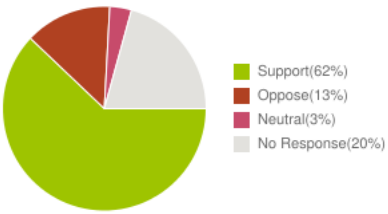
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER	05-19-22 18:30	27	29	18	4	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER
05-19-22 18:30

Agenda Name	Comments	Support	Oppose	Neutral
H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS	2	0	0	1
J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01) RECOMMENDATION: 1. Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate; 2. Close Public Hearing; and 3. Adopt a resolution by title only subject to the findings and conditions contained therein: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE	2	1	0	0

Agenda Name	Comments	Support	Oppose	Neutral
J.2. PC22-4182 A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561) RECOMMENDATION: 1. Open the continued public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate; 2. Close the public hearing; and 3. Consider the applications and proposed plans, and make a determination on the project; a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading: 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 b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions: i. Do not result in cost reductions; ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or iii. The waiver and concessions are contrary to state or federal law. Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).	25	17	4	0

Sentiments for All Agenda Items

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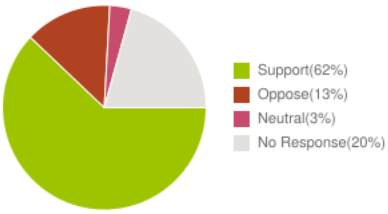
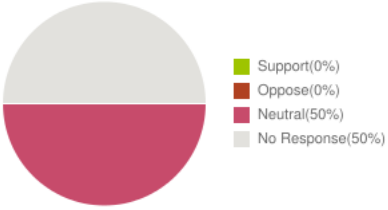
Overall Sentiment



Agenda Item: eComments for H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Overall Sentiment



Mark Nelson
Location:
Submitted At: 3:52pm 05-19-22

This is a non-agenda comment that is of interest to the public and a specifically enumerated right under the Brown Act.

As an experienced developer of projects at Southern California Edison, MidAmerican Energy, and Mountainview LLC, I am very concerned that BCHD is not being provided appropriate guidance by the City on an informal basis throughout BCHDs development process.

EXCESSIVE OVERALL FAR
BCHD originally proposed a non-piecemealed project of about 800,000 sqft for the Prospect site. The site is about 10 acres and with a planned FAR of 200%. P-CF is case by case FAR, but P-CIV has a FAR of 125% and I found no instance of a FAR of 200% in RBMC. BCHD should have been counseled by Planning staff to reduce the FAR or face stiff public opposition based on precedent. BCHDs proposed project is larger than the entire Beryl Heights neighborhood in terms of square feet.

1. BCHD FEIR was certified based on a 50% FAR for the C-2 site. BCHD has proposed no specific compliance path in its Pre-CUP and I see no deficiency declared by Planning staff.

2. BCHD initially proposed 60-ft (2019), 76-ft (2020), 103-ft (2021) and now 83-ft above grade. The 83-ft is 109.7-ft above Beryl St. From Beryl St, BCHD is proposing the 2nd tallest building ever permitted in Redondo Beach, and the TALLEST since 1973. From the courtyard (an invalid comparison), the 83-ft would be the 3rd tallest building. Redondo Beach has chosen NOT to allow excessive height for nearly 40 years. Planning staff should have counseled BCHD of the already known public opposition based on 40 years precedent.

3. BCHDs oil-field services environmental consultant Wood PLC of the UK explained to the public that because BCHD was electing to build such a tall structure, construction would have excessive, damaging noise levels.

Wood PLC also explained that a shorter structure to be fully mitigated. BCHD's excessive height is a direct cause of non-mitigated noise and it should have been clear to Planning staff even without Wood PLC guidance, that public opposition to the height and noise would occur based on precedent and adverse impacts on surrounding property and uses.

Tim Ozenne
Location:
Submitted At: 10:55am 05-19-22

Dear Planning Commission:
This is a public comment on a non-agenda item, but I would like it to be included in the record of tonight's Commission meeting.
I am aware that the meeting agenda packet is over 500 pages long. Most of the packet relates to public comments on non-agenda items. I have not made a careful study, but casually it looks like most such comments relate to the Beach Cities Health Care District's land development project. While this development proposal is not on the Commission's current agenda, I hope all members of the Commission will realize this is a very big deal, not something to be kept from the public while BCHD negotiates with the Planning Department for various permits.
While I am happy to see seven of my own prior comments (submitted via e-mail) included in the packet, I should also mention here that on May 1, I sent a note regarding the fact that the BCHD plan would grossly exceed Redondo's Floor Are Ratio development rule for the C-2 lot at the corner of Flagler Lane at Beryl Street. Oddly, in its Environmental Impact Report, BCHD asserted that the use of that lot would comply with the FAR restriction, but BCHD did not bother to provide analysis or data to support this convenient assertion. In fact, BCHD proposes nearly 18,000 square feet of structure on the lot, while the limit is less than 9,500 square feet. The discrepancy is particularly noteworthy because BCHD has grossly misrepresented—in my opinion—its compliance with existing Redondo development code.
Of course, the public will never know how BCHD's consultant has pitched this discrepancy to Redondo planners already. Perhaps, when the draft building permits are made public, we will learn whether Redondo will simply waive the FAR constraint or if BCHD will modify the structure.
In any case, I trust this Planning Commission will look carefully before drafting permits for BCHD.

Agenda Item: eComments for J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01)

RECOMMENDATION:
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2. **Close Public Hearing; and**
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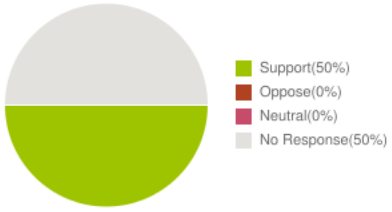

Barbara Zipper
Location:
Submitted At: 9:41am 05-16-22

We live on the 400 block of S Francisca Ave. We are writing in support of the exterior modifications proposed by our neighbors, the Hardys.
We are in favor of your approval of the exemption for the proposed balcony.
Thank you,
Barbara Zipper & Daniel Tadesse

Maggie Healy
Location:
Submitted At: 1:02pm 05-14-22

We have lived on the 400 block of S. Guadalupe for more than thirty years. We are writing to support of the exterior modifications proposed by our neighbors for the property at 415 S. Guadalupe Ave. We value the historic nature of our block, and we know that the Hardy's do as well. They have designed something that will enhance their home beautifully and is in keeping with the historic style of their home. We urge you to approve the exemption for the proposed balcony.
Thank you,
Maggie and Pat Healy

Agenda Item: eComments for J.2. PC22-4182 A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)
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b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions:
i. Do not result in cost reductions;
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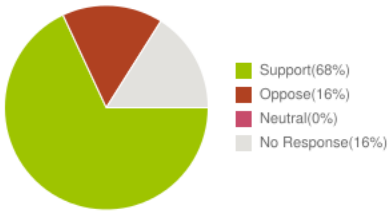

Brianna Egan
Location:
Submitted At: 9:28pm 05-19-22

I am sharing my comments as a lifelong Redondo resident and young person who cares about climate action. I have not had any conversations with the developer nor anyone at the city about this project but I have reviewed the Planning Commission meeting last month about this proposal.

I think this is a thoughtfully-planned development that will bring new life into the Catalina Ave neighborhood and provide needed housing for our community. Urban planning and economics studies consistently show that infill housing development is one of the most impactful actions that cities can take to reduce emissions and act on climate change. To many, this may seem counterintuitive or ironic, but when you consider the overall factors it becomes clear: Multi-family housing uses less utilities (water and energy) per capita than single-family housing. Infill development in coastal, urbanized areas reduces environmentally costly sprawl development in inland areas, thereby reducing commutes, VMT, and energy usage for heating/cooling. Living closer to jobs, schools, and transit decreases economic costs for residents and emissions as a whole.

Redondo Union HS graduates around 700 students per year but we are barely building 25 new homes each year (mostly ADUs and new multifamily). Most get priced out of Redondo because there are not enough affordable units to rent. This project adds needed affordable units and conforms with historical and coastal design. The location for this development is a highly walkable area where residents can walk or bike to get groceries (at Whole Foods), go to school, and visit restaurants. Many will likely be working from home. Perhaps the Planning Commission can ask for a concession to install secured bike parking for residents to further motivate residents to use bikes instead of drive. I urge the Commission to approve this project which will create new homes where there were none before and help alleviate our housing crisis.

David Orea
Location:
Submitted At: 6:49pm 05-19-22

Several members of my family grew up in, and still live in, Redondo Beach. I therefore visit the area very frequently. It's time to clean up and develop this abandoned lot, which has been allowed to languish for years! The proposed development will revive and revitalize this valuable part of the Redondo Beach waterfront. It will attract more families into the community. It will bring commerce and renewed energy into the community. The developer is even proposing soil cleanup, and has presented a plan that aligns with the architecture of surrounding structures. The proposed development is respectful of the character of our community. It's aesthetically pleasing and well thought-out. I am very supportive of moving forward with this much-needed development in our community.

Jonathan Meister
Location:
Submitted At: 6:46pm 05-19-22

My name is Jonathan Meister. I am a resident of Manhattan Beach and a former Redondo Beach resident. I am very familiar with this stretch of Catalina, and this area badly needs development that is pedestrian orientated and responsible to the character of the neighborhood. This development will bring commercial units that will be easily accessible by walking or biking, which will enrich the quality of lives of all residents in the immediate area as well

as the Beach Cities in general. We need more housing supply and we need them to be smartly designed and developed. This project will tremendously enhance the quality of life for the neighborhood in the long run. Thank you.

Steve Laver
Location:
Submitted At: 6:34pm 05-19-22

I have been following the proposed Catalina development for a number of years and fully support the project. It provides new, attractive, affordable housing in a community setting - a desperate need for the South Bay. The fact that it cleans up a site in need of remediation is a huge bonus. I strongly urge Planning to approve this project, and can vouch for the integrity of the development team.

Miriam Burgos
Location:
Submitted At: 6:33pm 05-19-22

I am commenting as someone who has family members who live in Redondo Beach, and also as someone who frequents Redondo throughout the year to visit said family members, enjoy the beach, and to shop and eat in Redondo establishments. I very supportive of this development on Catalina Avenue. This developer has proposed a creative plan to revitalize this valuable property in Redondo Beach from an abandoned, unused lot into a vibrant waterfront location that will provide housing, attract families into the area, and attract more business and tax dollars into Redondo. The entire project is well thought-out and designed to fit in beautifully with the existing, surrounding structures (including the structures already on the lot). This developer is a local himself, and is deeply committed to the success of this project for the sake of the Redondo Community. It is evident that this project is designed with the best interest of the Redondo Beach community in mind.

Caesar Abed
Location:
Submitted At: 5:37pm 05-19-22

As a resident of Redondo beach I am in full support of the Catalina village project. I am a young professional who has grown up in the city and have found that as the people I knew grew older they were unable to find unaffordable housing. This was disheartening to see because it meant that the community I had come to love and cherish was being forced out by the high demand for coastal property.

This project's plan to increase affordable housing while also remaining ecologically sustainable is another key point within the projects details that I noticed. The developer is hoping to clean up contaminated soil within the area which would drastically improve the environmental health of the area.

Bringing in a walkable, affordable development to this community will be beneficial to all residents as shops will be points of gathering for both visitors who contribute to the local economy as well as longtime inhabitants.

I hope that I will soon be able to walk by this new project as it is being constructed, looking out over the shining pacific, and content that my community was headed towards a more equitable and forward-thinking future for all of its residents.

Natalie White
Location:
Submitted At: 4:30pm 05-19-22

I am in full support of the Catalina Village Project.
It will serve well both, our community and the city.
Redeveloping with green technology in mind and providing more affordable housing, is precisely what our community needs.
Contaminated soil directly affects human health through direct contact with soil or via inhalation of soil contaminants which have vaporized; potentially greater threats are posed by the infiltration of soil contamination into groundwater aquifers used for human consumption, sometimes in areas apparently far removed from any apparent source of above ground contamination. Toxic metals can also make their way up the food chain through plants which reside in soils containing high concentrations of heavy metals. This tends to result in the

development of pollution-related diseases.
The concern over soil contamination stems primarily from health risks, from direct contact with the contaminated soil, vapour from the contaminants, or from secondary contamination of water supplies within and underlying the soil.
So health risks are huge and the clean up is very expensive and time consuming task. It requires the expertise in geology, hydrology, chemistry and other resources.
So I feel this clean up will help our community tremendously.
Preserving the small beach town feel while creating a beautiful, walkable, family friendly space for all to enjoy is the reason I am really excited about this project.
PS. For the person who are concerned with parking, we don't really want to have an overwhelming amount of crowd in our small beach town. I feel we should support pedestrians and bicyclists and other healthy options of transportation especially being so close by the beach.

Scott DeCordova
Location:
Submitted At: 4:29pm 05-19-22

My name is Scott DeCordova and I'm a third generation Redondo Beach resident. My upbringing has allowed me to both hear and see the ever-changing landscape of this City, which has instilled in me a sense of guardianship for the future of this City's resources - It is with this background that I'm speaking to you from. I'm also one of two real estate agents for the site. The current as-is site is tired and in need of re-vision. It is unique, as it is considered the last remaining part of the "original" downtown Redondo Beach due to the original downtown having been demolished for the 1,000+ condo units that across the street from the site. In contrast, this project pays homage to the historical background of the site by revitalizing the neighborhood serving commercial uses, while adding much needed housing and affordable units to the area in order to provide fair, equitable, and dignified coastal access within the city is paramount to not only the future of this site, but a signal to the community at-large that Redondo Beach is open to smart, inclusive, and thoughtfully designed projects of its aging resources — NOW, not later. As precedent, look directly behind Catalina Village site at 133 N Broadway. This project preserved a historical home by converting it into four, 600 SF units, while allowing for five, new "coastal California" designed townhomes (similar to those being proposed today) to be build around it, for a total of nine new units. The Catalina Village project is smart and responsive to the current needs of both the neighborhood and community. Thank you for your time.

Ben O'Neal
Location:
Submitted At: 4:08pm 05-19-22

I support this project for several reasons.

First, the project will bring much-needed life back to a derelict site in a prime location.

Second, the project offers an opportunity for individuals and families to rent an affordable residence. We need new housing of all types in cities across California.

Third, adjacency to public transit on Catalina and PCH. This allows for flexible commuting options for families and workers. And it also lessens the impact of parking and encourages alternative modes of transportation.

Fourth, environmental cleanup of the site benefits not only the future residents, but also the surrounding neighborhoods.

Last, the design of the new residential buildings are timeless and simple. This allows the renovated historic buildings to "pop" and take center stage.

Sep Dardashti
Location:
Submitted At: 4:05pm 05-19-22

I believe Redondo Beach needs more affordable apartment units therefore agree and support this project.

Mark Nelson
Location:
Submitted At: 3:54pm 05-19-22

It would be helpful for the CIty Attorney, Manager or Planning Director to explain the appeal process to the CCC for the benefit of the surrounding residents.

Kathy Rebentisch
Location:
Submitted At: 3:35pm 05-19-22

As a resident of Redondo Beach for twenty-six years, I care deeply about our community. I recall several years ago when I first heard about the proposed vision for the property on Catalina Ave. I was a frequent customer and have many great memories of Catalina Coffee before they closed. When I heard about the proposed vision for the property several years ago, I was excited to learn that a locally based company had a plan for a thoughtful development honoring the historical elements and incorporating a design for our modern lifestyle.

I appreciate the dedication and commitment of Beach City Capital to incorporate the comments presented at the last meeting. The project provides an excellent balance of much needed housing with supportive commercial space for the area while maximizing parking. And the environmental clean-up benefits everyone. The property as it stands now is an eyesore and continues to degrade, contrary to Redondo Beach as a vibrant and forward-thinking South Bay city. This project is aligned with the character of Redondo Beach and is supportive of its community.

It takes years of planning, design and approvals before a property can be developed, and we have a tremendous opportunity right now. I fully support a decision to move forward to create a beautiful new space. Thank you for your time.

C Kerry Fields
Location:
Submitted At: 2:54pm 05-19-22

I strongly support this project for many reasons. Among them are the following: the project creatively delivers additional affordable living units that the city strives to provide; it promotes an interesting opportunity for families to reside near the waterfront; it addresses housing needs with a stylish and updated design while honoring the Redondo Beach living experience. It maintains a commercial component, valuable to the community at large, that would be lost if the project were designed as a condominium or townhouse project. The project is aligned with promoting an enjoyable quality of life while fitting nicely within the neighborhood of both apartments and residential owners. Most importantly, while solving a housing shortage the local community will benefit from the cleanup of the contaminated soils at the project site. I offer these comments not only as a frequent visitor to this area of Redondo Beach but also as a USC professor who teaches real estate development in its graduate school. This project is a worthy reflection of the city's aspirational goals and I encourage the project’s approval.

Charles LeVine
Location:
Submitted At: 2:18pm 05-19-22

I support the Catalina Village Project. The area in question needs to be cleaned up and redeveloped. The developer is proposing an intelligent design providing quality townhome housing while maintaining the small business commercial retail opportunities.

I am familiar with the developer’s former projects in Redondo and surrounding South Bay communities and ALL have been completed tastefully.

This project would improve the aesthetics of the neighborhood greatly.

Regina Fisher
Location:
Submitted At: 1:07pm 05-19-22

I represent the HOA for 131, 135, 129 (A-D) N Broadway. While we are all supportive of revitalizing our RB

economy, we strongly disagree with the direction of the project. Our lives' investments, our homes, our quality of life will be greatly impacted based on proximity of the new development (not the developer's, not support of the developer's). We purposefully purchased in this area of RB because of its' quiet neighborhood. We appreciate it's charm, different from our sister beach cities. Our hope was that the Catalina Village Project would bring in new townhomes for purchase along with small shops. This would raise the values of our homes, be consistent with our family residential area, while also providing new business. The developer made a comment at a previous meeting that he "could've just come in and built townhomes for purchase," instead he wanted to move forward with his vision. Why are our home investments impacted by someone else's vision who does not live here?

1.What was the driving factor to build rentals vs home ownership? Was there a study/analysis conducted by the developer that proves this decision? 2.The proposed concept does not fit the surrounding neighborhood environment. The floorplans being socialized are 5-7-bedroom units. On the previous call there was an assumption that these units would attract multi-generational families or work from home tenants. This is a very niche audience that's being marketed to with incredibly high rent. Was there a study/analysis conducted by the developer that proves this theory? 3. With the proposal of 5-7-bedroom floorplans, how will 1-2 parking spaces be sufficient for those units? There is concern that the parking will spill over into the residential neighborhoods, limiting parking for guests and church patrons. This will cause congestion of traffic in an area that now has peaceful streets and sidewalks that our children walk and play on. 4. There is a strong concern that roof top decks will infringe on the privacy of the surrounding homes. This will bring noise into a now quiet residential area with surrounding churches. 5. There is currently not enough trash or recycle bins allocated.

Kathy Bebe
Location:
Submitted At: 8:34am 05-19-22

My name is Kathy Bebe and I reside at 129 N Broadway. I oppose the Catalina Village Project. The close proximity and size of this project will negatively impact our quality of life with loss of privacy, sunset views and natural light coming into our home as well as an increase in noise and a lack of parking for all that live, work and visit this area. The proposed roof top decks will allow those using the decks to see directly into our home. Please consider a project that is smaller, that gives more space between property lines, that protects privacy for all and doesn't block views.

Philip Rebentisch
Location:
Submitted At: 6:53am 05-19-22

I have been a home-owning resident in North Redondo since 1996, yet my favorite coffee cafe in the Southbay was Yesterdays, the site of the proposed multi-family building that includes commercial use. When Yesterdays became Catalina Coffee, I became friends with the owner/manager and spent many joyous hours there. When my twins were born, we enjoyed Storytime sessions once a week, and I was the only father who attended. On weekends, the entire family would visit. When the kids got older, we all indulged in the fabulous breakfast Eggles.

My point is that I have fond memories of this location and want it to bring happiness to a new generation of Redondo residents. I strongly support the envisioned development. The lot currently sits derelict, and it is so very sad to see it this way. The proposed project will bring much-needed improvement to this entire block of Catalina. Further, we are all aware that Redondo needs more multi-family housing. Please, let's get the roadblocks out of the way so that this project may move forward. It's in everyone's best interests. Thank you for your time.

Kendall Johnson
Location:
Submitted At: 10:57pm 05-18-22

The inadequate amount of parking spaces will only further the parking issues for current residents in the area. For new construction, there should an adequate amount of parking spaces made available based on proposed square footage. A parking exemption should not be allowed, especially in an area where parking is already limited. With the amount of (actual) historical properties that lack private parking, this is going to be a compounded issue and effect hundreds of residents and visitors.

I am a home owner, adjacent to the prosposed project.

Hudson MacDonell
Location:
Submitted At: 9:54pm 05-18-22

Hi I am a resident on N. Broadway and my life would be directly negatively impacted by the construction of this project. The biggest reason being that building a multistory complex with a roof stop deck would allow for residents to look right into my house and even bedroom. That is extremely invasive and I do not want that.

Emmett Jones
Location:
Submitted At: 8:41pm 05-18-22

Hi My name is Emmett Jones I'm a resident of 129 N Broadway and the HOA that sits on the direct opposite side of the Catalina Village Project. While I am very pro-development and want to see more new growth in South Redondo, I have a few issues with the Catalina Village Project that I think will have a highly negative impact to my immediate HOA and the surrounding areas.

The first is parking and the concessions being offered to this project based on the historical landmark status (which frankly feels silly, as other comments point out, there is nothing historical on Catalina like the closed Cafe that warrants this status). The parking overflow from the commercial and restaurant spaces will be daily and a headache for the numerous townhouses and families that live along Broadway on this block between Diamond and Emerald.

Next is the type of units going in here. I'd be all for townhouses but unfortunately everything I understand on this project is 4-7 bedroom apartment units proposed for young families, but that I'm highly confident will bring in a younger crowd of young professionals in their mid 20's (not college students, I get that there are no colleges nearby). I work from home full time, and know plenty of folks in their 20's that would love to live near the beach with a ton of friends and do the same. This combined with communal rooftops directly blocking all of our HOA's sunset views and shared balconies is something I really can't support. It's completely misaligned with the existing community here in my opinion and more aligned with the massive, multi-unit spots across Catalina like Ocean Club.

Finally is just the general proximity to our overall HOA lot. I have seen renderings of the development, but could see the final property lines getting extremely close and to all 4 of our roof decks that each of my fellow HOA members has. The same concerns as above with the types of younger residents and the environment this would enable.

Thank you for taking a minute to read my concerns and considering them in this process.

Marie Puterbaugh
Location:
Submitted At: 1:59pm 05-18-22

I strongly support Beach Cities Health District and the Healthy Living Campus.
Beach Cities Health District has partnered with schools in helping our kids with stress reduction, provided free COVID testing/vaccinations to all, run errands for those need, and help people who need services like health insurance and mental health care find it. Beach Cities Health District is leading the way with efforts to open allcove, which will provide much need support for your incredibly stressed out kids .
Beach Cities Health District has a proven track record, they have been recognized by our current surgeon general for their efforts to connect the community. Additionally, thanks the Blue Zones effort, beach cities was recognized in Parade Magazine as one of the healthiest communities to live.
We need a place for people to connect without numbing with booze, food, shopping etc. There are not enough mental health professions to support the need, we need to get creative to avert this emergency. There is so much science behind offering connection and community to reduce stress, addiction and abuse.
I don’t understand why institutions in Redondo can’t upgrade outdated buildings like surrounding cities. Manhattan Village, El Segundo, Hermosa Beach all have projects upgrading major structures (malls, schools, offices, libraries) to the betterment of all. It seems like Redondo is held hostage by a vocal few who spew negativity to keep our neighborhoods aged and unsightly, mainly so they aren’t personally inconvenienced by construction nearby. Regardless of how cooperative BCHD has been, there seems to be just vitriol and opposition, dooming any and all efforts. Other cities understand the need for improvements and upgrades of

decades old structures, it is time for Redondo Beach Planning Commission to do the same - no excuses!

Greg Cullen
Location:
Submitted At: 10:23am 05-18-22

I drive down this street frequently. What exists there now is an eye sore. This area badly needs to be redeveloped. I have reviewed the plans for this project extensively and fully support it. It will significantly upgrade the area. I am familiar with other projects that Mr. Muller has developed in the area and they have all turned out to be very nice and a great improvement to their respective neighborhoods.

Nathan TRUE-Daniels
Location:
Submitted At: 5:03pm 05-17-22

This is a beautiful project that will clean up what is otherwise an eye sore of vacant lots and dated strip malls on a beautiful street. A nice new building means more tax revenue which is a huge plus and something our city could use

The fact that this project will increase density is also a plus, house pricing and affordability has been a big issue and providing more units will help this problem.

This project also supports historical preservation - so we get more housing units and a new tax base. A huge plus

Lastly the retail space will bring more jobs and small businesses to Redondo which is something we can use more of!

In short there are many positive aspects of this project, delaying it further means delaying all of these benefits while also having to endure a rundown lot that sits idle.

Jeff Matsuno
Location:
Submitted At: 4:43pm 05-17-22

Hello. My name is Jeff Matsuno. I am on the Preservation Commission. I will make one statement as a Commissioner and the rest of my comments will be as a member of the general public. First, as a Commissioner- a comment was made during the April 21 Planning Commission meeting that the buidlings were "not historic." A similar sentiment was expressed by members of the public in the Preservation Commission's blue folder items from the April 18 meeting. It was noted that some properties were "not architecturally significant" and others were "not connected to significant events, people or workmanship." I wanted to specify that the buildings that were noted to be "not architecturally signifcant" were deemed historic because of people and events (112 N. Catalina, the Mason's Hall), and the buidlings that were not connected to significant people, events or workmanship were designated because ot their architecture. All of this was laid out in the report by the preservation expert Pam O'Conner. There are five critera for historic designation and a building only needs to meet one.

The rest of my comments will be as a member of the general public. I watched all five hours of the Planning Commission's meeting and a couple of presumptions concerned me. The first was the presumption of bad faith on the part of the applicant- saying his was a sales pitch using the historical structures as a means to construct more housing. I, instead, do not question the applicant's valuation of the historic structures. It seemed to me he worked with city staff to find a way to preserve them out of a genuine appreciation.

A second presumption was about the future occupants of the housing units. There was talk of college kids having parties. There are no colleges in close proximity and not all college students are partyers. I would hope you do not make your decisions based on imagined scenarios.
Finally I agree with the applicant that the majority of the users of the intended commercial properties will be pedestrian (or cyclists). There are thousands of residents within a 1/4 mile of the location, in the Seascape, Village complexes and up and down Broadway and Catalina.

Raman Gulati
Location:
Submitted At: 3:44pm 05-17-22

I support the Catalina Village Project. It is thoughtfully designed to incorporate neighborhood-friendly retail services while also providing quality townhome-style housing. I appreciate that it also preserves the historical commercial buildings, cleans up soil contamination, provides good off-street parking, utilizes outdoor courtyard dining, and complements the style of nearby historic Redondo Beach homes. This project will be a great addition to the community.

Administrative Report

F.1., **File #** PC22-4177 **Meeting Date:** 5/19/2022

TITLE

APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 19, 2022

Community Development
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Bulletin Board Adjacent to Council Chambers ✓ City Clerk's Office, Door 1
Meeting Date & Time	Thursday May 19, 2022 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Maria Herrera, Planning Technician

Date: May 13, 2022

Administrative Report

F.2., **File #** PC22-4179 **Meeting Date:** 5/19/2022

TITLE

APPROVE MINUTES OF THE PLANNING COMMISSION ADJOURNED REGULAR MEETING OF MARCH 3, 2022 AND REGULAR MEETING OF MARCH 17, 2022 AND APRIL 21, 2022

City of Redondo Beach
Planning Commission Minutes
Adjourned Regular Meeting
March 3, 2022

A. CALL TO ORDER

A Virtual meeting of the Planning Commission was held pursuant to California Assembly Bill 361 and City Council action and was called to order by Chair Gaddis at 6:30 p.m.

B. ROLL CALL

Commissioners Present: Behrendt, Boswell, Godek, Hazeltine, Hinsley, Lamb, Chair Gaddis

Officials Present: Brandy Forbes, Community Development Director
Jillian Martins, Senior Deputy City Attorney
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Hazeltine led in the Salute to the Flag.

D. APPROVE OF ORDER OF AGENDA

Motion by Commissioner Hazeltine, seconded by Commissioner Lamb, to approve the order of the agenda, as presented. Motion carried 7-0, with the following roll call vote:

AYES: Behrendt, Boswell, Godek, Hazeltine, Hinsley, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None
ABSENT: None

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS - None

F. CONSENT CALENDAR

There were no public comments or eComments on this item.

F. 1. APPROVE AFFIDAVIT OF POSTING OF THE PLANNING COMMISSION ADJOURNED REGULAR MEETING OF MARCH 3, 2022

F. 2. APPROVE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF FEBRUARY 17, 2022

F. 3. RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE

No update since February 17, 2022

Motion by Commissioner Hazeltine, seconded by Commissioner Hinsley, to approve the Consent Calendar, as presented. Motion carried 7-0, with the following roll call vote:

AYES: Behrendt, Boswell, Godek, Hazeltine, Hinsley, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None
ABSENT: None

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION NON-AGENDA ITEMS

There were no eComments or public comments on items not on the agenda.

I. EX PARTE COMMUNICATIONS

Commissioner Behrendt reported speaking with Chair Gaddis, City staff, Councilmembers Obagi, Nehrenheim, Loewenstein, Emdee and Horvath, Jonatan Cvetko from the Cannabis Steering Committee, Kerri Ann Lawson from the Beach Cities Health District, former Councilmember Kagel, Ms. Joan Irvine, Members of the Redondo Beach Business Association, a Cannabis Law expert and residents.

Commissioner Boswell spoke with Jonatan Cvetko from the Cannabis Steering Committee, Councilmember Obagi, residents and Geoff Maleman of the Galleria.

Commissioner Lamb spoke with Councilmembers Nehrenheim and Obagi.

Commissioner Hazeltine spoke with Councilmember Obagi and residents.

Commissioner Hinsley spoke with City staff, Jonatan Cvetko from the Cannabis Steering Committee and residents.

Chair Gaddis spoke with Commissioner Behrendt, Mayor Brand, Councilmember Loewenstein, residents and City staff.

J. PUBLIC HEARINGS

J. 1. PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 6 BUSINESS, PROFESSIONS, AND TRADES, TITLE 10 CHAPTER 2 ZONING AND LAND USE, AND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO CANNABIS REGULATIONS AND CONSIDER ADOPTION OF CATEGORICAL EXEMPTIONS FROM THE

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE AMENDMENTS

RECOMMENDATIONS:

1. **Open Public Hearing, take testimony from staff and other interested parties and deliberate;**
2. **Close Public Hearing; and**
3. **Adopt a resolution by title only subject to the findings contained therein:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 6 BUSINESSES, PROFESSIONS, AND TRADES, TITLE 10 CHAPTER 2 ZONING AND LAND USE, AND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE PERTAINING TO CANNABIS REGULATIONS AND RECOMMENDING THAT THE CITY COUNCIL ADOPT CATEGORICAL EXEMPTIONS FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE AMENDMENTS.

CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

Motion by Chair Gaddis, seconded by Commissioner Hazeltine, to open the public hearing. Motion carried 7-0, with the following roll call vote:

AYES:	Behrendt, Boswell, Godek, Hazeltine, Hinsley, Lamb, Chair Gaddis
NOES:	None
ABSTAIN:	None
ABSENT:	None

Community Development Director Forbes narrated a PowerPoint presentation with details of the Administrative Report; discussed the Planning Commission's role at this time in terms of land use; spoke about residential zones adjacent to cannabis sites and addressed security requirements.

Discussion followed regarding transfer and sale of licenses once they are granted, the possibility prohibiting the transfer of licenses but rather require licenses to be forfeited back to the City, addressing the definition of "ownership", eliminating the three-year period in terms of prohibiting the sale and transfer of licenses, recommending that City Council review the pros and cons of CUPs versus business licenses, the possibility of hiring a third-party consultant that could advise on some of the cannabis-related issues, addressing corporate ownership of licenses, the development agreement process, allowing commercial cannabis retail and not cultivation, the 600 ft. boundary limitations and potential qualifying zone sites.

In response to Commissioner Hinsley, Director Forbes stated that the City Council will oversee the selection process and would have the authority to approve the development agreement. The Planning Commission would review the Conditional Use Permit application for the physical

location land use approval.

Commissioner Hinsley commented that the language seems to allow for cultivation even if there is language elsewhere that disallows it, confirmed that buffer zones from schools and daycares included a neighboring city if near a border, and clarified that the City Council recommended including the CR zone.

In response to Commissioner Hazeltine, Director Forbes reviewed a map of buffer zones and general areas where cannabis retail could potentially be located.

Commissioner Hazeltine supported smaller size retailers and license transfers being reviewed by the City.

Chair Gaddis suggested prohibiting both licenses being owned by any one set of partners or cross ownership between two licenses and setting a time limit between the time a license is granted and the time it starts being used and discussed combined licenses for retail and delivery on the same site.

Commissioner Behrendt talked about making sure that one owner is not just a shell company for another and suggested stringent reviews.

In reply to Commissioner Boswell's question, Community Development Director Forbes and Senior Deputy City Attorney Martins discussed commercial cultivation versus individual cultivation and commented on regulations and enforcement, state versus local regulations and packaging and labeling requirements.

Discussion continued regarding inspections, access to surveillance and making records available to Law Enforcement, and a limit to the length of time surveillance must be stored.

Commissioner Godek commented on buffers from residential zones, driveway access adjacent to residential zones, clarification on prohibiting deliveries originating in other cities, increasing the distance between locations.

Commissioner Boswell discussed limiting ownership to one license, whether the limitation to two locations is sufficient to serve the City, clarification of delivery businesses, and concerns with storage of customer personal data and privacy.

Commissioner Lamb suggested that permittees have a community relations contact who would be available to businesses and residents within 600 feet of the commercial cannabis business; that during the first year of operation, the owners, managers, community relations contact and operators of the businesses attend quarterly meetings with the City Manager. After that the meetings would be as required by the City Manager and noted that is the policy in Culver City.

Commissioner Hinsley expressed concerns regarding the possible concentration of uses in district boundaries such as Torrance Boulevard (separating Districts 1 and 2) and along a part of Artesia Boulevard.

Discussion followed regarding the need for valid state and local permits/licenses, concerns regarding child safety, advertising and personal privacy, restricting the sale of candy (edibles), regulations regarding delivery services, access to surveillance videos, requiring deletion of videos after a given number of days, creating buffers between residential areas and dispensaries, prohibiting driveways onto residential streets, prohibiting deliveries from outside the City and challenges with enforcement, increasing the distance between two similar cannabis businesses, the possibility of limiting owners to have associations with only one license and starting with two cannabis facilities per district.

Community Development Director Forbes noted this will be cash-only businesses and spoke about the importance of security.

Chair Gaddis spoke about the possibility of prohibiting advertising billboards; discussed avoiding locating cannabis businesses along Artesia Boulevard and commented on issues with privacy and records retention.

Commissioner Behrendt reported concerns with access to live surveillance access by the Police and the possibility of overreach in terms of individual privacy; suggested recommending that City Council promote inclusiveness and commercial diversity of operators within the retail cannabis community and to provide an opportunity for smaller, less-established and newer operators while ensuring their competency and limiting licenses to owners/operators who have owned operated four or less cannabis shops.

Chair Gaddis invited comments from the public.

Candace Nafissi spoke about the possibility of requiring businesses to have private security guards.

Joan Irvine reported she provides cannabis education for seniors; noted no legal store will risk losing their license by selling to children; stated there are restrictions in terms of the amount a cannabis an individual can buy at one time; asserted that all stores use age verification and mentioned that children know about what is happening with cannabis.

Motion by Commissioner Behrendt, seconded by Commissioner Boswell, to extend Ms. Irvine's time to comment. Motion carried 7-0.

Ms. Irvine reported that people in the cannabis business have expertise in retail and what it means to be a community member.

Courtney Caron, Attorney, Adamant Law Group, thanked the Commission for having the discussion and allow her to contribute; encouraged Commissioners to visit a shop or research unique operators such as Artist Tree or Haven; felt the City is limiting itself by restricting applications to those who have four stores or less; talked about youth prevention and suggested requiring a youth education and youth prevention plan from each operator.

Motion by Commissioner Hinsley, seconded by Commissioner Lamb, to extend Ms. Caron's time to comment. Motion carried 7-0.

Ms. Carone cautioned against conducting a license process without some form of property requirement; spoke about delays in licensing because of understaffing in particular cities and a lack of understanding of what is necessary for a CUP to received; noted may operators now accept credit cards and added that states regulate the daily limit a consumer may purchase.

Jonatan Cvetko listed his experience in connection with cannabis and cannabis regulations; spoke about the importance of the City maintaining local control of this issue and pass an ordinance in a timely fashion and commented favorably on the proposed ordinance.

Zein Obagi reported receiving input from older residents in favor of the ordinance; noted lawsuits are inevitable and wondered about funding of those lawsuits.

Kerianne Lawson, Beach Cities Health District, spoke about keeping retail shops away from schools and where kids typically go for lunch, etc.; talked about the message being sent in terms of acceptability of cannabis use and urged the Commission to think about unintended consequences.

Dana Cisneros, Attorney, discussed Proposition 218 and spoke about the land-use component in terms of how a dispensary would fit into a neighborhood and having property requirements.

Planning Analyst Lina Portolese read eComments into the record from Lisa Garland, Michael Garland and Dana Cisneros.

There were no other public comments.

In response to Commissioner Hazeltine's question Community Development Director Forbes reported the Redondo Beach Police Chief suggested having full-time police surveillance.

Discussion followed regarding prohibiting cannabis shops in the Galleria, conducting quarterly audits by an outside, independent auditor and the possibility of requiring a bond.

Commissioner Hinsley stated he opposes a cannabis facility in or near the Galleria; referenced the General Plan and alleged cannabis retail does not meet permitted uses under regional commercial and agreed with the Steering Committee in terms of removing cannabis businesses from regional commercial zones.

Commissioner Hinsley further referenced the safe paths to school and bus routes and recommended a 600-foot buffer from certain bus routes going to schools.

Commissioner Hinsley commented that the audit requirement seems to focus on just financials, and suggested it should be broader to include operational conditions.

Motion by Commissioner Behrendt, seconded by Commissioner Hinsley, to call for a recess. Motion carried 7-0.

Recess/Reconvene

Chair Gaddis called a recess at 10:02 p.m. The meeting reconvened at 10:07 p.m. with all Commissioners, present.

Chair Gaddis agreed with prohibiting cannabis retailers in the Galleria or along Artesia Boulevard and discussed a fee of no more than 5% of gross receipts required in the development agreement.

Discussion followed regarding signage requirements, recommending a "subdued" appearance in terms of signage, acceptance of debit/credit cards, the possibility of limiting locations to industrial areas, avoiding price-gouging by landlords, the CC zone (Sea Lab), financial solvency of the operator and industrial areas in the City.

Motion by Commissioner Hinsley, seconded by Commissioner Boswell, to allow public comment for a second time. Motion carried 7-0.

Joan Irvine expressed concerns regarding placing cannabis shops in industrial zones in relation to public safety and stressed that children are not allowed inside cannabis shops.

Commissioners Hazeltine and Boswell noted industrial zones in the City are located in nice neighborhoods and have parking available.

Commissioner Lamb commented on cannabis retail being part of the normal, everyday life, within the next few years.

Jonatan Cvetko noted the Steering Committee learned from the lessons provided by various cities; reported they found that locating cannabis shops in industrial areas was a big mistake because of landlord predatory practices; suggested starting this off as a pilot program; added that most businesses would find cannabis shops to be more viable within commercial zones and spoke about minimizing litigation.

Community Development Director Forbes presented details of additional recommendations to include in the resolution.

Relative to hiring an expert consultant to review and give feedback regarding the ordinance, Commissioner Bowell suggested specifying "a thoroughly vetted consultant with a verifiable track record in the regulatory aspect of the cannabis business" and felt someone in the Steering Committee may be qualified to act as an expert consultant.

Commissioner Hinsley commented on existing language that could be used for Item No. 8 of the recommended changes to the resolution in terms of the definition of ownership/owners.

Senior Deputy City Attorney discussed the definition of ownership in regard to massage parlors.

Discussion followed regarding prohibiting retail cannabis storefronts on Artesia Boulevard and within 600 feet of the entire Beach Cities Bus Line 102 route bus stops, prohibiting cannabis business billboard advertising in the City, setting limits per district or per zip code, starting with smaller organizations versus corporations, avoiding limiting ownership, giving consideration to who will do the best job, City Council's selection process, expanding current audit requirements and appearance requirements.

Discussion continued regarding areas on Artesia Boulevard where cannabis stores may be located, buffer areas around youth centers, schools and daycare facilities, consideration of a buffer around the aquatics center, state mandates regarding 600-foot buffer zones, considerations of liquor stores near daycare facilities, revitalizing Artesia Boulevard and making it "family friendly".

Commissioner Boswell opposed the 24/7 live feed surveillance and the resulting loss of privacy and noted other methods for security.

Discussion followed regarding state security requirements for retail cannabis businesses, avoiding Police overreach, industry standards for security and mirroring the City's requirements to state requirements.

Motion by Commissioner Lamb, seconded by Commissioner Godek, to close the public hearing. Motion carried 7-0, with the following roll call vote:

AYES: Behrendt, Boswell, Godek, Hazeltine, Hinsley, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None
ABSENT: None

Motion by Commissioner Lamb, seconded by Commissioner Godek, to waive further reading of and adopt a resolution by title only subject to the findings contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCES AMENDING TITLE 6 BUSINESSES, PROFESSIONS, AND TRADES, TITLE 10 CHAPTER 2 ZONING AND LAND USE, AND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE PERTAINING TO CANNABIS REGULATIONS AND RECOMMENDING THAT THE CITY COUNCIL ADOPT CATEGORICAL EXEMPTIONS FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE AMENDMENTS as amended by adding Section 6. Motion carried 7-0, with the following roll call vote:

AYES: Behrendt, Boswell, Godek, Hazeltine, Hinsley, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None

ABSENT: None

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - NONE

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - NONE

M. ITEMS FROM STAFF

Community Development Director Forbes reported City Council will be considering the possibility of returning to in-person meetings.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Boswell shared a postcard he received in the mail regarding a cannabis delivery business in the City of Commerce.

O. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Hinsley motioned, seconded by Commissioner Godek, to adjourn at 12:45 a.m. on March 4, 2022, to a Planning Commission regular meeting on March 17, 2022, at 6:30 p.m. Motion carried unanimously, without opposition.

All written comments submitted via eComment are included in the record and available for public review on the City website.

_____

Brandy Forbes, AICP
Community Development Director

Minutes Regular Meeting
Planning Commission
March 17, 2022

A. CALL TO ORDER

A Virtual meeting of the Planning Commission was held pursuant to California Assembly Bill 361 and City Council action and was called to order by Chair Gaddis at 6:30 p.m.

B. ROLL CALL

Commissioners Present: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis

Officials Present: Sean Scully, Planning Manager
Antonio Gardea, Senior Planner
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Godek led in the Salute to the Flag.

D. APPROVE OF ORDER OF AGENDA

Motion by Commissioner Hazeltine, seconded by Commissioner Lamb, to approve the order of the agenda, as presented. Motion carried 7-0, with the following roll call vote:

AYES: Behrendt, Boswell, Godek, Hazeltine, Hinsley, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None
ABSENT: None

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. Receive and File Blue Folder Items – Placeholder for materials received after release of the agenda.

Motion by Commissioner Hazeltine, seconded by Commissioner Hinsley, to receive and file Blue Folder Items. Motion carried 7-0, with the following roll call vote:

AYES: Behrendt, Boswell, Godek, Hazeltine, Hinsley, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None
ABSENT: None

F. CONSENT CALENDAR

There were no public comments or eComments on this item.

F.1 Approve Affidavit of Posting for the Adjourned Regular Planning Commission Meeting of March 17, 2022

F.2 Receive and File Planning Commission Referrals to Staff Update of March 17, 2022

There were no public comments on this item.

Commissioner Lamb pulled Item No. F.2 from the Consent Calendar, for separate discussion.

Motion by Commissioner Hinsley, seconded by Commissioner Behrendt, to approve Item No. F.1 of the Consent Calendar, as presented. Motion carried 7-0, with the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None
ABSENT: None

G. EXCLUDED CONSENT CALENDAR ITEMS - None

G.1 (F.2) Receive and File Planning Commission Referrals to Staff Update of March 17, 2022

Commissioner Lamb asked about the status of the City Attorney's presentation regarding quasi-judicial and ex parte requirements and Members of the Commission expressed a desire to hear from the City Attorney regarding the subject.

Motion by Commissioner Hinsley, seconded by Commissioner Boswell, to approve Item No. G.1 (F.2 of the Consent Calendar), as presented. Motion carried 7-0, with the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None
ABSENT: None

H. PUBLIC PARTICIPATION NON-AGENDA ITEMS

H.1 Receive and File Written Communications for the Planning Commission on Non-Agenda Items

Planning Analyst Lina Portolese announced one eComment was received from Mark Nelson.

Motion by Chair Gaddis, seconded by Commissioner Hinsley, to receive and file written communications on non-agenda items. Motion carried unanimously, without opposition.

I. EX PARTE COMMUNICATIONS

Commissioner Lamb reported speaking to Senior Planner Antonio Gardea and to members of the public regarding the public hearing.

Commissioner Behrendt reported speaking with Senior Planner Gardea, Chair Gaddis and a member of the public regarding the public hearing.

Commissioner Hinsley reported speaking with City staff and the applicant and noted visiting the site and the surrounding neighborhood.

Chair Gaddis reported speaking with Commissioner Behrendt, City staff and members of the public.

J. PUBLIC HEARINGS

J.1. A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND A VARIANCE FOR A REDUCED FRONT YARD SETBACK, REAR YARD SETBACK, AND REDUCED OUTDOOR LIVING SPACE ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE AT 818 SPENCER STREET (CASE NO. 2022-VAR-01)

APPLICANT: SIAVOSH AND LEXIE SHEYBANI
ADDRESS: 818 SPENCER STREET
APPLICATION NO. 2022-VAR-01

RECOMMEDATION:

1. **Open public hearing and administer oath;**
2. **Take testimony from staff, applicant, and interested parties;**
3. **Close public hearing and deliberate; and**
4. **Adopt a resolution by title only approving the request subject to the findings and conditions contained therein:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A VARIANCE FOR A REDUCED FRONT YARD SETBACK, SIDE YARD SETBACK, AND OUTDOOR LIVING SPACE TO ALLOW THE CONSTRUCTION OF ADDITIONS TO A SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE AT 818 SPENCER STREET

Motion by Commissioner Hazeltine, seconded by Commissioner Hinsley, to open the public hearing. Motion carried 7-0, with the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None
ABSENT: None

Chair Gaddis administered the audience oath to public speakers.

Planning Manager Antonio Gardea narrated a PowerPoint presentation with details of the proposed project.

In response to Chair Gaddis, Planning Manager Sean Scully noted the resolution runs with the design of the current project and with the property. If the property were to be demolished and redeveloped, new Variances would be needed.

In response to Commissioner Lamb regarding the notion of privilege and setting a new standard for future developments in the area, Senior Planner Gardea stated that the rights granted under a Variance would be specific to the subject property and does not change the development standards for surrounding properties. The Variance is an exception to the standards due to the building constraints created by the uniqueness of the property and being able to construct something that is comparable to the surrounding properties.

Commissioner Hinsley invited the applicant to address the Commission.

Robert Riblett, architect, noted the property owner needs additional space; commented on the open space issue and discussed unique circumstances of the property.

Lexie Sheybani, property owner, reported they do not use the backyard patio as it is not functional; spoke about loving the neighborhood and noted they just want to make their space, livable.

In response to Commissioner Behrendt regarding the neighbors' signatures and what is disclosed to them, Senior Planner Gardea stated that staff encourages the applicant to reach out to the neighbors, share the plans, and obtain signatures of support. He summarized the City's public noticing process, and confirmed that no neighbors reached out to the City in response to the public notice.

Ms. Sheybani stated she went around the neighborhood and collected signatures, spoke to the neighbors in person about the plans to expand up and out, the reduced setbacks and need for variances, did not show the drawings, provided a verbal explanation about the plans, and provide information on specific contact with certain addresses.

Commissioner Hinsley commented the other Variance approvals on the street spanned 1958 to 2005, and inquired if they included outdoor living space variances. Senior Planner Gardea stated that outdoor living space may no have been a standard until the 2005 project, and the 2005 project had a number of other ways they achieved the outdoor living space with decks

and ground floor open space.

Commissioner Hinsley commented on a previous approval of a Variance at 711 Carnelian Street in 2019 and noted that lot was only 2,000 square feet.

In response to Commissioner Hinsley regarding lot sizes, Senior Planner Gardea stated the subject lot is approximately 3,500 square feet in size, and that he did not recall the lot sizes of the other properties on the area granted variances, but that records were provided in the blue folder item.

In response to Commissioner Hinsley, Senior Planner Gardea stated the subject property currently meets the outdoor living space requirement, meets the rear setback requirement, and does not meet both side setback and front setback requirements.

In response to Commissioner Hinsley, Senior Planner Gardea stated the proposed project meets the rear setback requirement.

Senior Planner Gardea stated that the original entitlement from 1975 was for a rear setback variance, as the definition for front, side, and rear setbacks was different from the current definitions.

In response Commissioner Hinsley, Senior Planner Gardea clarified that the proposed 108-square foot patio off of the bedroom is penalized and credited at 50% of its size.

Senior Planner Gardea stated the code allows a reduction of outdoor living space down to 600-square feet be approved administratively.

Commissioner Hinsley clarified that the proposed outdoor living space of 462-square feet does not meet the 600-square feet.

Commissioner Hazeltine complimented the design, confirmed that the eucalyptus tree will stay, felt the floor area ratio is reasonable, and supports the Variance.

In response to Commissioner Behrendt regarding how many other properties on the street could be non-conforming, Senior Planner Gardea stated that a number of other lots on the street received variance approvals, in general it’s not uncommon to come across properties that have existing non-conforming setbacks.

In response to Commissioner Lamb stating the property is 3,570-square feet, R-3 zone, and only one dwelling is allowed on the property, Senior Planner Gardea explained that there is a state mandate to allow accessory dwelling units (ADU).

Commissioner Lamb commented that the proposed project results in a loss of outdoor living space is 293 square feet, clarified the actual outdoor living space without bonuses, and stated that the outdoor living space requirement in the code is based on a 5,000-square foot lot and can be considered a proportion of 16%. The same proportion on the subject lot results in an OLS

of 570.2 square-feet. She inquired if a balcony could be incorporated to provide the additional 111-square feet, and waive the penalization for location off of a private space.

In response to Commissioner Hinsley, Mr. Riblett stated that reducing the kitchen by 75-square feet to gain additional outdoor living space in the backyard would cut the kitchen size in half.

In response to Commissioner Hinsley, Senior Planner Gardea stated that the outside area to the north of the kitchen is only 5 ½ feet and does not meet the minimum dimensions to count towards outdoor living space.

Commissioner Hinsley commented understanding of the setback variances due to the odd shape of the lot, but that the lot shape is not the constraint for outdoor living space since it currently meets the requirement and would like to find ways to recover the square-footage to at least the 600-square feet that could be approved administratively. He complimented the design, scale, and scope.

Senior Planner Antonio Gardea stated that the code does not allow staff to count the front yard area towards outdoor living space but that the Commission could make a finding acknowledging that in this instance the front yard is usable as outdoor living space if they were to approve the variance.

Commissioner Lamb commented that the current outdoor living space is 12% of the property and the reduction would be 9% of the property, and was interested in looking at qualifying the front yard area as outdoor living space and asked for clarification on the size of the front yard.

Senior Planner Gardea stated the front yard area is 169-square feet and explained that the front yard is not counted as outdoor living space as it is typically not private.

Planning Manager Scully added it is a unique circumstance that such a small lot has a large front yard area but that it cannot be counted because the zoning code does not allow it. The only area that would qualify by the code is the least used space on this property. The unique circumstance could act as a finding to support the variance.

Commissioner Lamb affirmed it should be acknowledged in the findings including the size of the area in order to preserve the front yard in the future.

Commissioner Hazeltine supported adding the front yard finding to prevent future building on the area.

Chair Gaddis expressed support for adding the finding on the front yard space.

Commissioner Hinsley asked Senior Planner Gardea for clarification on the total front yard area of the subject property and the typical front yard area on a standard lot.

Commissioner Hinsley commented that the intent of the code requirements is to have open areas in both the front and rear yards.

Planning Manager Scully clarified that most other constrained lots do not have large front yards, and it's an asset of this lot that it has a functional front yard rather than a back yard, which can help recoup some of the reduced outdoor living space.

Commissioner Hinsley commented that other constrained lots are generally smaller than the subject property.

Commissioner Hazeltine stated that the property cannot be compared to a standard rectangular lot, it's a smaller triangle shape and the design of the house will be different that what can be built on a standard lot.

In response to Commissioner Hazeltine, Mr. Riblett stated that the driveway is concrete and the plans do not call for it to be redone.

Commissioner Hazeltine commented permeable materials for the driveway would be ideal if it can ever be done. She supported the design and credit for the for the front yard.

Commissioner Boswell reaffirmed the small size of the lot, asked for clarification on the interior design and the outdoor patio area, and commented on the lack of privacy in the backyard due to the adjacent apartment buildings.

In response to Commissioner Boswell, Planning Manager Scully confirmed an ADU would be allowed per State regulations, such as a garage conversion or a portion of the home. He further clarified that all surrounding properties could add an ADU. Commissioner Boswell expressed concern with adding an ADU in the front yard.

Commissioner Boswell commented on the design of the house being usable for the family and fitting on the small lot and asked if the patio area could be of permeable material. Mr. Riblett confirmed that could be considered.

Chair Gaddis commented that the design is utilizing the space well and has outdoor yard space that the family uses.

Commissioner Lamb requested dimensions of the front yard even if its not technically counted which is unfortunate since its true open space that is used.

Senior Planner Antonio Gardea clarified that had this been a two-unit property in the R-3 zone on a 5,000-square foot lot, the outdoor living space requirement would have only been 350-square feet per unit, which is another consideration in proportionality.

Commissioner Lamb stated that would be 12% proportionally. Senior Planner Gardea confirmed the project meets the 12%, with bonuses. Commissioner Lamb commented that the bonuses do not reflect the actual square-footage.

Senior Planner Gardea stated that a condition could be included that a certain amount of square-footage in the front yard remain as permeable area which is gated or fenced.

Commissioner Hinsley stated that the 350-square feet is for multiple units, single-family requires 800-square feet, and that the unusable rear yard is an indictment of the City's outdoor living space requirements versus what families actually use.

In response to Commissioner Hinsley, Ms. Sheybani stated they have no plans of removing the existing eucalyptus tree but would like it trimmed more often by the City.

In response to Commissioner Hinsley, Senior Planner Gardea confirmed the eucalyptus tree is in the City public right-of-way.

Mr. Riblett stated the front yard area is approximately 400-square feet, not counting the triangular area that is less than 10-feet wide.

In response to Commissioner Lamb, Senior Planner Gardea confirmed that the trees which screen the house are located in the public right-of-way.

There were no other public comments on this item.

Motion by Commissioner Hinsley, seconded by Chair Gaddis, to receive and file staff's presentation. Motion carried 7-0, with the following roll call vote:

AYES:	Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES:	None
ABSTAIN:	None
ABSENT:	None

Planning Manager Scully added the following language to the first finding in the resolution as follows: "Furthermore, concerning the outdoor living space, an additional special circumstance in support of the reduced outdoor living space in the rear yard is the additional front yard area which shall be maintained as a landscaped, permeable, usable space". Additionally, he added Condition No. 16 that, "A minimum of 400 square feet of permeable open space shall be provided in the front setback".

Motion by Commissioner Hazeltine, seconded by Commissioner Godek, to close the public hearing. Motion carried 7-0, with the following roll call vote:

AYES:	Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES:	None
ABSTAIN:	None
ABSENT:	None

Discussion followed regarding the possibility of adding a condition requiring permeable ground cover if and when the driveway is replaced, in the future.

Senior Planner Gardea suggested the following Condition of Approval No. 17, "If and when the existing driveway is replaced, the replacement surface shall be of pervious material".

Motion by Commissioner Hazeltine, seconded by Commissioner Boswell, to adopt a resolution by title only approving the request subject to the findings and conditions contained therein and as amended:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A VARIANCE FOR A REDUCED FRONT YARD SETBACK, SIDE YARD SETBACK, AND OUTDOOR LIVING SPACE TO ALLOW THE CONSTRUCTION OF ADDITIONS TO A SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3) ZONE AT 818 SPENCER STREET.

Motion carried 6-1, with the following roll call vote:

AYES: Hazeltine, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: Hinsley
ABSTAIN: None
ABSENT: None

Commissioner Hinsley stated he believed the granting of a variance for the outdoor living space on a 3,500-square foot lot in this case was a special privilege.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF - None

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Lamb requested a flowchart of the development process followed by the Planning Department.

Commissioner Hinsley requested information regarding returning to in-person meetings.

O. ADJOURNMENT

There being no further business to come before the Commission, Commissioner Hinsley motioned, seconded by Commissioner Hazeltine, to adjourn at 8:45 p.m., to a Planning Commission meeting on April 21, 2022, at 6:30 p.m. Motion carried 7-0, with the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSTAIN: None
ABSENT: None

All written comments submitted via eComment are included in the record and available for public review on the City website.

Brandy Forbes, AICP
Community Development Director

CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
April 21, 2022

A. CALL TO ORDER

A Virtual meeting of the Planning Commission was held pursuant to California Assembly Bill 361 and City Council action and was called to order by Chair Gaddis at 6:30 p.m.

B. ROLL CALL

Commissioners Present: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis

Commissioners Absent: None

Officials Present: Mike Witzansky, City Manager
Brandy Forbes, Community Development Director
Antonio Gardea, Senior Planner
Stacey Kinsella, Associate Planner
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Those assembled were led in a salute to the flag.

D. APPROVE ORDER OF AGENDA

Moved and seconded, to approve the order of the agenda, as modified to hear Item No. L.1., prior to the Consent Calendar. Motion carried unanimously.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Moved and seconded to receive and file blue folder items. Motion carried unanimously.

L.1. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO THE CITY MANAGER FOR THE UPCOMING FISCAL YEAR 2022-2023 BUDGET

City Manager Mike Witzansky presented a brief report and requested input from the Planning Commission regarding the upcoming Fiscal Year 2022-2023 Budget.

Discussion followed regarding the City's ability to improve parkways on Pacific Coast Highway, prioritizing planting and maintaining trees, budget allocations for outdoor living spaces, emails and business cards for Commissioners and feedback received during the recent budget community meeting.

Community Development Director Forbes reported the Planning Commission previously recommended hiring a consultant to review development of the City's cannabis ordinance.

Commissioner Boswell agreed with the need to maintain trees, have a more-holistic view of tree selections, to look for opportunities to install solar panels and to install permeable ground cover and spoke about working with Metro regarding extension of the Green Line.

F. CONSENT CALENDAR

F.1. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 21, 2022

F.3. RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE OF APRIL 21, 2022

Commissioner Hinsley requested an update regarding Item No. F.3. and Director Forbes reported she will provide additional information regarding the matter noting City Council sent the item for the Planning Commission to review and work with staff.

Commissioner Hinsley pulled Item No. F.2. for separate discussion.

There were no public comments on this item.

Motion by Commissioner Hinsley, seconded by Commissioner Lamb, to approve Consent Calendar Items No. F.1. and F.3., as presented. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

G. EXCLUDED CONSENT CALENDAR ITEMS

G.1. (F.2.) APPROVE MINUTES OF THE PLANNING COMMISSION ADJOURNED REGULAR MEETING OF MARCH 3, 2022 AND REGULAR MEETING OF MARCH 17, 2022

Commissioner Hinsley indicated he did not have an opportunity to review the meeting minutes from March 2022 and asked for a continuance.

Motion by Commissioner Hinsley, seconded by Commissioner Godek, to approve continue Consent Item No. F.2. to the next Planning Commission meeting. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Planning Analyst Lina Portolese read an eComment from Mark Nelson into the record.

Motion by Commissioner Hinsley, seconded by Commissioner Lamb, to receive and file public written comments on non-agenda items. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

There were no other public comments.

I. EX PARTE COMMUNICATION

Commissioner Boswell reported speaking with business owners in the area relative to Item No. J.1.

Commissioner Behrendt spoke with Chair Gaddis, with the applicants, with Councilmember Todd Lowenstein and Chris Munoz, President of the HOA on North Broadway, with Regina Fletcher, Member of the HOA and with City staff.

Commissioner Godek reported speaking with members of the community.

Commissioner Hazeltine reported speaking with Commissioners Lamb and Boswell, residents, the public and business owners.

Commissioner Hinsley reported watching the EIR Scoping meeting, received a draft EIR from staff and discussed the topic with City staff and members of the public.

Commissioner Lamb spoke with members of the public, with Councilmembers Nehrenheim and Lowenstein, Senior Planner Gardea and Commissioner Hazeltine.

Chair Gaddis reported speaking with Commissioner Behrendt, City staff and Councilmember Lowenstein and Mayor Brand.

J. PUBLIC HEARINGS

J. 1. A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT – (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE , COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR- 2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561) RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Consider the applications and proposed plans, and make a determination on the project;

a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RECONDO BEACH, CALIFORNIA CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTIN ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION AND MONITORING AND REPORTING PROGRAM, AND GRANTING A COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), VARIANCE, PLANNING COMMISSION DESIGN REVIEW, 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 STE WITHIN A LOW-DENSITY, MULTIPLE-FAMILY REIDENTIAL (R-3A) ZONE, IN THETAL ZONE, LOCATED AT 100-132 N. CATALINA AVENUE

b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that the requested waiver and concessions:
   i. Do not result in cost reductions;

ii. Have specific, significant, quantifiable, direct, and unavoidable adverse impact upon public health and safety or the physical environment; or
iii. Are contrary to state and federal law.

Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

Motion by Commissioner Godek, seconded by Commissioner Hazeltine, to open the Public Hearing. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

Chair Gaddis administered the audience oath to those wishing to speak on this item.

Senior Planner Antonio Gardea referenced Blue Folder Items and narrated a PowerPoint presentation with details of the proposed project.

Chair Gaddis invited the applicant to address the Commission.

Jason Muller, Beach City Capital, applicant, provided a brief history of the property; discussed zoning and preservation of some of the existing buildings; described the proposed development and approval process and introduced members of his team.

Pam O'Connor, Kaplan Chen Kaplan, historic preservation consultant, talked about the adaptive reuse and rehabilitation project of historic buildings and provided a history of the site and buildings.

Kate Hirsch, Beach City Capital, applicant, presented the site layout, drawings and architectural highlights of the proposed project; reported it was their priority to save commercial components and discussed placement of the courtyard and the new residential components.

Michael Shonafelt, Attorney for applicant, spoke about the developer's efforts to help deliver on the City's RHNA numbers to the State; addressed restoration of existing buildings; noted this is a housing project being presented in the middle of the State's declaration of a housing emergency; commented on density bonuses and offered to answer questions from the Commission.

Mr. Muller talked about the purpose of the project; discussed the benefits of the project; highlighted the proposed landscaping; addressed community outreach and thanked the Commission for its consideration.

Chair Gaddis invited public comments.

Miriam Burgos spoke in support of the proposed project and felt the design honors that part of Redondo Beach.

Amy Hudson reported her HOA met with Mr. Muller about the project and expressed concerns regarding the height of the project, roof top decks and noise and felt the proposed density is not needed in the neighborhood.

Holly Osborne understood some of the homes will have up to seven bedrooms and six bathrooms; expressed concerns the units will be used as party houses and short-term rentals; wondered about parking requirements; asked to ensure the property will not be sold to foreign investors and suggested banning short-term rentals in the Coastal Zone.

Planning Analyst read eComments into the record from Mark Nelson, Brock Rogerson, Kathy Bebe, Susan Kowalski, Karen Kaminskas, Emmett Jones, Regina Fisher, Kelsey I, Ryan Halvorsen, and Sam Harmon.

There were no other public comments.

Brief discussion followed regarding the definition of "air space" subdivisions, whether the residents on Broadway currently have ocean views, the historic designation process, the lack of view protection ordinances in Coastal cities, combination of and division of parcels, the possibility of selling the different parcels, buildings on the commercial parcels, eligibility of the Masonic Lodge for the National Register and benefits of local designation.

Commissioner Hazeltine disagreed that the site qualifies as historical; pointed out modern elements of the buildings and discussed challenges with parking in the area.

In response to Commissioner Hinsley's question about shared living and the number of proposed bedrooms for the units, Mr. Muller reported this will be a for-rent, market rate housing project; noted they will implement tech-based leasing; addressed protecting the front facades of the buildings; stated this will be a multi-family project and explained how they reduced the parking requirements and preserved the neighborhood-serving commercial uses. He added that four units will be allocated as affordable housing.

Senior Planner Gardea stressed the Commission must be careful with trying to craft conditions that will influence the households based on the layouts of the units and commented on the conservative approach to vehicles miles traveled and the overall impacts of the project. He added that each individual apartment, regardless of the number of bedrooms, is considered one dwelling unit.

Nico Boyd, Fehr and Peers, explained the process for analyzing the project; noted the size per unit is atypical and discussed the traffic analysis.

In response to Chair Gaddis's questions, Mr. Muller discussed the calculations used to determine parking and the optimal number of units; reported the plan includes soil remediation and addressed the tasting room and indoor/outdoor courtyard. He added that the Historical

Commission reviewed and approved the project, including the variance for parking to honor and preserve the commercial building and felt there will be no overflow of parking into surrounding neighborhoods.

Commissioner Hazeltine believed a seven-bedroom unit is not a family home and questioned whether the proposed business model works.

Mr. Muller explained tech-based leasing; reported multiple bedroom units are in demand and spoke about combining units in order to reduce the parking requirements.

In response to Commissioner Lamb's question regarding inadequate parking, Senior Planner Gardea addressed parking requirements and proposed parking and reiterated calculations relative to State standards for parking.

Mr. Boyd reported a parking analysis was not conducted as it is not CEQA related but to determine vehicle miles traveled, they assumed vehicle occupancy of 2.5 persons per vehicle.

Commissioner Hinsley asked about density bonuses and Senior Planner Gardea reported it is determined on a scale, depending on income levels; explained incentives and concessions and addressed outdoor living space requirements.

Commissioner Godek noted the concept of six- and seven-bedroom units is not common; spoke about families wanting homes and not apartments; commented on architectural historians versus historic architects; suggested the requirement for a Sector of the Interior standards review memo to be provided to the City be provided along different points in the design process and spoke in favor of construction monitoring.

Mr. Muller stated he is not opposed to reducing the number of bedrooms; discussed amenities and sustainability and stated he is flexible and willing to incorporate suggestions from the Commission.

Commissioner Boswell wondered about impacts of the project; spoke about challenges with enforcement; questioned the use of five-, six- and seven-bedroom units and asked about the projected rental rates per unit.

Commissioner Behrendt mentioned the certificate of appropriateness and in response to his question, Senior Planner Gardea reported the certificate of appropriateness is under the purview of the Preservation Commission and confirmed at its recent meeting, the Preservation Commission required that the project return to them for review of fine-grained details.

Gregg Kettles, Special Counsel, discussed mitigation of cultural resource impacts; reported the certificate of appropriateness and the EIR point to a plan to follow the Sector of the Interior guidelines and addressed consideration by the Planning Commission and its authority.

Commissioner Behrendt confirmed the development must be compatible and in harmony with the historic district; spoke about the Preservation Commission's desire for additional information; felt the Planning Commission should also wait for additional information before approving the

project; referenced the Municipal Code, citing that the historic variance may not adversely impact property within the neighborhood and expressed concerns regarding the ability to make that finding.

Senior Planner Gardea discussed the criteria for granting a historic variance and noted it is up to the Planning Commission to decide if the finding can be made.

Commissioner Behrendt indicated he would like to learn more about the impacts to the neighborhood before deciding to grant the historic variance and stated he will need additional time to review and consider whether the findings are supported, especially relative to parking.

Senior Planner Gardea confirmed the City has a prohibition on short-term rentals.

Discussion followed regarding average vehicle trips per day and the need to confirm the unit summary information (Page 331).

Commissioner Hazeltine wondered if the decision of the Historic Preservation Commission can be appeal and Special Counsel Kettles reported the Planning Commission does not have appellate jurisdiction over the Historic Preservation Commission.

Community Development Director Forbes noted the item was not listed on the agenda and therefore, cannot be discussed and could not say if the Planning Commission has the ability to appeal a decision from another entity, as a body.

Discussion followed regarding historic districts.

Senior Planner Gardea reported any interest party may appeal the Historic Preservation Commission's decision to the City Council.

Commissioner Boswell questioned whether the key objective of the project is to preserve the historical buildings; spoke about how the Catalina Coffee House will be shortened; wondered about the viability of the businesses once their footprint is reduced; noted that none of the renderings look "historical" and stated he is conflicted about the project.

Commissioner Godek reported since the buildings have been declared historic, the body appealing the decision would need a preponderance of evidence in order to overturn the determination and commented on continuing the item to obtain additional information.

In reply to Commissioner Hinsley's question, Community Development Director Forbes reported the historical variance is a discretionary approval of the Planning Commission by the City's regulations. Senior Planner Gardea explained there is a limit on the number of incentives and concessions as the parking variance falls outside the density bonus requests.

Special Counsel Kettles reported the waivers are tide to the residential project with the affordable units that trigger the density bonus and the waiver that has been requested is on the height limitation on the residential development and noted the commercial part is separate.

Mr. Shonafelt reported this is one mixed-use project; felt the applicant appears to be punished by a desire to make a historical district out of the commercial buildings; noted this could be subject to a waiver; commented on the likelihood of the Commission continuing the matter and asked for input so that they may return with a project that is feasible and that the Planning Commission can approve.

Discussion followed regarding the possibility of providing subterranean parking.

Commissioner Boswell agreed that it would be beneficial to continue the item and mentioned the possibility of hazardous material issues.

Mr. Muller addressed results of soil analyses and reported they have hired a remediation specialist.

Chair Gaddis asked the Commission to provide suggestions to make the project "more palatable".

Commissioner Lamb suggested that the applicant listen to residents relative to parking and general intrusion into their quality of life; commented on the possibility of having a bar on the site and asked for information regarding the gathering place and breakfast pantry.

Mr. Muller reported the coffee shop and breakfast pantry will be combined into one building; discussed the tasting room; talked about his investment; spoke about the use of outdoor living space and addressed the number of trees to be planted.

Mr. Shonafelt reported there has been a lot of compromise between the developer and staff regarding this project.

Commissioner Godek commented on rent restrictions; recommended transitioning to market-based housing on attrition; asked whether a market study was done to support the first objective as listed in the EIR; suggested the developer rethink the six- and seven-bedroom units and commented favorably on a density bonus project near public transit.

Commissioner Hinsley commented on vehicle miles travelled as an unavoidable impact and considered significant and pointed out alternatives in the EIR.

Mr. Boyd explained Alternative 3 noting it is driven by the mix of affordable housing and reported affordable housing generates trips at a lesser rate than market rate housing.

Discussion followed regarding development of project objectives, considering undue hardships, making projects feasible, the statement of overriding consideration and the need for more information regarding the historical district, outdoor living space calculations, using shared space.

Chair Gaddis felt there will be significant overflow of parking in the neighborhood and stated he would like to see parking being mitigated.

Commissioner Behrendt stated he would like to see how the historic variance will not impact properties within the neighborhood in terms of parking and how the project is compatible and in harmony with the historic buildings.

In reply to Commissioner Behrendt's question, Mr. Muller reported they will issue an RFP for a property management company.

Planning Analyst Portolese read eComments from Brock Rogerson and Mark Nelson.

Motion by Commissioner Boswell, seconded by Commissioner Lamb, to continue the hearing to the next regular Planning Commission meeting on May 19, 2022. Motion carried unanimously, by the following roll call vote:

AYES: Hazeltine, Hinsley, Godek, Behrendt, Boswell, Lamb, Chair Gaddis
NOES: None
ABSENT: None
ABSTAIN: None

Motion by Commissioner Hinsley, seconded by Chair Gaddis, to receive and file staff presentation materials. Hearing no objections, Chair Gaddis so ordered.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.1. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO THE CITY MANAGER FOR THE UPCOMING FISCAL YEAR 2022-2023 BUDGET

This item was heard at the beginning of the meeting.

M. ITEMS FROM STAFF

Community Development Director Forbes reported the Planning Commission will meet in person, in City Council Chambers next month and noted Zoom will be available to the public but not to the Commissioners.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Hinsley requested information regarding the status of the Galleria project and Community Development Director Forbes reported she will follow up on the matter.

Chair Gaddis suggested considering parking requirements in the near future.

O. ADJOURNMENT

Motion by Commissioner Godek, seconded by Commissioner Lamb, to adjourn the meeting. Hearing no objections, Chair Gaddis so ordered.

At 11:30 p.m., Chair Gaddis adjourned the meeting to May 19, 2022.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

_____

Brandy Forbes
Community Development Director

Administrative Report

F.3., **File #** PC22-4180 **Meeting Date:** 5/19/2022

TITLE

RECEIVE AND FILE PLANNING COMMISSION REFERRALS TO STAFF UPDATE OF MAY 19, 2022

PLANNING COMMISSION REFERRALS TO STAFF UPDATE OF MAY 19, 2022

REFERRAL TOPIC	DATE REFERRAL MADE	COMMENTS	STATUS
Status of email addresses and business cards for Commissioners	7/16/2020	It has been determined that these will be addressed after the local emergency	Pending
Agendize discussion of accessory structures	10/15/2020	City Council directed staff to present options for code amendments on accessory structures	City Council agreed on proposed code amendments on 4/5/2022; now pending an available date for a public hearing at City Council
Agendize discussion for preservation of trees	10/15/2020	City Council has directed staff to present options for preservation of private property trees	Will be brought back to Planning Commission on a future meeting TBD
Agendize discussion on Commercial and Mixed-Use open space	5/20/2021	Will occur after discussion of residential outdoor living space which will be discussed again due to appointment of new Commissioners	Outdoor living space will be brought back to the Planning Commission at a future date TBD
Agendize a discussion on requirements for bike racks	9/16/2021	Staff will agendize this discussion after Residential Design Guidelines presentations and projections and encroachments code amendments	Pending
Agendize presentation by City Attorney on quasi-judicial and ex parte requirements	1/20/2022	Planning Commission requested a presentation by the City Attorney on quasi-judicial and ex parte requirements by April 2022	Postponed to a later date due to the time needed for the public hearing on the Catalina Village project

Administrative Report

F.4., **File #** PC22-4173 **Meeting Date:** 5/19/2022

To: **PLANNING COMMISSION**

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2022-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH, AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

EXECUTIVE SUMMARY

Pursuant to State Law, the Planning Commission is responsible for reviewing the City's Capital Improvement Program (CIP), and finding that the projects contained in the CIP are consistent with the City's General Plan. Community Development Department staff was involved in the CIP preparation process and confirms that the projects listed in the document are consistent with the City's General Plan.

BACKGROUND

As part of the annual budget preparation process, the City Council adopts an updated Five-Year Capital Improvement Program. The current update will span the years of 2022 through 2027. The continued priority of the CIP is the maintenance and improvement of the City's infrastructure, including sewers, storm drains, streets, Harbor/Pier assets, parks and recreation facilities, and public buildings.

The CIP includes projects previously approved in various phases of development, along with new additional proposed projects. The CIP document will be released to the City Council and the public on May 16, 2022, and therefore will be distributed to the Planning Commission as a blue folder item prior to the May 19th meeting, but after release of the agenda.

The Community Development Department is involved in the CIP preparation process, and confirms that the proposed projects are consistent with the goals and policies of the General Plan elements, including Land Use, Circulation, Safety, Utilities, Parks and Open Space.

The Planning Commission's role is limited to a determination of consistency with the General Plan in this process. The Planning Commission role does not include prioritization of the projects, evaluation of costs, or determining the efficacy of implementing any of the projects. This is the role of the City

Council, in consultation with the Budget and Finance Commission and Public Works Commission.

City Council approves the Five-Year Capital Improvement Program simultaneously with the annual budget adoption each June. Planning Commission finding of consistency occurs in May, to align with the timing for City Council adoption the following month.

ATTACHMENTS

Resolution adopting a finding of consistency with the General Plan

2022-2027 Five-Year Capital Improvement Program to be Blue Folder

Administrative Report

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2022-2027 Five-Year Capital Improvement Program to be Blue Folder

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2022-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH, AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

WHEREAS, Section 65401 of the California Government Code requires that the "Planning Agency" (i.e. Planning Commission) of a municipality review any Capital Improvement Program (CIP) within its jurisdiction for conformance with the adopted General Plan for the jurisdiction;

WHEREAS, at its meeting of May 19th, 2022, the Planning Commission of the City of Redondo Beach reviewed the proposed 2022-2027 CIP for the City as to its conformance with the adopted City of Redondo Beach General Plan; and

WHEREAS, the projects proposed reflect the need for public roadways, public utilities and infrastructure, and other community facilities during the next five-years in concert with the provisions of the General Plan.

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

SECTION 1. The proposed 2022-2027 CIP for the City of Redondo Beach is consistent with the adopted General Plan for the City of Redondo Beach, pursuant to Section 65401 of the California Government Code.

SECTION 2. The Planning Commission shall 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 19th day of May, 2022.

_____
Planning Commission Chair
City of Redondo Beach

ATTEST:

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

I, Brandy Forbes, Community Development 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 19th day of May, 2022 by the following vote:

AYES:

NOES:

ABSENT:

_____
Brandy Forbes, AICP
Community Development Director

APPROVED AS TO FORM:

_____
City Attorney's Office

BLUE FOLDER ITEM

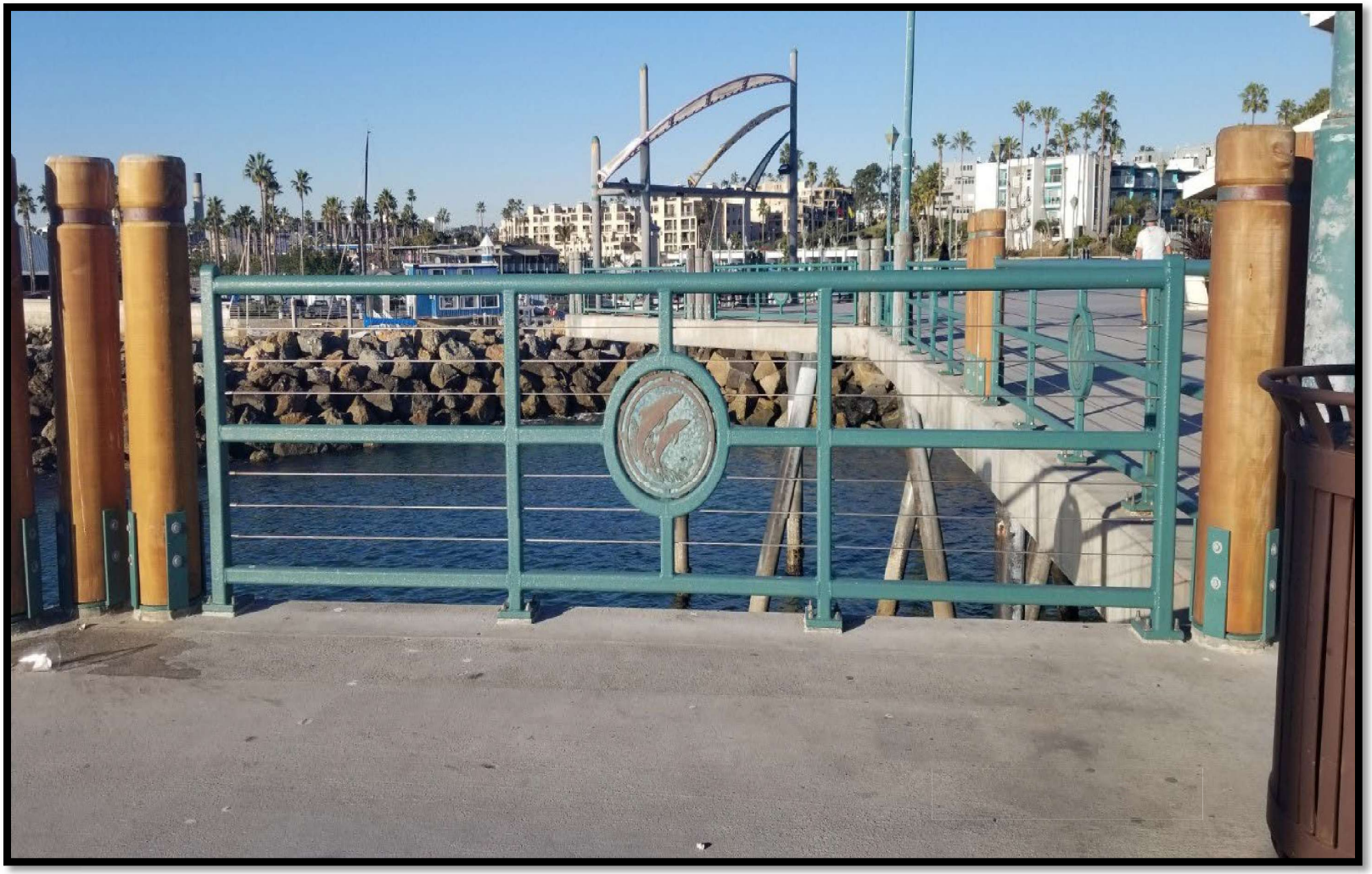
Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING
May 19, 2022

F.4. APPROVE A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, FINDING THAT THE PROPOSED 2022-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF REDONDO BEACH, AS REQUIRED BY SECTION 65401 OF THE CALIFORNIA GOVERNMENT CODE

- 2022-2027 5-Year Capital Improvement Program

City of Redondo Beach, California



Proposed Five-Year Capital Improvement Program 2022-2027

More To Sea℠ redondo BEACH

City of Redondo Beach

Proposed Five Year Capital Improvement Program
2022-2027

CITY OF REDONDO BEACH
2022-2027 CAPITAL IMPROVEMENT PROGRAM

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May 16, 2022

The Honorable Mayor and Members of the City Council
City of Redondo Beach, California

Subject**: Proposed Five-Year Capital Improvement Program: FY 2022-2027**

The City's Five-Year Capital Improvement Program (CIP) is a multi-year planning and budget document that matches financial resources with proposed infrastructure and facility improvements which frequently take several years to fund, design, and build.

The CIP is comprised of projects that meet the following parameters:

- New, replacement of, or improvements to infrastructure (buildings, roads, parks, etc.) that have a minimum life expectancy of five-years and a minimum expense of $25,000.
- Public Works projects that typically involve multiple phases including conceptual design, design, engineering (plans and specifications), construction, and construction management.

The following City Council adopted criteria were used in developing the recommendations:

- ✓ Is it necessary to address an immediate public health or safety concern?
- ✓ Is it mandated by the state or federal government?
- ✓ Does it complete an existing project?
- ✓ Will it result in significant operating savings in the future?
- ✓ Is there significant outside funding for the project?
- ✓ Does it promote economic development?

The CIP planning process involves regular status checks with Department Directors to ensure accountability and cost-effective project completion. The CIP planning process also involves periodic community review to ensure that the projects with the highest need receive priority effort and funding. The City Council's semi-annual Strategic Planning Workshops, monthly

Strategic Plan updates, and year-end CIP review all allow for adjustments to the program as needed. Additionally, review during the mid-year budget process and annual Commission input, help make the CIP process a collaborative, community-wide endeavor that is aligned with City goals and objectives.

Given the number of demands on City finances, it is essential that available grant and restricted funds be coordinated and leveraged to maximize the City's capital resources and complete as many projects as possible. The proposed capital improvement budget for FY 2022-23 accomplishes this goal and focuses on completing existing projects while addressing health and safety issues, legislated mandates and priorities arising out of the Mayor and City Council's strategic planning efforts. An element that is present this year, and likely important to note for the next few years, is the significant increase in construction costs due to global supply chain issues. These rising costs further emphasize the need to complete projects as quickly as possible and add funding to existing projects to ensure there are sufficient resources through full construction.

The proposed FY 2022-23 CIP contains $57.1M of carryover funding for 112 previously approved projects and $33.7M of appropriations for 37 previously approved projects and 10 new projects, for a total FY 2022-23 CIP of approximately $90.8M and 122 projects.

The project breakout for FY 2022-23 is as follows:

	Carryover Funding	New Appropriations FY 22-23	Total
❖ Sewer Projects	$ 8,143,921	$ 4,786,340	$ 12,930,261
❖ Drainage Projects	$ 1,590,230	$ 1,383,000	$ 2,973,230
❖ Street Projects	$ 27,908,859	$ 6,184,809	$ 34,093,669
❖ Waterfront Projects	$ 9,020,110	$ 18,775,380*	$ 27,795,490
❖ Park Projects	$ 3,299,605	$ 530,000	$ 3,829,605
❖ Public Facility Projects	$ 6,640,724	$ 1,928,116	$ 8,568,840
❖ General Improvement Projects	$ 495,890	$ 100,000	$ 595,890
	$57,099,340	$ 33,687,645	$ 90,786,985

**Includes $10 million grant for Seaside Lagoon*

While there is a large carryover amount projected for FY 2022-23, it's important to note that a significant portion of the carry-over funding is for multi-year grants that will be implemented over several Fiscal Years. For example, carryovers include $4.1M for the Inglewood Ave. at Manhattan Beach Blvd. Southbound Right Turn Lane Project, $2.4M for the Anita St. and Pacific Coast Highway Westbound Right Turn Lane Project, $1.2M for the two North Redondo Beach Bikeway extension projects, $2.4M for the Transit Center Project, $2M for the Traffic Signal Communication and Network System Project, and $1.6M in various

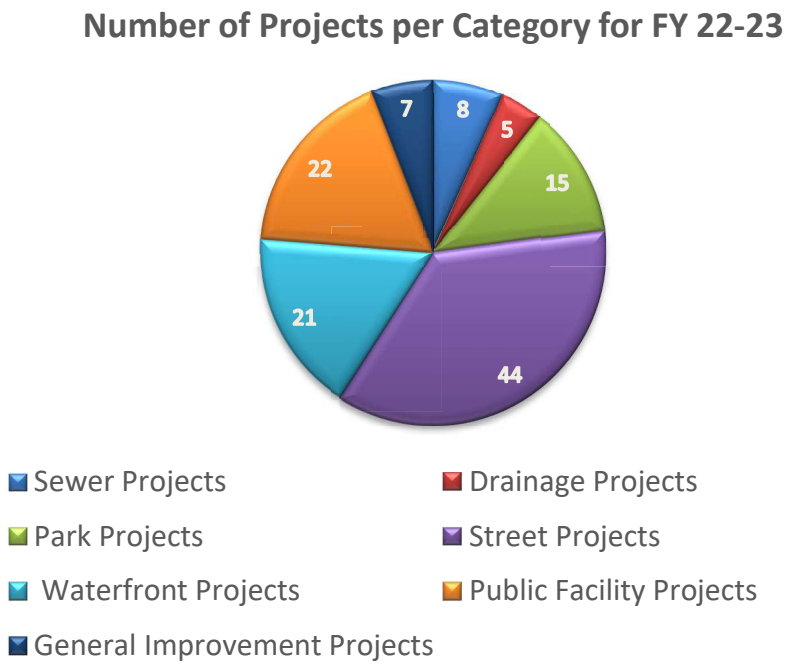
Bicycle Plan Projects. All of these projects are in various stages of implementation, most of them are scheduled for construction in FY 2022-23.

Furthermore, there are significant carryover funds from both Sewer projects and Waterfront projects. Sewer Projects (Portofino Way Sewer Pump Stations, Yacht Club, Way Sewer Pump Station, Basin 2 Sewer Pump Station, and Sanitary Sewers Facilities Rehabilitation) have a carryover amount of $7.2M and all four projects will see significant work progress over the next FY. On the Waterfront side, there are several large carryover projects including $2.3M for Harbor Dredging, $1M for Seaside Lagoon, $1.8M for Harbor Patrol Dock Replacement, $2.1M Moonstone Park that will start design or begin construction in FY 2022-23 or are awaiting the Waterfront Amenities Plan outcome.

In addition to the aforementioned projects, there are also two other street improvement projects with carryover funding that either have approved Plans and Specifications or will have approved Plans and Specifications in the coming weeks. These projects are the Torrance Blvd. Resurfacing Project, which includes carryover funding of $2.4 million, and the Residential Rehabilitation Cycle 2, Phase 3 Project, which includes $3.8 million in carryover funding. These projects are anticipated to be completed during the first half of FY 2022-23. The above identified projects total approximately $34.3 million or sixty (60%) of the total carryover amount.

It's also important to note that 40 new projects have been added to the CIP since FY 2019-20, 27 of which were added in FY 2021-22, including 14 through the City Council budget motion. The FY 2022-23 CIP Proposed Budget includes an additional ten (10) recommended new projects. While staff work diligently to complete each project, the current level of resources limit the number of projects that can be active at any given time. In order to address the work load limitations, the City has utilized an increasing number of consultants through on-call contracts in order to commence the planning and design phase of many projects and accelerate overall project delivery. While this method has increased efficiency it still requires City staff to oversee the consultants' work load and product. Many projects have been in design over the last few years with twenty-two (22) of those projects anticipated to be completed in FY 2022-23. The FY 2022-23 operating budget includes a proposed Decision Package for additional engineering staff resources to allow the Department to work more expeditiously through the existing CIP project list.

This following chart shows the number of projects for FY 2022-23 if the recommended funding is approved:



FY 2022-23 Project Recommendations

Below is the list of notable Projects and their recommended funding by Category. This list is not inclusive of all funding recommendations in the CIP but includes the most noteworthy projects. Some of these projects are existing projects with additional recommended funding (noted with an "A") and the others are new ("N") projects with first time recommended appropriations.

Sewer Projects: ($3.8 million)

- Portofino Way Sewer Pump Station ($2.1 million; A)
- Yacht Club Way Sewer Pump ($1.7 million; A)

Drainage Projects: ($458,000)

- Fulton Playfield Infiltration Project ($458,000 FY 2022-23, from a Grant of $4.2 million: N)

Street Projects: ($3.55 million)

- Torrance Boulevard Resurfacing ($1,000,000: A)
- Kingsdale Resurfacing - 182nd to Grant ($1,100,000: A)
- MBB Resurfacing - Aviation Blvd to Inglewood Ave ($700,0000: A)
- Traffic Calming ($750,000, includes improvements to Dow/Johnston and Riviera Village Pedestrian Improvements; A)

Waterfront Projects: ($17.65 million)

- Harbor Dredging Construction ($2.2 million: A)
- Pier Parking Structure Critical Repairs ($4.35 million; N phase)
- Pier Parking Structure Security ($600,000: N)
- Seaside Lagoon ($10 million in Grant Funding: A)
- International Boardwalk Surface Repair ($500,000: A)

Park Projects: ($500,000)

- Dominguez Park Play Equipment ($500,000; A)

Public Facility Projects: ($1.15 million)

- Veterans Park Historic Library Improvements ($250,000; A)
- Police Department Pier Sub-Station Refurbishment ($250,000; N)
- Police Department Shooting Range ($647,651; A)

2021-22 Accomplishments and Current CIP Activities

In FY 2021-22, the City continued to plan, design, and construct a significant number of capital improvement projects. Street improvement projects, with the greatest variety of funding sources, continued to represent much of the work plan. However, several other projects were completed throughout the City as well.

The City continued to make progress on several Regional Measure R funded transportation-related capital projects. The right turn lane project located on Aviation Boulevard at Artesia Boulevard is designed and the City is in litigation seeking to acquire the right of way necessary for construction through eminent domain. A public works contract for the southbound right turn lane on Inglewood Avenue at Manhattan Beach Boulevard was awarded and construction should commence in May 2022. A similar project on southbound Pacific Coast Highway at Torrance Boulevard remains with Caltrans for design review pending resolution of right of way acquisition issues. Regional Measure R funds have been secured to complete the Kingsdale Widening Project that has been awarded and will be completed as phase two of the Transit Center Project, which is anticipated in FY 2022-23.

Construction was completed on the Citywide Slurry Seal Project, phase 2 ($932,000). The purchase of traffic signal equipment for the Grant Avenue Signal Improvements Project has been received and construction is anticipated in FY 2022-23. A public works contract has been awarded for the Beryl Street – Flagler to Prospect Drainage and Street Improvements Project with an anticipated start date in June 2022. Plans and Specifications for the Torrance Boulevard Resurfacing – Torrance Circle to Prospect, is being presented to City Council on May 17, 2022 with construction anticipated in FY 2022-23. The next phase of the Citywide Curb Ramp Improvement Project ($592,000) is nearly completed, which includes several Traffic Calming elements for an enhanced pedestrian experience in the City.

Construction on the City Council Chamber Improvements Project was completed during FY 2021-22 and is now fully operational. The City added eight (8) dual port Electric Vehicle Charging Stations ($335,260) throughout the City as it continues efforts to reduce its carbon footprint. Dog runs at Alta Vista and Andrews parks ($24,000) were installed, and work has commenced to upgrade the fencing for the Dominguez Park Dog Park. The Skatepark Project ($162,610) was also awarded, elements were added to Perry Park and construction on Pad 10 is anticipated to be completed in July/August.

The City continues to devote significant resources to the maintenance and improvement of its wastewater infrastructure. Construction is currently underway for the new Alta Vista Sewer Pump Station ($3.7 million) with an anticipated completion date of November 2022. Improvements/upgrades were completed on the collection system at Pacific Coast Highway and Vista Del Mar as part of the Sanitary Sewer Rehabilitation Project ($840,812). Design of the Yacht Club Way ($3.25 million) and Portofino Sewer Pump Stations ($4.2 million) is nearly completed and those projects will begin construction in FY 2022-23, pending permit approval from the Regional Water Quality Control Board.

In the waterfront, the Harbor Dredging Project is awaiting final permit from the Army Corp of Engineers, with an anticipated construction in spring of 2023. The City awarded a public works contract for the improvement of the Pier restrooms ($247,000) which should be completed by the end of FY 2021-22. A contract was also recently awarded for the replacement or refurbishment of the remaining harbor rails ($1.57 million) which has been awarded and will be implemented in FY 2022-23. Many Waterfront projects are on hold pending the outcome of the amenities plan discussion, including the installation of the Boat Launch, and the replacement of the hand launch to name a couple.

The above is a snapshot of the highlights for the year and is not inclusive of all of the CIP progress. In summary, the City will have officially completed 7 CIP projects in FY 2021-22 and designed and/or awarded an additional 17 projects for execution in FY 2021-22 for a total capital expenditure of approximately $13.5 million.

Five-Year Plan

In addition to the funding recommendations for FY 2022-23, the proposed Five-Year CIP also includes a funding plan through FY 2026-27. The funding plan is based on anticipated available CIP revenues of approximately $58.6 million in various funds and represents our attempt to prioritize projects over a five-year period. Only the first-year funding recommendations are

appropriated as part of the proposed FY 2022-23 Budget. The projects recommended in the out years should be viewed as part of a larger/longer term plan that require future year appropriations and may evolve as new funds or priorities arise.

The funding projection for projects identified in years two through five of the CIP assumes a $1 million transfer from the General Fund to the CIP in each of those years. As the CIP evolves, adjustments to future year project funding will be made that correspond with actual general fund contributions.

As has been mentioned in previous CIP letters, while the City has had success in addressing some of its significant infrastructure needs, it will take time to rehabilitate all of the City's assets, particularly the major facilities such as Seaside Lagoon, the Police Station, the Public Works Yard, and City Hall. Staff continues to vigorously pursue State and Federal grant funding opportunities for these large projects. Bond financing may be required to fund/accelerate these improvements and will be part of the CIP discussion at the June 14 Public Hearing. The proposed five-year CIP serves as a blueprint for the City to proactively meet current and future operating uses of the existing facilities, to maintain the City's various critical infrastructure systems, and where possible invest in the rehabilitation of critical civic buildings.

I want to express my thanks and appreciation to the commissions that provide regular CIP input over the course of the year, the wide range of staff who participated in the development of the five-year CIP, the team that oversees capital improvements on a monthly basis to ensure we keep our projects on time and within budget, and finally Jesse Reyes, who in his new role as Capital Projects Manager, put the CIP document together. The diligence that has been demonstrated during the past 20+ years of CIP planning has served the City well in meeting the community's short and long-term capital needs.

Mike Witzansky, City Manager

SUMMARY 2022-2027 CAPITAL IMPROVEMENT PROGRAM
FUNDING BY FISCAL YEAR - ALL PROGRAMS

PROJECT	2022-23	2023-24	2024-25	2025-26	2026-27	TOTAL
Sewer Improvements	4,786,340	3,500,000	1,000,000	1,000,000	2,000,000	**12,286,340**
Drainage Improvements	1,383,000	3,158,500	3,108,500	1,465,500	1,465,500	**10,581,000**
Street Improvements	6,184,809	5,988,921	3,635,332	2,035,242	1,815,449	**19,659,754**
Waterfront Improvements	18,775,380	11,000,000	2,150,000	8,150,000	2,150,000	**42,225,380**
Park Improvements	530,000	450,000	1,000,000	50,000	50,000	**2,080,000**
Public Facility Improvements	1,928,116	1,785,000	897,000	150,000	150,000	**4,910,116**
General Improvements	100,000	100,000	100,000	100,000	100,000	**500,000**
TOTAL	**33,687,645**	**25,982,421**	**11,890,832**	**12,950,742**	**7,730,949**	**92,242,590**
FINANCING						
State Gas Tax	1,340,000	1,450,000	1,080,000	540,000	540,000	**4,950,000**
TDA Article 3	62,594	100,000	-	100,000	-	**262,594**
Measure M	1,300,000	1,300,000	300,000	300,000	300,000	**3,500,000**
Proposition C	1,300,000	1,243,210	1,245,000	-	-	**3,788,210**
Measure R	1,135,000	935,000	740,000	685,000	685,000	**4,180,000**
Measure W	500,000	500,000	500,000	500,000	500,000	**2,500,000**
Intergovernmental Grants	10,498,465	3,053,500	1,693,500	50,500	50,500	**15,346,465**
CDBG	145,845	130,000	-	130,000	-	**405,845**
Park & Rec Facilities Fees	-	150,000	-	-	-	**150,000**
Subdivision Park Trust Fund	530,000	450,000	1,000,000	50,000	50,000	**2,080,000**
General Fund	4,350,380	-	-	-	-	**4,350,380**
Capital Project Fund	2,065,000	1,000,000	1,055,000	955,000	955,000	**6,030,000**
Capital Project Fund-CFA Fds	647,651	750,000	697,000	50,000	50,000	**2,194,651**
Capital Project Fund-PEG Fee	190,000	-	-	-	-	**190,000**
Capital Project Fund-Trash Imp	311,370	320,711	330,332	340,242	350,449	**1,653,105**
Open Space Acquisition Fd	-	-	-	-	-	**-**
Tidelands	2,925,000	5,000,000	200,000	6,200,000	200,000	**14,525,000**
Uplands	1,500,000	6,000,000	1,950,000	1,950,000	1,950,000	**13,350,000**
Wastewater Fund	4,786,340	3,500,000	1,000,000	1,000,000	2,000,000	**12,286,340**
Self Insurance Fund	100,000	100,000	100,000	100,000	100,000	**500,000**
Major Facilities Repair Fund	-	-	-	-	-	**-**
TOTAL	**33,687,645**	**25,982,421**	**11,890,832**	**12,950,742**	**7,730,949**	**92,242,590**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
200 N. PCH Meter Separation	New	54	300- Capital Project Funds	$ 100,000		$ 100,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 100,000**	**$ -**	**$ 100,000**
Artesia Boulevard Improvement- Traffic Signal Head Replacements	41080	13	300- Capital Project Funds	$ 30,000	$ 144,410	$ 174,410
STREET IMPROVEMENTS			**TOTAL PROJECT**	**$ 30,000**	**$ 144,410**	**$ 174,410**
Artesia Blvd Intersection Safety Improvements	41330	14	215- Measure R	$ -	$ 200,000	$ 200,000
PUBLIC FACILITY IMPROVEMENTS			211- Measure M	$ 200,000	$ -	$ -
			TOTAL PROJECT	**$ 200,000**	**$ 200,000**	**$ 400,000**
Bicycle Transportation Plan Implementation	40510	17	215- Measure R	$ 85,000	$ 73,858	$ 158,858
STREET IMPROVEMENTS			**TOTAL PROJECT**	**$ 85,000**	**$ 73,858**	**$ 158,858**
City Monument Sign Replacment	New	68	700- Self Insurance Fund	$ 100,000	$ -	$ 100,000
GENERAL IMPROVEMENT			**TOTAL PROJECT**	**$ 100,000**	**$ -**	**$ 100,000**
City Park and Facility Parking Lot Resurfacing	20880	55	254- Subdivision Park Trust	$ -	$ 100,000	$ 100,000
PUBLIC FACILITY IMPROVEMENTS			300- Capital Project Funds	$ 50,000	$ -	$ 50,000
			TOTAL PROJECT	**$ 50,000**	**$ 100,000**	**$ 150,000**
Citywide Curb Ramp Improvements	40399	21	210- TDA Article III	$ 62,594	$ 4,173	$ 66,767
STREET IMPROVEMENTS			211- Measure M	$ -	$ 7,217	
			234- CDBG	$ 145,845	$ 153,151	$ 298,996
			TOTAL PROJECT	**$ 208,439**	**$ 164,540**	**$ 365,763**
Citywide Slurry Seal Program	41140	26	215- Measure R	$ 200,000	$ 100,797	$ 300,797
STREET IMPROVEMENTS			300- Capital Projects Fund-Trash Hauler	$ 311,370	$ 281,645	$ 593,015
			TOTAL PROJECT	**$ 511,370**	**$ 382,443**	**$ 893,813**
Citywide Striping Program	41180	19	300- Capital Projects Fund-CFA Fd	$ 260,000	$ -	$ 260,000
STREET IMPROVEMENTS			202- State Gas Tax	$ 140,000	$ 108,670	$ 248,670
			TOTAL PROJECT	**$ 400,000**	**$ 108,670**	**$ 508,670**
Citywide Traffic Signal Upgrades- Prospect Ave. Corridor	41200	20	211- Measure M	$ -	$ 65,537	$ 65,537
STREET IMPROVEMENTS			300- Capital Project Funds	$ 50,000	$ -	$ 50,000
			TOTAL PROJECT	**$ 50,000**	**$ 65,537**	**$ 115,537**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
Civic Center Safety and Workplace Health Improvements	20610	57	300- Capital Project Funds	$ 100,000	$ 66,965	$ 166,965
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 100,000**	**$ 66,965**	**$ 166,965**
Dominguez Park Play Equipment	30730	48	100- General Fund	$ -	$ 200,000	$ 200,000
PARK IMPROVEMENTS			254- Subdivision Park Trust	$ 500,000	$ 1,041,424	$ 1,541,424
			300- Capital Project Funds	$ -	$ 240,000	$ 240,000
				$ 500,000	**$ 1,481,424**	**$ 1,981,424**
Dow/Vail/Johnston Bicycle Lane Improvements	41290	22	215- Measure R	$ 100,000	$ 50,000	$ 150,000
STREET IMPROVEMENTS			**TOTAL PROJECT**	**$ 100,000**	**$ 50,000**	**$ 150,000**
Drainage Improvement Project	60260	9	300- Capital Project Funds	$ 300,000	$ 365,958	$ 665,958
DRAINAGE IMPROVEMENTS			**TOTAL PROJECT**	**$ 300,000**	**$ 365,958**	**$ 665,958**
Electric Vehicle Charging Infrastructure	20770	58	218- Air Quality Improvement	$ -	$ 41,400	$ 41,400
DRAINAGE IMPROVEMENTS			300- Capital Projects Fund	$ 50,000	$ -	$ 50,000
			TOTAL PROJECT	**$ 50,000**	**$ 41,400**	**$ 91,400**
EWMP Implementation	60150	8	217- Measure W	$ 287,000	$ 862,500	$ 1,149,500
DRAINAGE IMPROVEMENTS			300- Capital Projects Fund	$ 125,000	$ -	$ 125,000
			TOTAL PROJECT	**$ 412,000**	**$ 862,500**	**$ 1,274,500**
Fire Department Station 1 Window Replacement	New	60	300- Capital Project Funds	$ 50,000	$ -	$ 50,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 50,000**	**$ -**	**$ 50,000**
Fire Stations and City Hall Parking Lot Security Design	New	59	300- Capital Project Funds	$ 50,000	$ -	$ 50,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 50,000**	**$ -**	**$ 50,000**
Fulton Playfield Infiltration Project	New	11	230- Intergovernmental Grants	$ 458,000	$ -	$ 458,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 458,000**	**$ -**	**$ 458,000**
Green Street Improvement	60270	10	211- Measure M	$ -	$ 200,000	$ 200,000
STREETS IMPROVEMENTS			217- Measure W	$ 213,000	$ -	$ 213,000
			TOTAL PROJECT	**$ 213,000**	**$ 200,000**	**$ 413,000**
Harbor Dredging - Construction	70660	35	600- Tidelands Fund	$ 2,200,000	$ 2,300,000	$ 4,500,000
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 2,200,000**	**$ 2,300,000**	**$ 4,500,000**
International Boardwalk Surface Repair	New	36	601- Uplands Funds	$ 500,000	$ -	$ 500,000
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 500,000**	**$ -**	**$ 500,000**
Kingsdale Resurfacing - 182nd to Grant	40880	23	214- Proposition C	$ 300,000	$ 120,237	$ 420,237
STREET IMPROVEMENTS			211- Measure M	$ 800,000	$ -	$ 800,000
			TOTAL PROJECT	**$ 1,100,000**	**$ 120,237**	**$ 1,220,237**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
MBB Resurfacing - Aviation Blvd. to Inglewood Ave.	41160	24	202- State Gas Tax		$ 694,110	$ 694,110
STREET IMPROVEMENTS			211- Measure M		$ 200,000	$ 200,000
			214- Proposition C	$ 700,000	$ 870,604	$ 1,570,604
			300- Capital Proj Fd-Assessmt 92-1	$ -	$ 143,058	$ 143,058
			TOTAL PROJECT	**$ 700,000**	**$ 1,907,772**	**$ 2,607,772**
Pier Deck and Piling Structure Repair	70350	38	600-Tidelands Fund	$ 200,000	$ 1,178	$ 201,178
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 200,000**	**$ 1,178**	**$ 201,178**
Pier Parking Structure Critical Repairs	70610	39	100- General Fund	$ 4,350,380	$ -	$ 4,350,380
WATERFRONT IMPROVEMENTS			600-Tidelands Fund	$ -	$ 59,695	$ 59,695
			601-Uplands Fund	$ -	$ 50,014	$ 50,014
			TOTAL PROJECT	**$ 4,350,380**	**$ 109,709**	**$ 4,460,089**
Pier Parking Strcuture Security Enhancements	New	40	601- Uplands Fund	$ 600,000	$ -	$ 600,000
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 600,000**	**$ -**	**$ 600,000**
Pier Restroom Improvements	70640	41	300- Capital Project Funds	$ -	$ 291,787	$ 291,787
WATERFRONT IMPROVEMENTS			601- Uplands Fund	$ 250,000	$ -	$ 250,000
			TOTAL PROJECT	**$ 250,000**	**$ 291,787**	**$ 541,787**
Police Department Pier Sub-Station Refurbishment	New	61	300- Capital Project Funds	$ 250,000	$ -	$ 250,000
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 250,000**	**$ -**	**$ 250,000**
Police Department Shooting Range	20810	63	300- Capital Project Funds		$ 303,600	$ 303,600
PUBLIC FACILITY IMPROVEMENTS			300- Capital Project Funds- CFA	$ 647,651	$ -	$ 647,651
			TOTAL PROJECT	**$ 647,651**	**$ 303,600**	**$ 951,251**
Police Station Improvements	20690	62	300- Capital Project Funds	$ 150,000	$ 68,785	$ 218,785
PUBLIC FACILITY IMPROVEMENTS			**TOTAL PROJECT**	**$ 150,000**	**$ 68,785**	**$ 218,785**
Portofino Way Sewer Pump Station	50210	3	603- Wastewater Fund	$ 2,086,340	$ 2,112,423	$ 4,198,763
SEWER IMPROVEMENTS			**TOTAL PROJECT**	**$ 2,086,340**	**$ 2,112,423**	**$ 4,198,763**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
RBTV Broadcast Fac/CC Chambers Upgrades	20560	64	300-PEG Fees	$ 190,000	$ 174,025	$ 364,025
PUBLIC FACILITIES IMPROVEMENTS			**TOTAL PROJECT**	**$ 190,000**	**$ 174,025**	**$ 364,025**
Redondo Beach Marina Parking Lot Pay Stations	70770	37	601-Uplands Fund	$ 100,000	$ 196,800	$ 296,800
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 100,000**	**$ 196,800**	**$ 296,800**
Relocation of Boat Launch	70170	34	600- Tidelands Fund	$ 250,000	$ 542,830	$ 792,830
WATERFRONT IMPROVEMENTS			601- Uplands Funds	$ -	$ 6,949	$ 6,949
			TOTAL PROJECT	**$ 250,000**	**$ 549,779**	**$ 799,779**
Residential Street Rehabilitation	40190	27	202- State Gas Tax	$ 500,000	$ 985,810	$ 1,485,810
STREET IMPROVEMENTS			211- Measure M	$ 100,000	$ 679,146	$ 779,146
			215- Measure R	$ 400,000	$ 536,519	$ 936,519
			300- Capital Projects Fund-CFA Fd			$ -
			300- Capital Projects Fund	$ -	$ 813,334	$ 813,334
			TOTAL PROJECT	**$ 1,000,000**	**$ 3,014,809**	**$ 4,014,809**
Sanitary Sewer System Camera Inspection	50240	5	603- Wastewater Funds	$ 1,000,000	$ -	$ 1,000,000
SEWER IMPROVEMENTS			**TOTAL PROJECT**	**$ 1,000,000**	**$ -**	**$ 1,000,000**
Sea Level Rise Preparation Master Planning	New	42	600- Tidelands Fund	$ 200,000	$ -	$ 200,000
WATERFRONT IMPROVEMENTS			601- Uplands Funds	$ 50,000	$ -	$ 50,000
			TOTAL PROJECT	**$ 250,000**	**$ -**	**$ 250,000**
Seaside Lagoon	70790	43	600- Tidelands Fund	$ -	$ 500,000	$ 500,000
WATERFRONT IMPROVEMENTS			300- Capital Project Funds	$ -	$ 500,000	$ 500,000
			230-Intergovernmental Grants	$ 10,000,000	$ -	$ 10,000,000
			TOTAL PROJECT	**$ 10,000,000**	**$ 1,000,000**	**$ 11,000,000**
Sidewalk Improvements & Repairs	41270	25	300- Capital Projects Fund	$ 50,000	$ 379,356	$ 429,356
STREET IMPROVEMENTS			**TOTAL PROJECT**	**$ 50,000**	**$ 379,356**	**$ 429,356**
Skatepark Improvements	30740	52	254-Subdivision Park Trust	$ 30,000		$ 30,000
PARK IMPROVEMENTS			*Donation- LA Kings*	$ -	$ 25,000	$ 25,000
			TOTAL PROJECT	**$ 30,000**	**$ 25,000**	**$ 55,000**
Torrance Blvd. Resurfacing-Torrance Circle to Prospect	41230	29	214-Proposition C	$ 300,000	$ 1,832,203	$ 2,132,203
STREET IMPROVEMENTS			202- State Gas Tax	$ 700,000	$ -	$ 700,000
			TOTAL PROJECT	**$ 1,000,000**	**$ 1,832,203**	**$ 2,832,203**

RECOMMENDED FY22-23 PROJECT FUNDING BY PROJECT

Project Title	Project Number	Page Number	Fund	Recommended Funding	Estimated Carryover	Total Funding
Traffic Calming	40470	30	100- General Fund	$ -	$ 379,048	$ 379,048
STREET IMPROVEMENTS			300- Capital Project Funds	$ 200,000	$ 104,623	$ 304,623
			211- Measure M	$ 200,000	$ -	$ 200,000
			215- Measure R	$ 350,000	$ -	$ 350,000
			TOTAL PROJECT	**$ 750,000**	**$ 483,670**	**$ 1,233,670**
Transit Fleet Operations Center	20760	65	212-Proposition A	$ -	$ 75,000	$ 75,000
PUBLIC FACILITIES IMPROVEMENTS			214-Proposition C	$ -	$ 75,000	$ 75,000
			230-Intergovernmental Grants	$ 40,465	$ 105,959	$ 146,424
			TOTAL PROJECT	**$ 40,465**	**$ 255,959**	**$ 296,424**
Veterans Park Historic Library Improvements	20900	66	300-Capital Projects Fund	$ 250,000	$ 250,000	$ 500,000
PUBLIC FACILITIES IMPROVEMENTS			707-Major Facilities Repair Fund	$ -	$ 155,000	$ 155,000
			TOTAL PROJECT	**$ 250,000**	**$ 405,000**	**$ 655,000**
Waterfront Education Center Pre-Design	New	45	600- Tidelands Fund	$ 75,000	$ -	$ 75,000
WATERFRONT IMPROVEMENTS			**TOTAL PROJECT**	**$ 75,000**	**$ -**	**$ 75,000**
Yacht Club Way Sewer Pump	50260	6	603- Wastewater Funds	$ 1,700,000	$ 1,550,806	$ 3,250,806
SEWER IMPROVEMENTS			**TOTAL PROJECT**	**$ 1,700,000**	**$ 1,550,806**	**$ 3,250,806**
			TOTAL RECOMMENDED PROJECT FUNDING	**$ 33,687,645**	**$ 21,390,605**	**$ 55,071,034**

RECOMMENDED FY 22-23 PROJECT BY FUND

Fund	Project Number	Page Number	Project Title	Amount	Evaluation Criteria*
100- General Fund	70610	39	Pier Parking Structure Critical Repairs	$ 4,350,380	1,3,7
			TOTAL FUND 100	**$ 4,350,380**	
202-State Gas Tax	40190	27	Residential Street Rehabilitation	$ 500,000	3,4
202-State Gas Tax	41230	29	Torrance Blvd Resurfacing - Torrance Circle to Prospect	$ 700,000	3,4
202-State Gas Tax	41180	19	Citywide Striping	$ 140,000	3,4
			TOTAL FUND 202	**$ 1,340,000**	
210-TDA Article 3	40399	21	Citywide Curb Ramp Improvements	$ 62,594	1,2
			TOTAL FUND 210	**$ 62,594**	
211-Measure M	41330	14	Artesia Blvd Intersection Safety Improvement	$ 200,000	3,4
211-Measure M	40880	23	Kingsdale Resurfacing- 182nd to Grant Ave	$ 800,000	3,4
211-Measure M	40190	27	Residential Street Rehabilitation	$ 100,000	3,4
211-Measure M	40470	30	Traffic Calming	$ 200,000	3,4
			TOTAL FUND 211	**$ 1,300,000**	
214-Proposition C	40880	23	Kingsdale Resurfacing - 182nd to Grant	$ 300,000	3,4,7
214-Proposition C	41160	24	MBB Resurfacing - Aviation Blvd to Inglewood Ave	$ 700,000	3,4
214-Proposition C	41230	29	Torrance Blvd Resurfacing - Torrance Circle to Prospect	$ 300,000	3,4,7
			TOTAL FUND 214	**$ 1,300,000**	
215-Measure R	40510	17	Bicycle Transportation Plan Implementation	$ 85,000	3,6
215-Measure R	41290	22	Dow/Vail/Johnston Bicycle Lane Improvements	$ 100,000	3,6
	40190	27	Residential Street Rehabilitation	$ 400,000	3,4
	40470	30	Traffic Calming	$ 350,000	3,4
215-Measure R	41140	26	Citywide Slurry Seal Program	$ 200,000	3,4
			TOTAL FUND 215	**$ 1,135,000**	
217-Measure W	60150	8	EWMP Implementation	$ 287,000	1,2,5
	60270	10	Green Street Improvements	$ 213,000	1,2,5
			TOTAL FUND 217	**$ 500,000**	
230-Intergovernmental Grants	New	11	Fulton Playfield Infiltration Project	$ 458,000	2,6
230-Intergovernmental Grants	70790	43	Seaside Lagoon	$ 10,000,000	3,6,7
230-Intergovernmental Grants	20760	65	Transit Fleet Operations Center	$ 40,465	1,3
			TOTAL FUND 230	**$ 10,498,465**	

Project Evaluation Criteria:
(1) Health and Safety Issue
(2) State and Federal Mandates
(3) Completes an Existing Project
(4) Operating Savings
(5) Required Grant Match
(6) Implements Strategic Plan Goal
(7) Supports Economic Development

RECOMMENDED FY 22-23 PROJECT BY FUND

Fund	Project Number	Page Number	Project Title	Amount	Evaluation Criteria*
234-CDBG Funds	40399	21	Citywide Curb Ramp Improvements	$ 145,845	1,2
			TOTAL FUND 234	**$ 145,845**	
254-Sub. Park Trust Funds	30730	48	Dominguez Park Play Equipment	$ 500,000	1,3,4
254-Sub. Park Trust Funds	30740	52	Skatepark Improvements	$ 30,000	3,6
			TOTAL FUND 254	**$ 530,000**	
300-Capital Projects Fund	New	54	200 N PCH Meter Separation	$ 100,000	4
300-Capital Projects Fund	41080	13	Artesia Blvd Improvements- Traffic Signal Head Replacements	$ 30,000	3,4
300-Capital Projects Fund	20880	55	City Park and Facility Parking Lot Resurfacing- Dominguez Park Parking Lot	$ 50,000	3,4
300-Capital Projects Fund	41180	19	Citywide Striping	$ 260,000	3,4
300-Capital Projects Fund	41200	20	Citywide Traffic Signal Upgrades- Prospect Avenue Corridor	$ 50,000	3,4
300-Capital Projects Fund	20610	57	Civic Center Safety and Workplace Health Improvements	$ 100,000	1,3,4
300-Capital Projects Fund	60260	9	Drainage Improvement Project	$ 300,000	2,3,4
300-Capital Projects Fund	20770	58	EV Charging Infrastructure	$ 50,000	3,6
300-Capital Projects Fund	60150	8	EWMP Implementation	$ 125,000	2,3,6
300-Capital Projects Fund	New	60	Fire Department Station 1 Window Replacement	$ 50,000	1,4
300-Capital Projects Fund	New	59	Fire Stations and City Hall Parking Lot Security Design	$ 50,000	1,4
300-Capital Projects Fund	20690	62	Police Station Improvements	$ 150,000	1,4
300-Capital Projects Fund	New	61	Police Department Pier Sub-station Refurbishment	$ 250,000	1,4
300-Capital Projects Fund	41270	25	Sidewalk Improvements & Repairs	$ 50,000	1,2,3,4
300-Capital Projects Fund	40470	30	Traffic Calming	$ 200,000	3,4
300-Capital Projects Fund	20900	66	Veterans Park Historic Library Improvements	$ 250,000	1,4
			TOTAL FUND 300-Capital Funds	**$ 2,065,000**	
300-Capital Projects Fund-PEG Fees	20560	64	RBTV Broadcast Fac/CC Chambers Upgrades	$ 190,000	3,6
			TOTAL FUND 300-PEG Fees	**$ 190,000**	
300-Capital Projects Fund-Trash Impact	41140	26	Citywide Slurry Seal Program	$ 311,370	4
			TOTAL FUND 300-Trash Impact Funds	**$ 311,370**	
300- CFA Funds	30780	63	Police Department Shooting Range	$ 647,651	1,3,4
			TOTAL FUND 300- CFA Funds	**$ 647,651**	

Project Evaluation Criteria:
(1) Health and Safety Issue
(2) State and Federal Mandates
(3) Completes an Existing Project
(4) Operating Savings
(5) Required Grant Match
(6) Implements Strategic Plan Goal
(7) Supports Economic Development

RECOMMENDED FY 22-23 PROJECT BY FUND

Fund	Project Number	Page Number	Project Title	Amount	Evaluation Criteria*
600-Tidelands Fund	70660	35	Harbor Dredging - Construction	$ 2,200,000	1,4,7
600-Tidelands Fund	70350	38	Pier Deck and Piling Structure Repair	$ 200,000	1,4,7
600-Tidelands Fund	70170	34	Relocation of Boat Launch	$ 250,000	1,4
600-Tidelands Fund	New	42	Sea Level Rise Preparation Master Planning	$ 200,000	1,6
600-Tidelands Fund	New	45	Waterfront Education Center Pre-Design	$ 75,000	6,7
			TOTAL FUND 600	**$ 2,925,000**	
601-Uplands Fund	New	36	International Boardwalk Surface Repair	$ 500,000	1,4,7
601-Uplands Fund	New	40	Pier Parking Structure Security Enhancements	$ 600,000	1,7
601-Uplands Fund	70640	41	Pier Restroom Improvement	$ 250,000	1,3,4
601-Uplands Fund	New	42	Sea Level Rise Preparation Master Planning	$ 50,000	1,6
601-Uplands Fund	70770	37	Redondo Beach Marina Parking Lot Pay Stations	$ 100,000	4
			TOTAL FUND 601	**$ 1,500,000**	
603-Wastewater Fund	50210	3	Portofino Way Sewer Pump Station	$ 2,086,340	1,3,4
	50240	5	Sanitary Sewer System Camera Inspection	$ 1,000,000	1,2,4
	50260	6	Yacht Club Way Sewer Pump	$ 1,700,000	1,3,4
			TOTAL FUND 603	**$ 4,786,340**	
700- Self Insurance Fund	New	68	City Monument Sign Replacement	$ 100,000	4
			TOTAL FUND 700	**$ 100,000**	
			TOTAL RECOMMENDED PROJECT FUNDING	**$ 33,687,645**	

Project Evaluation Criteria:
(1) Health and Safety Issue
(2) State and Federal Mandates
(3) Completes an Existing Project
(4) Operating Savings
(5) Required Grant Match
(6) Implements Strategic Plan Goal
(7) Supports Economic Development

Proposed Five Year CIP Funding - FY 22-23 to FY 26-27
with Projected FY 21-22 Carryover Funds
(Carryover Projects and Funds are shown in italics)

Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
100- General Fund	39	Pier Parking Structure Critical Repairs	$ -	$ 4,350,380	$ -	$ -	$ -	$ -
	48	*Dominguez Park Play Equipment*	*$ 200,000*		$ -	$ -	$ -	$ -
	30	*Traffic Calming*	*$ 379,048*		$ -	$ -	$ -	$ -
		TOTAL	**$ 579,048**	**$ 4,350,380**	**$ -**	**$ -**	**$ -**	**$ -**
Donation Account	52	*Skatepark Improvements*	*$ 25,000*					
		TOTAL	**$ 25,000**					
202-State Gas Tax	19	Citywide Striping	*$ 108,670*	$ 140,000	$ 250,000	$ 40,000	$ 40,000	$ 40,000
	15	Artesia Boulevard Resurf.-Harper Ave to Hawthorne			$ 700,000			
	29	Torrance Blvd Resurfacing	*$ -*	$ 700,000	$ -	$ -	$ -	$ -
	27	Residential Street Rehabilitation	*$ 985,810*	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
	24	*Manhattan Beach Boulevard Resurfacing*	*$ 694,110*					
		TOTAL	***$ 1,788,590***	**$ 1,340,000**	**$ 1,450,000**	**$ 540,000**	**$ 540,000**	**$ 540,000**
204-Storm Drain Improvement								
		TOTAL	***$ -***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
210-TDA Article III	21	Citywide Curb Ramp Improvements	*$ 4,173*	$ 62,594	$ 100,000	$ -	$ 100,000	$ -
		TOTAL	***$ 4,173***	**$ 62,594**	**$ 100,000**	**$ -**	**$ 100,000**	**$ -**
211-Measure M								
	14	Artesia Blvd Intersection Safety Improvement		$ 200,000	$ -	$ -	$ -	$ -
	23	Kingsdale Resurfacing- 182nd to Grant Ave		$ 800,000				
	10	Green Street Improvements	*$ 200,000*		$ 200,000	$ 200,000	$ 200,000	$ 200,000
	27	Residential Street Rehabilitation	*$ 679,146*	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
	30	Traffic Calming	*$ -*	$ 200,000	$ -	$ -	$ -	$ -
	20	*Citywide Traffic Signal Upgrades*	*$ 65,537*					
	21	*Citywide Curnb Ramp Improvement*	*$ 7,217*					
	24	*Manhattan Beach Boulevard Resurfacing*	*$ 200,000*					
	12	*Median Renovations*	*$ 30,111*					
	12	*Residential Street Reconstruction - Deferred Mt*	*$ 900,000*					
	53	*Transit Center*	*$ 22,081*					
		TOTAL	***$ 2,104,091***	**$ 1,300,000**	**$ 300,000**	**$ 300,000**	**$ 300,000**	**$ 300,000**
212-Proposition A	65	*Transit Fleet Operations Center*	*$ 75,000*					
		TOTAL	***$ 75,000***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
214-Proposition C	23	Kingsdale Avenue Resurfacing - 182nd to Grant	*$ 120,237*	$ 300,000				
	24	Manhattan Beach Boulevard Resurfacing	*$ 870,604*	$ 700,000				
	28	Rindge Lane Resurfacing - 190th to Artesia				$ 1,300,000		
	29	Torrance Boulevard Resurfacing - PCH to Prospect	*$ 1,832,203*	$ 300,000				
	15	Artesia Boulevard Resurf.-Harper Ave to Hawthorne	*$ 180,000*		$ 1,243,210			
	16	Aviation Boulevard Resurf - Artesia to MBB				$ 540,000		
	12	*Bicycle Plan Grant - Beryl Street Bike Lanes*	*$ 26,501*					
	12	*Bicycle Plan Grant - N. Catalina Ave Bike Lanes*	*$ 82,874*					
	12	*Bicycle Plan Grant - S. Catalina Ave/Ave I Bike Lanes*	*$ 8,928*					
	12	*Bicycle Plan Grant - Lilienthal Lane Bike Lanes*	*$ 56,505*					
	12	*Bicycle Plan Grant - Torrance Boulevard Bike Lanes*	*$ 43,158*					
	12	*Bicycle Plan Grant - Citywide Bike Facilities*	*$ 170,668*					
	12	*Bus Bench & Shelter Replacement Program*	*$ 16,625*					
	12	*Inglewood Resurfacing - Marine to MBB*	*$ 130,000*					
	12	*Redondo Beach Boulevard Resurfacing - Artesia to Hawthorne*	*$ 70,000*					
	12	*Torrance Blvd & Francisca Ave Traffic Signal Mod.*	*$ 249,714*					
	52	*Transit Center*	*$ 81,527*					
	65	*Transit Fleet Operations Center*	*$ 75,000*					
		TOTAL	***$ 4,014,545***	**$ 1,300,000**	**$ 1,243,210**	**$ 1,840,000**	**$ -**	**$ -**

Proposed Five Year CIP Funding - FY 22-23 to FY 26-27
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(Carryover Projects and Funds are shown in italics)

Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
215-Measure R	18	Bicycle Transportation Plan Implementation	*$ 73,858*	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000
	26	Citywide Slurry Seal Program	*$ 100,797*	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
	22	Dow/Vail/Johnston Bicycle Lane Improvements	*$ 50,000*	$ 100,000				
	27	Residential Street Rehabilitation	*$ 536,519*	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
	30	Traffic Calming	*$ -*	$ 350,000				
	14	*Artesia Intersection Safety Improvements*	*$ 200,000*					
	12	*Anita/Herondo and PCH WB Right Turn Lane*	*$ 100,000*					
	12	*Grant Avenue Signal Improvements*	*$ 25,763*					
	12	*Residential Street Reconstruction - Deferred Mt*	*$ 600,000*					
	53	*Transit Center*	*$ 104,235*					
		TOTAL	***$ 1,791,172***	**$ 1,135,000**	**$ 685,000**	**$ 685,000**	**$ 685,000**	**$ 685,000**
217-Measure W	8	EWMP Implementation	*$ 862,500*	$ 287,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
	10	Green Street Improvements		$ 213,000				
	7	*Santa Monica Bay Near/Offshore Debris TMDL*	*$ 109,027*					
			$ 971,527	**$ 500,000**	**$ 500,000**	**$ 500,000**	**$ 500,000**	**$ 500,000**
218-Air Quality Improvement	58	Electric Vehicle Charging Infrastructure	*$ 41,400*					
		TOTAL	***$ 41,400***	**$ -**	**$ -**	**$ -**	**$ -**	
230-Inter-Governmental Grants	12	Anita/Herondo and PCH WB Right Turn Lane	*$ 2,400,000*					
STPL Funds	15	Artesia Boulevard Resurf.-Harper Ave to Hawthorne	*$ 1,316,790*					
Regional Measure R	17	Aviation/Artesia NB Right Turn Lane	*$ 357,480*		$ 1,060,000			
Regional Measure W	11	Fulton Playfield Infiltration Project	*$ -*	$ 458,000	$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500
Park Bond	49	Massena Parkette Playground Equipment			$ 300,000			
Regional Measure M	12	NRB Bikeway Extension - Felton Ln to Inglewood Ave	*$ 1,000,000*					
Regional Measure M	12	NRB Bikeway Extension - Inglewood Ave Design	*$ 200,000*					
State Grant	43	Seaside Lagoon	*$ -*	$ 10,000,000				
Regional Measure M	12	Traffic Signal Communications And Network System	*$ 2,000,000*					
Transit	65	Transit Fleet Operations Center	*$ 105,959*	$ 40,465				
Regional Measure M & FTA Grant	53	*Transit Center*	*$ 2,391,361*					
CMAQ	12	*Bicycle Plan Grant - Beryl Street Bike Lanes*	*$ 110,328*					
CMAQ	12	*Bicycle Plan Grant - N. Catalina Ave Bike Lanes*	*$ 331,496*					
CMAQ	12	*Bicycle Plan Grant - S. Catalina Ave/Ave I Bike Lanes*	*$ 35,712*					
CMAQ	12	*Bicycle Plan Grant - Lilienthal Lane Bike Lanes*	*$ 226,020*					
CMAQ	12	*Bicycle Plan Grant - Torrance Boulevard Bike Lanes*	*$ 172,632*					
CMAQ	12	*Bicycle Plan Grant - Citywide Bike Facilities*	*$ 682,672*					
Transit	12	*Bus Bench & Shelter Replacement Program*	*$ 33,519*					
MTA Call For Projects	12	*Grant Avenue Signal Improvements*	*$ 222,583*					
Regional Measure R	12	*Kingsdale Ave Widening*	*$ 11,153*					
Regional Measure R	12	*Inglewood Ave. at MBB SB Right Turn Lane*	*$ 4,131,315*					
Regional Measure R	12	*PCH Study Recommendations Implementation*	*$ 1,003,265*					
		TOTAL	***$ 16,732,284***	**$ 10,498,465**	**$ 3,053,500**	**$ 1,693,500**	**$ 50,500**	**$ 50,500**
234-CDBG	21	Citywide Curb Ramp Improvements	*$ 153,151*	$ 145,845	$ 130,000	$ -	$ 130,000	$ -
		TOTAL	***$ 153,151***	**$ 145,845**	**$ 130,000**	**$ -**	**$ 130,000**	**$ -**
250-Park & Rec Facilities Fees	46	General Eaton B Parkette Improvements - Design	*$ 100,000*					
	49	Massena Parkette Playground Equipment			$ 150,000			
		TOTAL	***$ 100,000***	**$ -**	**$ 150,000**	**$ -**	**$ -**	

Proposed Five Year CIP Funding - FY 22-23 to FY 26-27
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(Carryover Projects and Funds are shown in italics)

Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
254-Subdivision Park Trust	48	Dominguez Pk Play Equipment, Landscape & Walkways	*$ 1,041,425*	$ 500,000				
	52	Skatepark Improvements	*$ -*	$ 30,000				
	47	Aviation Park Play Equipment			$ 350,000			
	55	City Park and Facility Parking Lot Resurfacing	*$ 100,000*		$ 100,000		$ 50,000	$ 50,000
	51	Regional Park Walkway Lighting Replacement				$ 1,000,000		
	46	*Anderson Park Scout House Renovations*	*$ 124,415*					
	46	*Aviation Gymnasium Improvements*	*$ 150,000*					
	46	*Perry Park Senior Center HVAC Improvements*	*$ 15,005*					
	46	*Play Surf Repl @Anderson,Aviation,Perry&Turtle*	*$ 160,000*					
	46	*Dominguez Park Dog Park Improvements*	*$ 60,000*					
	46	*Regional Park Restroom Improvements*	*$ 200,309*					
	46	*Wilderness Park Improvements*	*$ 85,598*					
		TOTAL	***$ 1,936,752***	**$ 530,000**	**$ 450,000**	**$ 1,000,000**	**$ 50,000**	**$ 50,000**
300-Capital Projects	54	200 N PCH Meter Separation	*$ -*	$ 100,000				
	13	Artesia Blvd Improvements- Traffic Signal Head Replacements	*$ 144,410*	$ 30,000				
	56	City Hall & PD Window & Storefront Improvements			$ 235,000			
	55	City Park and Facility Parking Lot Resurfacing- Dominguez Park Parking Lot	*$ -*	$ 50,000		$ 50,000		
	19	Citywide Striping	*$ -*	$ 260,000	$ 250,000	$ 40,000	$ 40,000	$ 40,000
	20	Citywide Traffic Signal Upgrades- Prospect Avenue Corridor	*$ -*	$ 50,000				
	57	Civic Center Safety and Workplace Health Improvements	*$ 66,965*	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
	9	Drainage Improvement Project	*$ 365,958*	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
	58	EV Charging Infrastructure	*$ -*	$ 50,000	$ 50,000	$ 50,000		
	8	EWMP Implementation	*$ -*	$ 125,000	$ 465,000	$ 465,000	$ 465,000	$ 465,000
	60	Fire Department Station 1 Window Replacement	*$ -*	$ 50,000				
	59	Fire Stations and City Hall Parking Lot Security Design	*$ -*	$ 50,000	$ 300,000			
	50	Parkette Retaining Wall Integrity Assessment	*$ -*		$ 100,000			
	61	Police Department Pier Sub-station Refurbishment	*$ -*	$ 250,000				
	62	Police Station Improvements	*$ 68,785*	$ 150,000				
	63	PD Shooting Range Upgrade Feasibility/Site Prep	*$ 3,600*		$ 350,000			
	7	Santa Monica Bay Near/Offshore Debris TMDL	*$ 52,745*		$ 100,000	$ 50,000	$ 50,000	$ 50,000
	25	Sidewalk Improvements & Repairs	*$ 379,356*	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
	30	Traffic Calming Improvement- Citywide	*$ 104,623*	$ 200,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
	66	Veterans Park Historic Library Improvements	*$ 250,000*	$ 250,000				
	46	*Andrews Park Exercise Course*	*$ 100,000*					
	46	*Andrews Park Restroom*	*$ 120,000*					
	12	*Artesia Blvd Property Acquisition*	*$ 750,000*					
	53	*Beach Bluff Pedestrian Path Lighting Replacement*	*$ 300,000*					
	46	*Community Garden Infrastructure Improvements*	*$ 91,702*					
	53	*Community Services Dept. Relocation Assess.*	*$ 100,000*					
	67	*District Discretionary Infrastructure- D1*	*$ 100,000*					
	67	*District Discretionary Infrastructure- D2*	*$ 86,897*					
	67	*District Discretionary Infrastructure- D3*	*$ 100,000*					
	67	*District Discretionary Infrastructure- D5*	*$ 100,000*					
	67	*District Discretionary Infrastructure- Mayor*	*$ 100,000*					
	46	*Dog Runs- AV/Andrews/ SCE/Franklin/ Lilienthal*	*$ 130,158*					
	46	*Dominguez Park Dog Park Improvements*	*$ 43,663*					
	48	*Dominguez Park Play Equipment, Landscape,W*	*$ 240,000*					
	12	*Garnett Resurfacing- Broadway to Francisca*	*$ 250,000*					
	12	*Grant Ave Bulbouts*	*$ 375,000*					

Proposed Five Year CIP Funding - FY 22-23 to FY 26-27
with Projected FY 21-22 Carryover Funds
(Carryover Projects and Funds are shown in italics)

Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
	12	*Grant Flash Crosswalk Intersections*	*$ 75,000*					
	12	*Median Renovations*	*$ 50,417*					
	31	*Mole D Marquis Sign*	*$ 100,000*					
	67	*Path of History - Vincent*	*$ 8,993*					
	46	*Pickleball Court Feasibility Study*	*$ 53,800*					
	41	*Pier Restroom Improvements*	*$ 292,419*					
	46	*Play Surf Repl @Anderson,Aviation,Perry&Turtle*	*$ 40,000*					
	53	*RBPAC Modernization*	*$ 527,031*					
	12	*Riviera Village Sidewalk Pavers*	*$ 300,000*					
	27	*Residential Street Rehabilitation*	*$ 813,334*					
	12	*SCE ROW NRB Bike Path Beautification*	*$ 117,256*					
	12	*SCE ROW West of PCH Landscape Improvements*	*$ 138,100*					
	43	*Seaside Lagoon*	*$ 500,000*					
	46	*Vincent Park Playground Equipment Repair*	*$ 12,133*					
	46	*Wilderness Park Pond Refurbishment*	*$ 250,000*					
	46	*Wilderness Park Improvements*	*$ 16,022*					
		TOTAL	***$ 7,718,366***	**$ 2,065,000**	**$ 2,250,000**	**$ 1,055,000**	**$ 955,000**	**$ 955,000**
300-Capital Projects -	63	PD Shooting Range Upgrade Design/Environ.	*$ 300,000*	$ 647,651	$ 750,000	$ 697,000	$ 50,000	$ 50,000
Community Financing Auth.		**TOTAL**	***$ 300,000***	**$ 647,651**	**$ 750,000**	**$ 697,000**	**$ 50,000**	**$ 50,000**
300-Capital Projects - PEG Fees	64	RBTV Broadcast Fac/City Council Chamber Upgr.	*$ 174,025*	$ 190,000				
		TOTAL	***$ 174,025***	**$ 190,000**	**$ -**	**$ -**	**$ -**	
300-Capital Projects -	26	Citywide Slurry Seal Program	*$ 281,645*	$ 311,370	$ 320,711	$ 330,332	$ 340,242	$ 350,449
Trash Hauler Impact		**TOTAL**	***$ 281,645***	**$ 311,370**	**$ 320,711**	**$ 330,332**	**$ 340,242**	**$ 350,449**
300-Capital Projects	24	*Manhattan Beach Boulevard Resurfacing*	*$ 143,058*					
Assessment 92-1 District			***$ 143,058***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
302-Major Facilities Reconstruction	53	*Redondo Beach Performing Arts Center Modernization*	*$ 400,000*					
	53	*City Hall Window and Storefront Improvements*	*$ 240,000*					
			$ 640,000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
303-Open Space Acquisition	46	Dominguez Park Dog Park Improvements	*$ 185,380*					
	31	*Powerplant Property Matters*	*$ 18,047*					
			$ 203,427	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
600-Tidelands	35	Harbor Dredging - Construction	*$ 2,300,000*	$ 2,200,000				
	38	Pier Deck & Piling Structure Repair	*$ 1,178*	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
	34	Relocation of Boat Launch- Assess/Design/ Site	*$ 542,830*	$ 250,000	$ 4,500,000			
	42	Sea Level Rise Preparation Master Planning		$ 200,000				
	45	Waterfront Education Center Pre-Design		$ 75,000				
	31	Replacement of Hand Launch Dock	*$ 45,000*		$ 300,000			
	43	Seaside Lagoon	*$ 500,000*					
	44	Sport Fishing Pier Demolition & Reconstruction					$ 6,000,000	
	31	*Replacement of Harbor Patrol Docks*	*$ 1,789,368*					
	31	*Moonstone Park Area Design & Construction*	*$ 2,110,026*					
	31	*Pier Decorative Sculpture Sails - Repainting*	*$ 98,296*					
	39	*Pier Parking Structures Critical Repair*	*$ 59,695*					
	31	*Pier Light Fixture Replacement*	*$ 17,150*					
		TOTAL	***$ 7,463,542***	**$ 2,925,000**	**$ 5,000,000**	**$ 200,000**	**$ 6,200,000**	**$ 200,000**

Proposed Five Year CIP Funding - FY 22-23 to FY 26-27
with Projected FY 21-22 Carryover Funds
(Carryover Projects and Funds are shown in italics)

Fund Number/Name	Page Number	Projects	Est. 21-22 C/O	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
601-Uplands	36	International Boardwalk Surface Repair	$ -	$ 500,000				
	40	Pier Parking Structure Security Enhancements	$ -	$ 600,000				
	41	Pier Restroom Improvements		$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
	42	Sea Level Rise Preparation Master Planning	$ -	$ 50,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
	37	Redondo Beach Marina Parking Lot Pay Station	$ 196,800	$ 100,000				
	33	Basin 3 Seawall Improvements	$ -		$ 950,000			
	32	Basin 3 Marina Boat Slip Improvements-Design	$ 150,000		$ 3,100,000			
	39	Pier Parking Structures Critical Repair	$ 50,014		$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000
	46	*Play Surf Repl @Anderson,Aviation,Perry&Turtle*	$ 20,000					
	34	*Relocation of Boat Launch - Assess/Design/Site*	$ 6,949					
		TOTAL	**$ 423,763**	**$ 1,500,000**	**$ 6,000,000**	**$ 1,950,000**	**$ 1,950,000**	**$ 1,950,000**
603-Wastewater	3	Portofino Way Sewer Pump Station	$ 2,112,423	$ 2,086,340				
	6	Yacht Club Way Sewer Pump Station	$ 1,550,806	$ 1,700,000				
	5	Sanitary Sewer System Camera Inspection	$ -	$ 1,000,000				$ 1,000,000
	1	*Basin 2 Sewer Pump Out Station Upgrades*	$ 1,794,161					
	2	*Morgan Sewer Pump Station*	$ 200,000		$ 2,500,000			
	4	*Sanitary Sewers Facilities Rehabilitation*	$ 1,768,678	$ -	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
	1	*Alta Vista Sewer Pump Station*	$ 194,939					
	1	*Sanitary Sewer SCADA Installation*	$ 522,914					
		TOTAL	**$ 8,143,921**	**$ 4,786,340**	**$ 3,500,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 2,000,000**
700-Self Insurance Fund	68	City Monument Sign Replacement	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
		TOTAL	**$ -**	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ 100,000**	**$ 100,000**
701-Vehicle Replacement	52	*City Fueling Station Replacement - Design Build*	$ 267,396					
	31	*Powerplant Property Matters*	$ 121,485					
		TOTAL	**$ 388,881**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
705-Emergency Communication Fun	31	*Powerplant Property Matters*	$ 121,485					
		TOTAL	**$ 121,485**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
707-Major Facilities Repair Fund	66	*Veterans Park Historic Library Improvements*	$ 155,000					
		City Facility HVAC Replacement	$ 358,309					
		City Facility Roof Replacement	$ 267,182					
		TOTAL	**$ 780,491**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		TOTAL	**$ 57,099,340**	**$ 33,687,645**	**$ 25,982,421**	**$ 11,890,832**	**$ 12,950,742**	**$ 7,730,949**
							Recommended 5 Year Total w/Carryovers	**$ 149,341,929**

Unfunded and Underfunded CIP Projects by Fund
FY 22-23 to FY 26-27

Project Name	Five Year Recommended & C/O Funds	230-Grants	254-Subdivisic Park Trust	300-Capital Projects (Gen'l Fund)	600/601 Harbor Enterprise	Donations	Developer	Bonds	Unfunded/ Underfunded TOTAL
DRAINAGE IMPROVEMENTS									
Citywide Drainage Rehabilitation	$ 1,686,385			$ 1,300,000					$ 1,300,000
SUB-TOTAL	**$ 1,686,385**	**$ -**	**$ -**	**$ 1,300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,300,000**
STREET IMPROVEMENTS									
Broadway/Sapphire Intersection Modifications		$ 312,000		$ 312,000					$ 624,000
Catalina Streetscape Improvements							$ 1,560,000		$ 1,560,000
Garnet/Catalina Accessible Pedestrian Signal		$ 78,000							$ 78,000
Grant Avenue Pedestrian Improvements		$ 650,000							$ 650,000
I-405 Freeway On/Off Ramp Landscaping		$ 819,000							$ 819,000
I-405 Freeway SB On Ramp at Inglewood Avenue		$ 13,780,000							$ 13,780,000
Residential St. Reconstruction-Deferred Main.	$ 750,000			$ 15,600,000					$ 15,600,000
Riviera Village Streetscape Completion		$ 11,570,000							$ 11,570,000
SUB-TOTAL	**$ 750,000**	**$ 27,209,000**	**$ -**	**$ 15,912,000**	**$ -**	**$ -**	**$ 1,560,000**	**$ -**	**$ 44,681,000**
PARK IMPROVEMENTS									
Anderson Park Improvements - Phase 1B (Fountain)			$ 273,000						$ 273,000
Anderson Park Improvements - Phase 2			$ 520,000						$ 520,000
Anderson Park Improvements - Phase 3			$ 169,000						$ 169,000
Anderson Park Improvements - Phase 4			$ 708,500						$ 708,500
Anderson Park Improvements - Phase 5			$ 455,000						$ 455,000
Anderson Park Improvements - Phase 6			$ 1,326,000						$ 1,326,000
Anderson Park Improvements - Phase 7			$ 1,417,000						$ 1,417,000
Mc Neill Parkette				$ 97,500					$ 97,500
North Redondo Beach Recycled Water Installation		$ 5,512,000							$ 5,512,000
SCE ROW West of PCH Landscape Impr.	$ 150,000	$ 2,405,000							$ 2,405,000
Sneary Parkette Decorative Fence				$ 78,000					$ 78,000
SUB-TOTAL	**$ 150,000**	**$ 7,917,000**	**$ 4,868,500**	**$ 175,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 12,961,000**
PUBLIC FACILITY IMPROVEMENTS									
Anderson Park Community Center (Phase 8)				$ 9,932,000					$ 9,932,000
City Hall Replacement								$ 45,500,000	$ 45,500,000
Corporation Yard				$ 32,500,000					$ 32,500,000
Dominguez Park Community Center				$ 1,950,000					$ 1,950,000
Fire Stations 1 & 2 Modernization								$ 26,000,000	$ 26,000,000
Main Library Administration Carpet Replacement				$ 91,000					$ 91,000
New Police Station								$ 58,500,000	$ 58,500,000
Police Department Lobby & Records Unit Impr.				$ 2,366,000					$ 2,366,000
Seaside Lagoon Rehabilitation[1]					$ 33,000,000				$ 33,000,000
SUB-TOTAL	**$ -**	**$ -**	**$ -**	**$ 46,839,000**	**$ 33,000,000**	**$ -**	**$ -**	**$ 130,000,000**	**$ 209,839,000**

Unfunded and Underfunded CIP Projects by Fund
FY 22-23 to FY 26-27

Project Name	Five Year Recommended & C/O Funds	230-Grants	254-Subdivisic Park Trust	300-Capital Projects (Gen'l Fund)	600/601 Harbor Enterprise	Donations	Developer	Bonds	Unfunded/ Underfunded TOTAL
GENERAL IMPROVEMENTS									
Ainsworth Court Stairs Rehabilitation		$ 637,000							$ 637,000
SUB-TOTAL	**$ -**	**$ 637,000**	**$ -**	**$ -**		**$ -**	**$ -**	**$ -**	**$ 637,000**
TOTAL	**$ 2,586,385**	**$ 35,763,000**	**$ 4,868,500**	**$ 64,226,500**	**$ 33,000,000**	**$ -**	**$ 1,560,000**	**$ 130,000,000**	**$ 269,418,000**

Note 1: Engineering estimate range from $20 million to $30 million

SUMMARY OF ESTIMATED REVENUES, EXPENDITURES, & ESTIMATED CHANGES IN FUND BALANCES
AFTER CITY MANAGER RECOMMENDATIONS

		+	-	+	-	-	+
Fund	Estimated Fund Balances July 1, 2022	Proposed Revenues 2022-23	Proposed Expenditures 2022-23	Transfers In	Transfers Out	Net City Manager Recommended Expenditures	Estimated Fund Balances June 30, 2023
General Fund	11,078,523	99,613,990	99,249,950	1,750,927	2,721,844	8,656,845	1,814,801
State Gas Tax	1,018,427	3,475,852	1,563,243	-	-	1,790,000	1,141,035
Storm Drain Improvement	146,113	30,000	-	-	-	-	176,113
Street Landscaping & Lighting	-	1,530,600	2,597,707	1,067,107	-	-	-
Local Transportation Article 3	(8,763)	62,594	-	-	-	62,594	(8,763)
Measure M	172,638	1,173,593	342	-	-	1,300,000	45,889
Proposition A	1,244,912	1,651,996	-	-	830,674	-	2,066,234
Proposition C	63,971	1,465,403	1,605	-	-	1,300,000	227,769
Measure R	166,026	1,024,052	-	-	-	1,135,000	55,078
Transit	-	4,468,111	5,298,785	830,674	-	163,050	(163,050)
Measure W	-	720,000	242,093	-	-	500,000	(22,093)
Air Quality Improvement	144,545	90,000	72,793	-	-	-	161,751
Intergovernmental Grants	-	12,233,939	3,598,329	-	-	10,498,465	(1,862,855)
Comm Develop Block Grant	(291,771)	476,793	161,668	-	-	145,845	(122,491)
Housing Authority	1,539,986	6,627,168	6,669,968	-	-	-	1,497,186
Parks & Recreation Facilities	(8,156)	31,500	-	-	-	-	23,344
Narcotic Forfeiture & Seizure	158,415	30,000	61,130	-	-	-	127,285
Subdivision Park Trust	429,876	1,162,500	-	-	-	530,000	1,062,376
Disaster Recovery	208,048	51,000	17,060	-	-	-	241,988
CalPERS Reserve	5,105,721	-	-	-	-	-	5,105,721
Capital Projects	2,237,793	491,370	174,619	812,381	-	3,214,021	152,904
Major Facilities Reconstruction	20,714	-	-	-	-	-	20,714
Open Space Acquisition	1,100,120	-	-	-	-	-	1,100,120
Harbor Tidelands	11,023,105	6,547,997	6,906,996	-	100,189	3,171,830	7,392,086
Harbor Uplands	4,719,900	5,840,200	4,307,982	-	1,650,738	1,752,318	2,849,062
Solid Waste	2,265,338	6,056,272	5,639,324	4,000	-	70	2,686,216
Wastewater	8,838,733	5,871,645	3,526,060	-	-	4,825,993	6,358,325
Self-Insurance Program	(8,065,328)	8,079,579	7,324,206	-	-	-	(7,309,955)
Vehicle Replacement	6,051,078	3,355,361	3,446,280	-	-	2,322,916	3,637,243
Building Occupancy	1,186,968	3,110,802	3,322,430	-	-	20,000	955,340
Information Technology	(785,718)	4,250,667	4,415,865	-	-	386,245	(1,337,161)
Emergency Communications	2,355,949	4,148,630	2,786,657	-	-	53,100	3,664,822
Major Facilities Repair	(234,096)	107,077	-	-	-	-	(127,019)
Total Before Adjustments	**51,883,067**	**183,778,691**	**161,385,092**	**4,465,088**	**5,303,445**	**41,828,293**	**31,610,015**
Less: Int Svc Fds/Overhead	-	(31,256,177)	(31,256,177)	-	-		-
Total City	**51,883,067**	**152,522,514**	**130,128,915**	**4,465,088**	**5,303,445**	**41,828,293**	**31,610,015**
Community Financing Authority	4,700,416	13,376,289	15,027,026	2,463,119	812,381		4,700,416
Successor Agency	2,477	1,280,272	217,891	-	812,381		252,477
Housing Successor Agency	3,791,411	999,791	1,162,723	-	-		3,628,479
Grand Total	**60,377,371**	**168,178,866**	**146,536,555**	**6,928,207**	**6,928,207**	**41,828,293**	**40,191,387**

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title		FY 21-22 Appropriation		Estimated FY 21-22 Carryover
Sewer	50300	FY19-20	Alta Vista Sewer Pump Station Design/Construction	$	3,660,703	$	194,939
Sewer	50310	FY19-20	Basin 2 Sewer Pump Out Station Upgrades	$	1,794,161	$	1,794,161
Sewer	50320	FY 20-21	Morgan Sewer Pump Station Design/Construction	$	200,000	$	200,000
Sewer	50230	FY12-13	Sanitary Sewer SCADA Installation	$	559,196	$	522,914
				TOTAL $	6,214,060	$	2,712,014

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Morgan Sewer Pump Station Design/Construction

DEPARTMENT: Public Works

PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Begin design in Fiscal Year 23-24.

PROJECT DESCRIPTION: The Morgan Sewer Pump Station project will replace the existing deficient and damaged pump house, discharge and suction pipes, valves, wet and dry wells, controls, electronics, and mechanical components. This project includes the design and construction phases.

JUSTIFICATION: It is the City's responsibility to proactively manage, operate, and maintain all parts of the sanitary sewer system. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Morgan Sewer Pump Station

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees	$ 200,000		$ 2,500,000			
TOTAL	$ 200,000	$ -	$ 2,500,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design		$ 200,000			
Construction			$ 2,500,000		
TOTAL	$ -	$ 200,000	$ 2,500,000	$ -	$ -

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50320
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY20-21

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Portofino Way Sewer Pump Station Design and Rebuild

DEPARTMENT: Public Works

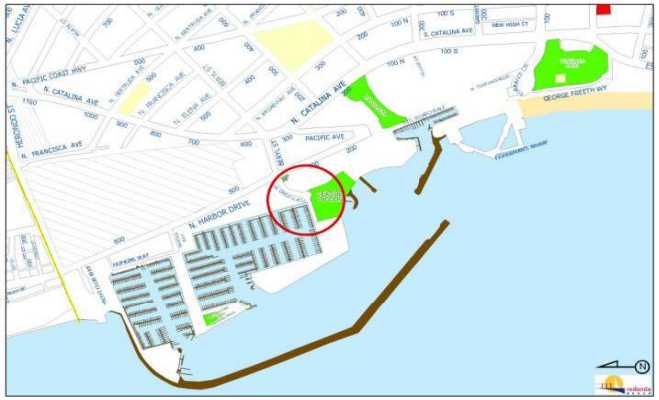
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Construction in FY 22-23.

PROJECT DESCRIPTION: Design and reconstruct the Portofino Way Sanitary Sewer. The project will replace the existing deficient and damaged pump house, discharge and suction pipes, valves, wet and dry wells, controls, electronics, and mechanical components.

JUSTIFICATION: It is the City's responsibility to proactively manage, operate, and maintain all parts of the sanitary sewer system. The project supports the Strategic Plan goals to vitalize the waterfront and to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure.

Project Location
Portofino Way Sewer Pump Station



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees	$ 2,112,423	$ 2,086,340				
TOTAL	$ 2,112,423	$ 2,086,340	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 4,198,763				
TOTAL	$ 4,198,763	$ -	$ -	$ -	$ -

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50210
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY 09-10

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sanitary Sewer Facilities Rehabilitation

DEPARTMENT: Public Works

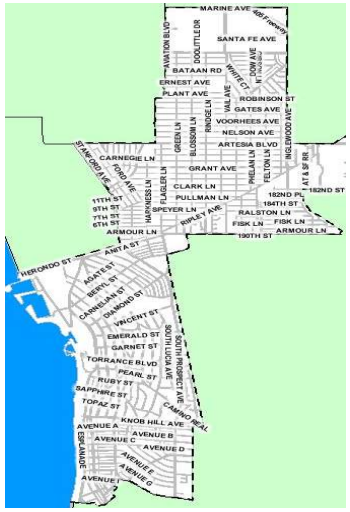
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Continuous

PROJECT DESCRIPTION:
This Project is intended to maintain and improve the City's sewer infrastructure to meet existing and future sewer demands.

JUSTIFICATION:
Through the City's sewer video inspection program, the entire sewer system has been documented for damage and deficiencies. The inspection has revealed that the existing sanitary sewer system sustains various damage patterns and deficiencies that require repair and/or replacement. Failure to perform the required repairs could cause serious backups or spills. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees	$ 1,768,678		$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
TOTAL	$ 1,768,678	$ -	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
TOTAL	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50150
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY 02/03

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sanitary Sewer System Camera Inspection

DEPARTMENT: Public Works

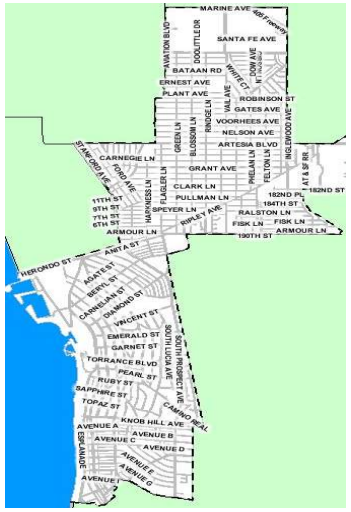
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Continuous

PROJECT DESCRIPTION:
This Project is intended to maintain and improve the City's sewer infrastructure to meet existing and future sewer demands.

JUSTIFICATION:
Through the City's sewer video inspection program, the entire sewer system needs to be documented every few years to determine damage and deficiencies. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees		$ 1,000,000				$ 1,000,000
TOTAL	$ -	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 1,000,000				$ 1,000,000
TOTAL	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50240
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY 13-14

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Yacht Club Way Sewer Pump Station Construction

DEPARTMENT: Public Works

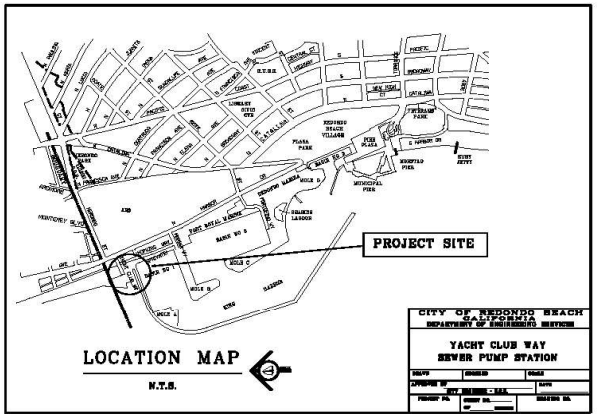
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Begin construction in FY 22-23.

PROJECT DESCRIPTION: The Yacht Club Way Sewer Pump Station project will replace the existing deficient and damaged pump house, discharge and suction pipes, valves, wet and dry wells, controls, electronics, and mechanical components. This project includes the construction phase.

JUSTIFICATION: It is the City's responsibility to proactively manage, operate, and maintain all parts of the sanitary sewer system. The project supports the Strategic Plan goals to vitalize the waterfront and to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure.

Project Location
Yacht Club Way Sewer Pump Station



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Wastewater Fees	$ 1,550,806	$ 1,700,000		$ -		
TOTAL	$ 1,550,806	$ 1,700,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 3,250,806		$ -		
TOTAL	$ 3,250,806	$ -	$ -	$ -	$ -

NOTES:

FUND:	603 - Wastewater
PROJECT NO.:	50260
PROJECT TYPE:	Rehabilitation
CATEGORY:	Sewer
INITIAL YEAR OF FUNDING:	FY 14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Santa Monica Bay Near/Offshore Debris TMDL

DEPARTMENT: Public Works

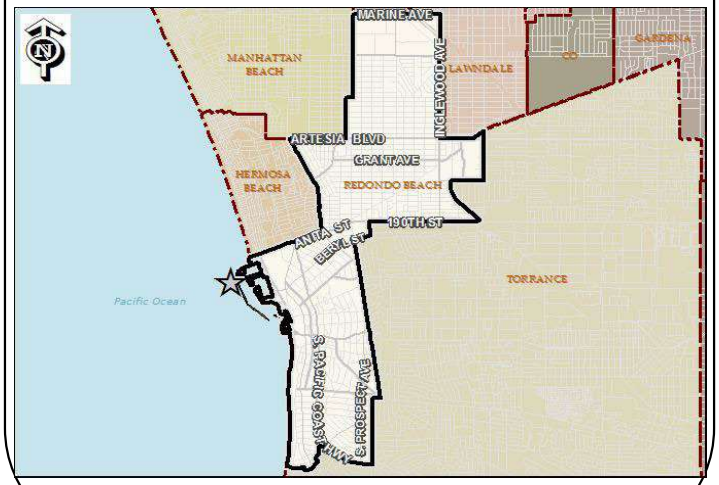
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION: The Santa Monica Bay nearshore and offshore debris Total Maximum Daily Load (TMDL) was adopted by the Los Angeles Regional Water Quality Control Board on November 4, 2010 and became effective on March 20, 2012. The City is subject to the new regulation: zero trash in Santa Monica Bay and zero plastic pellets in Santa Monica Bay. Four years from the effective date of the TMDL, the City is responsibile to achieve 20% trash reduction; five years - 40%; six years - 60%; seven years - 80%; and eight years - 100% trash reduction. The compliance milestones have been incorporated into the new Municipal NPDES permit. The project includes the installation and maintenance of catch basin trash screeners.

JUSTIFICATION: The project is necessary to meet NPDES mandates and supports the City's strategic plan goals to maintain a high level of public safety with public engagement and ensure sustainability, livability, and health by completing the General Plan Update and by implementing environmentally responsible programs.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Stormwater Fee						
Measure W	$ 109,027					
Capital Projects			$ 100,000	$ 50,000	$ 50,000	$ 50,000
TOTAL	$ 109,027	$ -	$ 100,000	$ 50,000	$ 50,000	$ 50,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 25/27
Implementation		$ 100,000	$ 50,000	$ 50,000	$ 50,000
TOTAL	$ -	$ 100,000	$ 50,000	$ 50,000	$ 50,000

NOTES:

FUND:		204-Stormwater/217-Meas. W/300 - CIP
PROJECT NO.:		60190
PROJECT TYPE:		Construction
CATEGORY:		Drainage
INITIAL YEAR OF FUNDING:		FY 04-05

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Enhanced Watershed Management Plan (EWMP) Implementation

DEPARTMENT: Public Works

PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION: The new Municipal MS4 NPDES permit was adopted by the Regional Board on November 8, 2012 and became effective on December 28, 2012. The City joined with neighboring cities to develop an Enhanced Watershed Management Program (EWMP) to implement various permit requirements. EWMP implementation will include both structural water quality enhancement projects and non-structural measures that address the need to comply with three new TMDLs recently approved by the EPA. They are PCB/DDT and debris for Santa Monica Bay and toxics for Dominguez Channel. Structural projects include dry weather diversion projects such as the Regional Green Streets Project and the Alondra Park Infiltration Project.

JUSTIFICATION: The project supports the City's strategic plan goals to maintain a high level of public safety with public engagement and ensure sustainability, livability, and health by completing the General Plan Update and by implementing environmentally responsible programs.

Project Location
Various Locations in the City

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Stormwater						
Measure W	$ 862,500	$ 287,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Capital Projects		$ 125,000	$ 465,000	$ 465,000	$ 465,000	$ 465,000
TOTAL	$ 862,500	$ 412,000	$ 965,000	$ 965,000	$ 965,000	$ 965,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 24/26	FY 24/27
Programs	$ 125,000				
Construction	$ 965,000	$ 965,000	$ 965,000	$ 965,001	$ 965,002
TOTAL	$ 1,090,000	$ 965,000	$ 965,000	$ 965,001	$ 965,002

NOTES:

		204-Stormwater/217-W/300 - CIP
		60150
		Construction
		Drainage
		FY 03-04

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Drainage Improvement Project - Construction

DEPARTMENT: Public Works

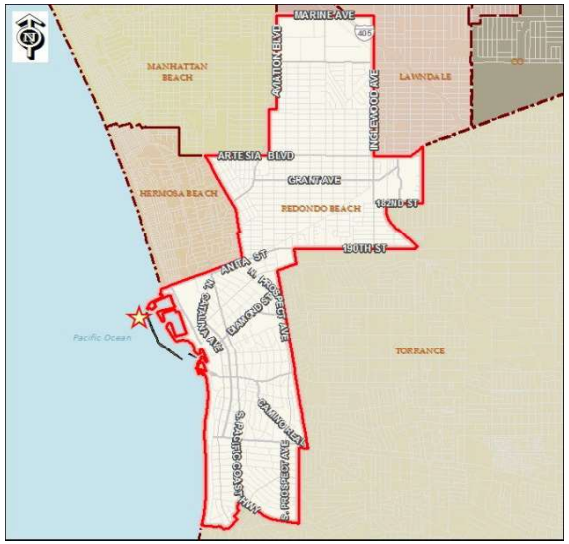
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Construction commenced in Fiscal Year 21-22.

PROJECT DESCRIPTION: This project will replace all of the corrugated metal pipe (CMP), cross-drains and culverts throughout the City with reinforced concrete pipe (RCP) of similar size. It will also address nuisance water locations. The estimated length of CMP is approximately 25,000 lineal feet ranging in size from 18 to 48 inches in diameter. Cross-drains and culverts are located in 25 locations throughout the City. This phase of the project is for construction.

JUSTIFICATION: CMP leaks can cause sink holes to occur in City streets. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects	$ 365,958	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
CFA Funds						
TOTAL	$ 365,958	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
TOTAL	$ 300,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

NOTES:

FUND:	300-CIP; 300-CFA Funds
PROJECT NO.:	60260
PROJECT TYPE:	Construction
CATEGORY:	Drainage
INITIAL YEAR OF FUNDING:	FY 17-18

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Green Street Improvements

DEPARTMENT: Public Works

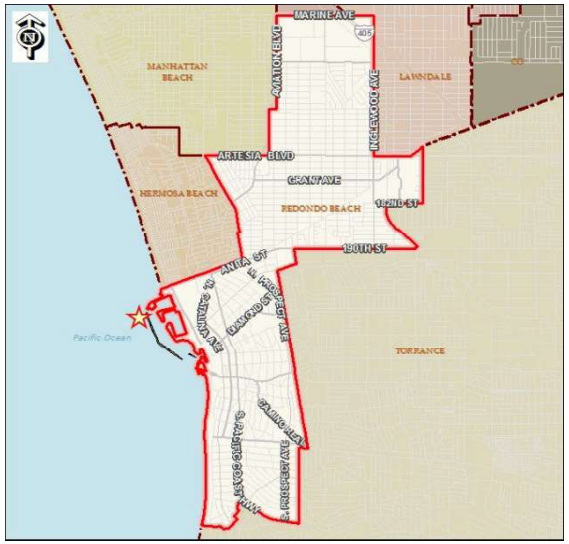
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Construction in Fiscal Year 22-23.

PROJECT DESCRIPTION: Green streets provide an economical alternative to increasing pipe size in the City's and County's stormdrain system and are a cost-effective dry well bypass system that allows capture of excess runoff volume. Additionally, green street features, including infiltration wells and permable pavers, control the peak rate from high intensity storm events, alleviate localized flooding/ponding, and can recharge groundwater.

JUSTIFICATION: Green street features are a cost effective way to reduce localized flooding and reduce urban run-off. The project supports the Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure M	$ 200,000		$ 200,000	$ 200,000	$ 200,000	$ 200,000
Measure W		$ 213,000				
TOTAL	$ 200,000	$ 213,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 213,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
TOTAL	$ 213,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

NOTES:

FUND:	211 - Measure M/ 217 - Measure W
PROJECT NO.:	60270
PROJECT TYPE:	Construction
CATEGORY:	Drainage
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Fulton Playfield Infiltration Project

DEPARTMENT: Public Works

PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Construction in Fiscal Year 23-24.

PROJECT DESCRIPTION: The Fulton Playfield Multi-Benefit Infiltration Project (Project) was identified as a critical project as part of the Beach Cities Watershed Management Group EWMP update. Fulton Playfield is a 1.25-acre open green space in the City of Redondo Beach. The Project will enhance an existing underground flood control basin managed by Los Angeles County Flood Control District (LACFCD) by modifying the inlet structure and adding infiltration drywells.

JUSTIFICATION: The proposed Project will provide significant water quality benefits while maintaining the flood control capacity of the existing basin. Key project benefits include dry and wet weather volume loss via infiltration drywells. The Project will modify the existing diversion structure to divert larger dry weather flows and all wet weather into

Project Location
Fulton Playfield

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
230- Measure W		$ 458,000	$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500
TOTAL	$ -	$ 458,000	$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction		$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500
Design	$ 458,000				
TOTAL	$ 458,000	$ 1,693,500	$ 1,693,500	$ 50,500	$ 50,500

NOTES:

FUND:		211 - Measure M/ 217 - Measure W
PROJECT NO.:		New
PROJECT TYPE:		Construction
CATEGORY:		Drainage
INITIAL YEAR OF FUNDING:		FY 22-23

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title	FY 21-22 Appropriation	Estimated FY 21-22 Carryover
Streets	41240	FY 20-21	Anita/Herondo and PCH WB Right Turn Lane	$ 2,500,000	$ 2,500,000
Streets	20930	FY 21-22	Artesia Boulevard Property Acquisition	$ 750,000	$ 750,000
Streets	40940	FY13-14	Bicycle Plan Grant - Beryl Street Bike Lanes	$ 136,829	$ 136,829
Streets	40941	FY13-14	Bicycle Plan Grant - N. Catalina Ave. Bike Lanes	$ 414,370	$ 414,370
Streets	40942	FY13-14	Bicycle Plan Grant - S. Catalina Ave./Ave. I Bike Lanes	$ 44,640	$ 44,640
Streets	40943	FY13-14	Bicycle Plan Grant - Lilienthal Lane Bike Lanes	$ 282,525	$ 282,525
Streets	40944	FY13-14	Bicycle Plan Grant - Torrance Boulevard Bike Lanes	$ 215,790	$ 215,790
Streets	40945	FY13-14	Bicycle Plan Grant - Citywide Bike Facilities	$ 853,340	$ 853,340
Streets	40120	FY09-10	Bus Bench and Shelter Replacement Program, Phase 2	$ 100,516	$ 50,144
Streets	41320	FY 21-22	Garnet Resurfacing- Broadway to Francisca	$ 250,000	$ 250,000
Streets	41340	FY 21-22	Grant Ave Bulbouts	$ 375,000	$ 375,000
Streets	41350	FY 21-22	Grant Ave Flash Crosswalk- Aviation/McKay/Slauson	$ 75,000	$ 75,000
Streets	41090	FY17-18	Grant Avenue Signal Improvements	$ 1,168,560	$ 248,346
Streets	40960	FY13-14	Inglewood at MBB SB Right Turn Lane - Design/Const.	$ 4,305,631	$ 4,131,083
Streets	41210	FY19-20	Inglewood Resurfacing - Marine to MBB	$ 130,000	$ 130,000
Streets	41150	FY18-19	Kingsdale Avenue Widening	$ 981,153	$ 11,153
Streets	41110	FY18-19	Median Renovations	$ 81,543	$ 80,528
Streets	41250	FY 21-22	NRB Bikeway Extension - Felton Ln to Inglewood Ave	$ 1,000,000	$ 1,000,000
Streets	41260	FY 21-22	NRB Bikeway Extension - Inglewood Ave/Grant Ave to Kingsdale Design	$ 200,000	$ 200,000
Streets	40800	FY11-12	PCH Arterial Improvement Study/Design/Construction	$ 1,063,218	$ 1,003,265
Streets	41220	FY19-20	Redondo Beach Boulevard Resurfacing - Artesia to Hawthorne	$ 70,000	$ 70,000
Streets	41290	FY 21-22	Residential Street Reconstruction-Deferred Maintenance	$ 1,500,000	$ 1,500,000
Streets	41310	FY 21-22	Riviera Village Sidewalk Pavers	$ 300,000	$ 300,000
Streets	30850	FY 21-22	SCE ROW West of PCH Landscape Improvements	$ 150,000	$ 138,100
Streets	30880	FY 21-22	SCE ROW NRB Bike Path Beautification	$ 140,000	$ 117,256
Streets	41280	FY 20-21	Traffic Signal Communications and Network System (Grant Ave)	$ 2,000,000	$ 2,000,000
Streets	41070	FY16-17	Torrance Blvd. & Francisca Ave. Traffic Signal Mods.	$ 260,862	$ 249,714
			TOTAL	$ 19,348,977	$ 17,127,083

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Artesia Blvd Improvements- Traffic Signal Head Replacement

DEPARTMENT: Public Works

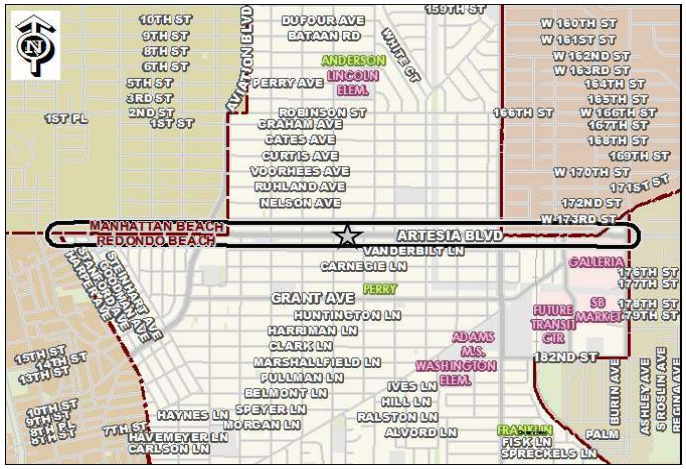
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23.

PROJECT DESCRIPTION:
This project will upgrade and replace the various traffic signal heads along the Artesia Corridor and ensure they meet current standards.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Funds	$ 144,410	$ 30,000				
TOTAL	$ 144,410	$ 30,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 174,410				
TOTAL	$ 174,410	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP
PROJECT NO.:	41080
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY17-18

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Artesia Blvd Intersection Safety Improvements

DEPARTMENT: Public Works

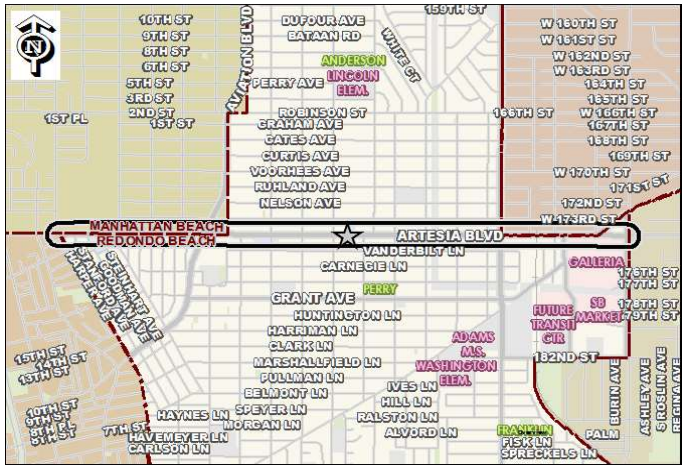
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23.

PROJECT DESCRIPTION:
This project will address the intersection safety concerns along the Artesia corridor.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure R	$ 200,000					
Measure M		$ 200,000				
TOTAL	$ 200,000	$ 200,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 400,000				
TOTAL	$ 400,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	Measure M/ 215- Measure R
PROJECT NO.:	41330
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY17-18

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Artesia Boulevard Resurfacing - Harper Avenue to Hawthorne Boulevard

DEPARTMENT: Public Works

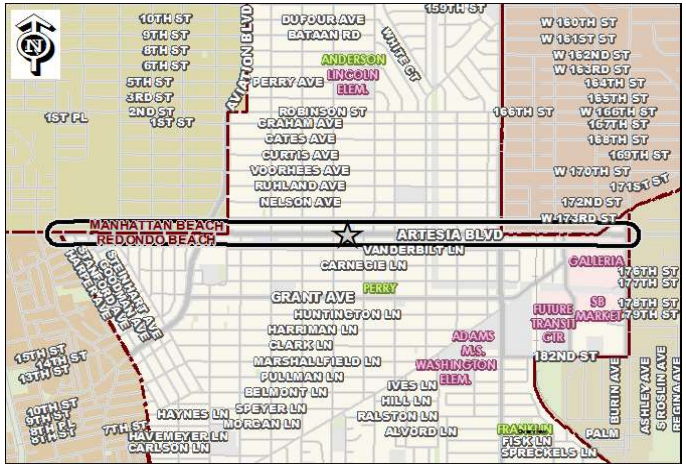
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 23-24.

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Artesia Boulevard from Harper Avenue to Hawthorne Boulevard. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
State Gas Tax			$ 700,000			
Prop C	$ 180,000		$ 1,243,210			
STPL Funds	$ 1,316,790					
TOTAL	$ 1,496,790	$ -	$ 1,943,210	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design	$ 180,000				
Construction		$ 3,260,000			
TOTAL	$ 180,000	$ 3,260,000	$ -	$ -	$ -

NOTES:

FUND:	202-Gas Tax; 214-Prop C; 230-STPL
PROJECT NO.:	41190
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Aviation Boulevard Resurfacing - Artesia to Manhattan Beach Boulevard

DEPARTMENT: Public Works

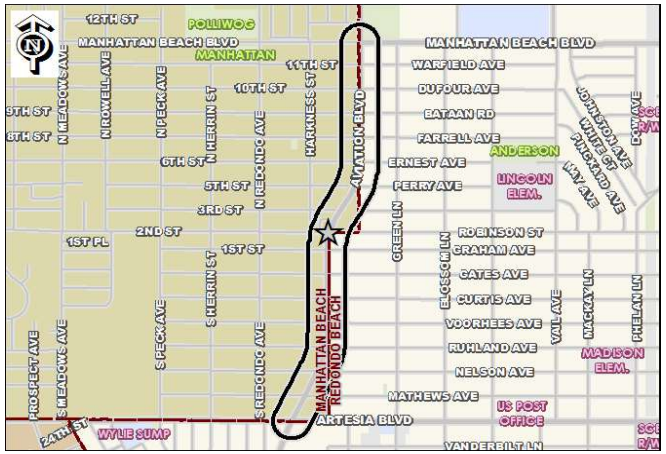
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 24-25

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Aviation Boulevard from Artesia Boulevard to Manhattan Beach Boulevard. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Prop C				$ 540,000		
TOTAL	$ -	$ -	$ -	$ 540,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 540,000		
TOTAL	$ -	$ -	$ 540,000	$ -	$ -

NOTES:

FUND:	214 - Proposition C
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Aviation/Artesia NB Right Turn Lane

DEPARTMENT: Public Works

PROJECT MANAGER: **Didar Khandker**

ESTIMATED SCHEDULE:
Construction begin in FY 23-24.

PROJECT DESCRIPTION:
The project will install a northbound right turn lane on Aviation Boulevard at the Artesia Boulevard intersection.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Aviation / Artesia

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Reg. Measure R	$ 357,480		$ 1,060,000			
TOTAL	$ 357,480	$ -	$ 1,060,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction		$ 1,060,000			
TOTAL	$ -	$ 1,060,000	$ -	$ -	$ -

NOTES:

FUND:	230 - Grants
PROJECT NO.:	40780
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY11-12

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION6

PROJECT TITLE:
Bicycle Transportation Plan Implementation

DEPARTMENT: Public Works

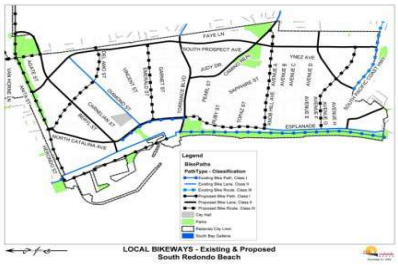
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project will update and continue the implementation of the City's Bicycle Transportation Plan that was adopted by the City Council. The project will fund bicycle improvements not included in Metro Bicycle Plan Grants including bike mini-corrals and Harbor bikeway signage.

JUSTIFICATION:
Additional bicycle lanes improve the attractiveness, livability, and vitality of our neighborhoods. The project supports the City's Strategic Plan goals maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure R	$ 73,858	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000
TOTAL	$ 73,858	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 83,505	$ 85,000	$ 85,000	$ 85,000	$ 85,000
TOTAL	$ 83,505	$ 85,000	$ 85,000	$ 85,000	$ 85,000

NOTES:

FUND:	215-Measure R
PROJECT NO.:	40510
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 07-08

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Citywide Striping

DEPARTMENT: Public Works

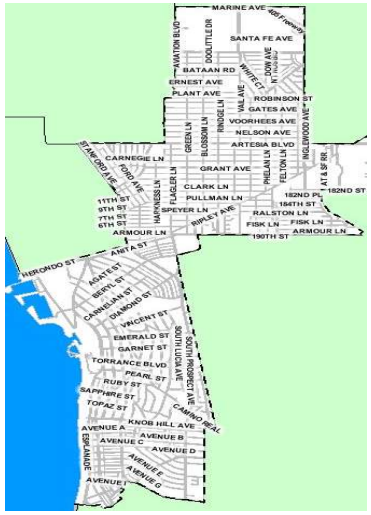
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project will upgrade and maintain traffic striping on City streets.

JUSTIFICATION:
The project will increase the visibility of striping on all City streets. It supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Citywide



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
State Gas Tax	$ 108,670	$ 140,000	$ 250,000	$ 40,000	$ 40,000	$ 40,000
Capital Funds		$ 260,000	$ 250,000			
TOTAL	$ 108,670	$ 400,000	$ 500,000	$ 40,000	$ 40,000	$ 40,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 508,670	$ 500,000	$ 40,000	$ 40,000	$ 40,000
TOTAL	$ 508,670	$ 500,000	$ 40,000	$ 40,000	$ 40,000

NOTES:

FUND:	202 - State Gas Tax/ 300- CIP
PROJECT NO.:	41180
PROJECT TYPE:	Rehabilitation
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 18-19

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Citywide Traffic Signal Upgrades- Prospect Ave. Corridor

DEPARTMENT: Public Works

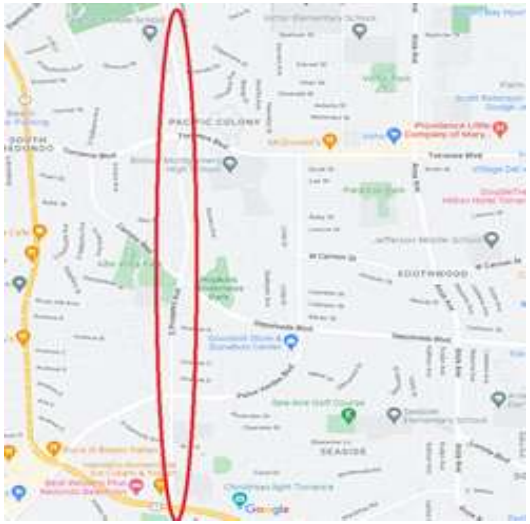
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23.

PROJECT DESCRIPTION:
This project will refurbish and repair the existing traffic signals along Prospect Ave for FY 22-23.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure M	$ 65,537					
Capital Funds		$ 50,000				
TOTAL	$ 65,537	$ 50,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 115,537				
TOTAL	$ 115,537	$ -	$ -	$ -	$ -

NOTES:

FUND:	Measure M/ 300- CIP Funds
PROJECT NO.:	41330
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Citywide Curb Ramp Improvements

DEPARTMENT: Public Works

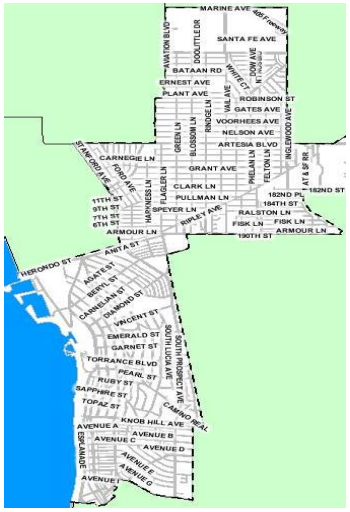
PROJECT MANAGER: **Javier Urista**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project includes the installation of curb ramps on City sidewalks to meet ADA requirements.

JUSTIFICATION:
The project supports the City's strategic plan goals to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
TDA Article III	$ 6,017	$ 62,594	$ 100,000		$ 100,000	
CDBG	$ 156,151	$ 145,845	$ 130,000		$ 130,000	
TOTAL	$ 162,168	$ 208,439	$ 230,000	$ -	$ 230,000	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 399,598	$ 230,000		$ 230,000	
TOTAL	$ 399,598	$ 230,000	$ -	$ 230,000	$ -

NOTES:

FUND:	210 - TDA Art III/234-CDBG
PROJECT NO.:	40399
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	+20 years

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION6

PROJECT TITLE:
Dow/Vail/Johnston Bicycle Lane

DEPARTMENT: Public Works

PROJECT MANAGER: **Lauren Sablan**

ESTIMATED SCHEDULE: Design will occur in FY22-23.

PROJECT DESCRIPTION:
The project will improve bicycle facilities along Dow/Vail/Johnston in North Redondo Beach by providing a gap closure of a Class II bike lane that provides a critical connection between the Redondo Beach light rail station at Marine Avenue/Redondo Beach Avenue and the North Redondo Beach Bikeway.

JUSTIFICATION:
Additional bicycle lanes improve the attractiveness, livability, and vitality of our neighborhoods. The project supports the City's Strategic Plan goals maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Dow/Vail/Johnston

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure R	$ 50,000	$ 100,000				
TOTAL	$ 50,000	$ 100,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Survey and design	$ 100,000				
Construction					
TOTAL	$ 100,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	215-Measure R
PROJECT NO.:	41290
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 21-22

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Kingsdale Avenue Resurfacing - 182nd to Grant

DEPARTMENT: Public Works

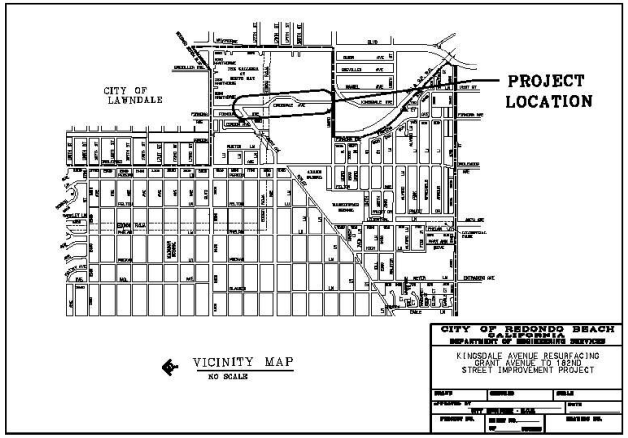
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Design is scheduled for FY 22-23

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Kingsdale Avenue from 182nd Street to Grant Avenue. Construction will occur immediately following the street improvement portion of the Transit Center project. The street carries a high volume of transit vehicles. Construction funding will come from the Transit Center Project.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Kingsdale Ave - 182nd to Grant



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Prop C	$ 120,237	$ 300,000				
Measure M		$ 800,000				
TOTAL	$ 120,237	$ 1,100,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design	$ 200,000				
Construction	$ 1,100,000				
TOTAL	$ 1,300,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	214 - Prop C/ 211- Measure M
PROJECT NO.:	40880
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY12-13

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Manhattan Beach Boulevard Resurfacing - Aviation Boulevard to Inglewood Avenue

DEPARTMENT: Public Works

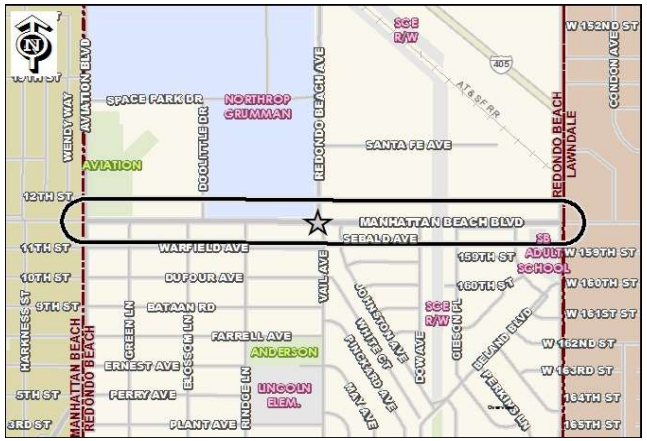
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23

PROJECT DESCRIPTION:
This project will resurface Manhattan Beach Boulevard from Aviation Boulevard to Inglewood Avenue. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project will increase the life of the existing pavement and improve the ride of the street. It supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
State Gas Tax	$ 694,110					
Proposition C	$ 871,582	$ 700,000				
Capital Projects	$ 143,058					
Measure M	$ 200,000					
TOTAL	$ 1,908,750	$ 700,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design					
Construction	$ 2,608,750				
TOTAL	$ 2,608,750	$ -	$ -	$ -	$ -

NOTES:

FUND:	202-Gas Tax; 214-Prop. C; 300-CIP(Ass92-1)
PROJECT NO.:	41160
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sidewalk Improvements & Repairs

DEPARTMENT: Public Works

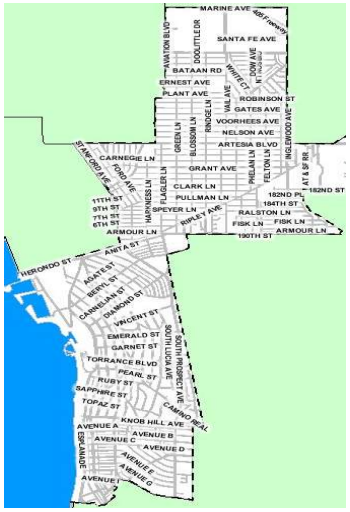
PROJECT MANAGER: **Michael Klein**

ESTIMATED SCHEDULE: Construction ongoing.

PROJECT DESCRIPTION: The project includes completion of the City's sidewalk grinding efforts along with on-going repairs and replacment of sidewalks.

JUSTIFICATION: The project supports the City's strategic plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and to vitalize the waterfront, Artesia Corridor, Riviera Village and South Bay Galleria. It also reduces the City's trip-and-fall liability by repairing sidewalks in a timely manner and allows the City to proactively address ADA issues.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
CFA Funds	$ 379,356					
Capital Funds		$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
TOTAL	$ 379,356	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 429,356	$ 50,000	$ 50,000	$ 50,000	$ 50,000
TOTAL	$ 429,356	$ 50,000	$ 50,000	$ 50,000	$ 50,000

NOTES:

FUND:	300-CFA Funds/ 300-CIP Funds
PROJECT NO.:	41270
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY20-21

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Citywide Slurry Seal Program

DEPARTMENT: Public Works

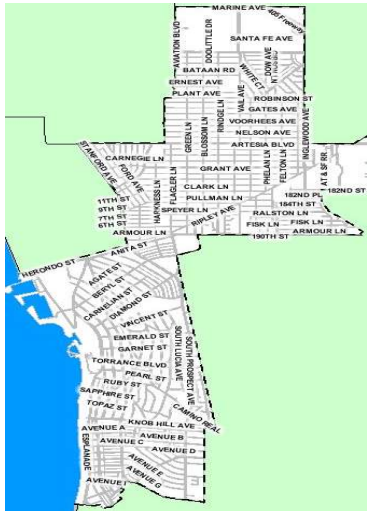
PROJECT MANAGER: **Lauren Sablan**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project will apply slurry seal to various City streets as identified in the most recent Pavement Management Survey. Slurry seal provides a new wear surface over structurally sound asphalt and extends the lifespan of the existing street pavement.

JUSTIFICATION:
The project will increase the life of the existing pavement and improve the ride of the streets. It supports the City's Strategic Plan goal to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Citywide



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Measure R	$ 100,797	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Trash Hauler Impact	$ 281,645	$ 311,370	$ 320,711	$ 330,332	$ 340,242	$ 350,449
TOTAL	$ 382,443	$ 511,370	$ 520,711	$ 530,332	$ 540,242	$ 550,449

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 511,370	$ 520,711	$ 530,332	$ 540,242	$ 550,449
TOTAL	$ 511,370	$ 520,711	$ 530,332	$ 540,242	$ 550,449

NOTES:

FUND:	215-Measure R/300-CIP(Trash)
PROJECT NO.:	41140
PROJECT TYPE:	Rehabilitation
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 18-19

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Residential Street Rehabilitation

DEPARTMENT: Public Works

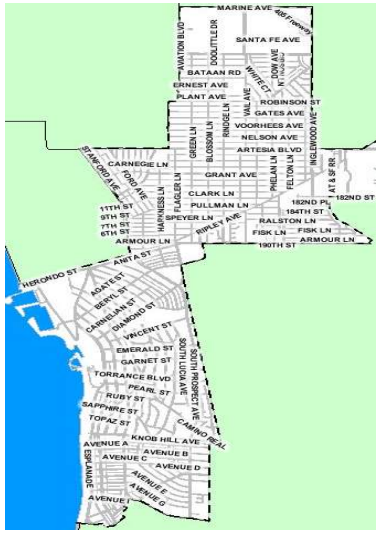
PROJECT MANAGER: **Javier Urista**

ESTIMATED SCHEDULE: Next phase to be completed in fall 2022.

PROJECT DESCRIPTION:
Resurface and repair residential streets.

JUSTIFICATION:
The project will increase the life of the existing pavement and improve the ride of the streets. It supports the City's Strategic Plan goal to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Residential Resurfacing - Citywide



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
State Gas Tax		$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Measure M	$ 9,146	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Measure R		$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
Capital Projects	$ 538,394					
CFA Funds						
TOTAL	$ 547,540	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 1,547,540	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000
TOTAL	$ 1,547,540	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000

NOTES:

FUND:	202-Gas Tax/211-Measure M/215-Measure R/300-CIP
PROJECT NO.:	40190
PROJECT TYPE:	Rehabilitation
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 00-01

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Rindge Lane Resurfacing - 190th to Artesia Boulevard

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction is scheduled for FY 24-25.

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Rindge Lane from 190th Street to Artesia Boulevard. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Rindge Lane

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Prop C				$ 1,300,000		
TOTAL	$ -	$ -	$ -	$ 1,300,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 1,300,000		
TOTAL	$ -	$ -	$ 1,300,000	$ -	$ -

NOTES:

FUND:	214 - Proposition C
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Torrance Boulevard Resurfacing - Torrance Circle to Prospect Avenue

DEPARTMENT: Public Works

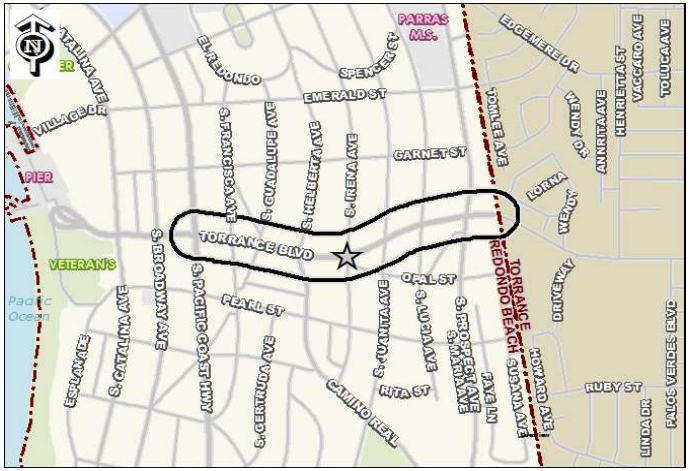
PROJECT MANAGER: **Daniel Gruezo**

ESTIMATED SCHEDULE: Construction is scheduled for FY 22-23.

PROJECT DESCRIPTION:
This project will resurface and rehabilitate Torrance Boulevard from Torrance Circle to Propsect Avenue. Ramps, curbs and gutters will be repaired and replaced as necessary.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Prop C	$ 1,833,460	$ 300,000				
State Gas Tax	$ -	$ 700,000				
TOTAL	$ 1,833,460	$ 1,000,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 2,833,460				
Design					
TOTAL	$ 2,833,460	$ -	$ -	$ -	$ -

NOTES:

FUND:	214 - Proposition C
PROJECT NO.:	41230
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Traffic Calming Improvements - Citywide

DEPARTMENT: Public Works

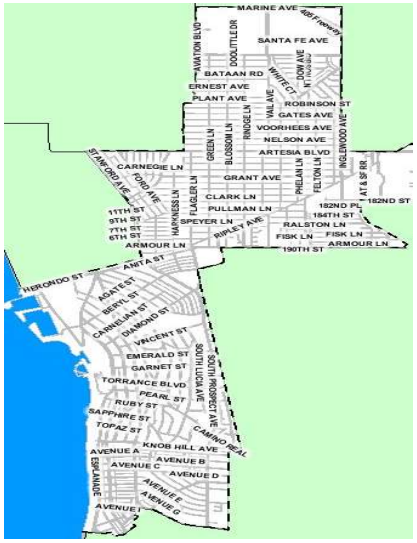
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
The project will determine if particular intersections or neighborhoods can have traffic minimized by the use of traffic calming measures. It will install traffic calming devices, such as partial diverters, extended curbs, and raised intersections as appropriate.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects	$ 104,623	$ 200,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Measure M	$ -	$ 200,000				
Measure R	$ -	$ 350,000				
General Funds	$ 379,048					
TOTAL	$ 483,670	$ 750,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 483,670	$ 450,000	$ 350,000	$ 50,000	$ 50,000
TOTAL	$ 483,670	$ 450,000	$ 350,000	$ 50,000	$ 50,000

NOTES:

FUND:	300 - Capital Projects Fund
PROJECT NO.:	40470
PROJECT TYPE:	Construction
CATEGORY:	Streets
INITIAL YEAR OF FUNDING:	FY 05-06

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title	FY 21-22 Appropriation	Estimated FY 21-22 Carryover
Waterfront	70690	FY 16-17	Harbor Patrol Dock Replacement	$ 1,793,571	$ 1,789,368
Waterfront	70800	FY 21-22	Mole D Marquis Sign	$ 100,000	$ 100,000
Waterfront	70600	FY12-13	Moonstone Park Master Plan Design & Construction	$ 2,110,026	$ 2,110,026
Waterfront	70670	FY16-17	Pier Decorative Sculpture Sails - Repainting	$ 99,646	$ 98,296
Waterfront	70700	FY16-17	Pier Light Fixture Replacement	$ 300,604	$ 17,150
Waterfront	30810	FY 20-21	Powerplant Property Matters	$ 418,047	$ 261,017
Waterfront	70780	FY 21-22	Replacement of Hand Launch Dock and Components	$ 45,000	$ 45,000
				$ 4,866,894	$ 4,420,856

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Basin 3 Marina Boat Slip Improvements - Design

DEPARTMENT: Public Works

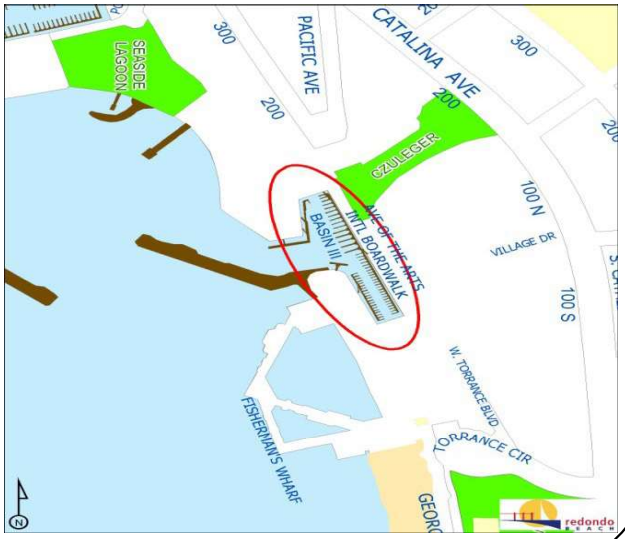
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Construction planned for FY 23-24.

PROJECT DESCRIPTION:
This project will replace the slips in Basin 3 to preserve the functionality of the Basin for recreational and commercial boaters.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure and to vitalize the waterfront.

Project Location
Basin 3



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands	$ 150,000		$ 3,100,000			
TOTAL	$ 150,000	$ -	$ 3,100,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Planning/Design/Permits	$ 150,000				
Construction		$ 3,100,000			
TOTAL	$ 150,000	$ 3,100,000	$ -	$ -	$ -

NOTES:

FUND:	601 - Uplands
PROJECT NO.:	70760
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY 21-22

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Basin 3 Seawall Improvements

DEPARTMENT: Public Works

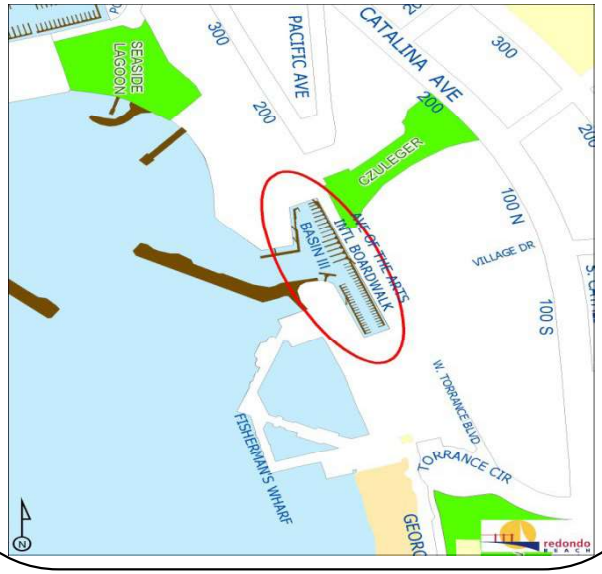
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE:
Construction planned for FY 23-24.

PROJECT DESCRIPTION:
This project will provide critical repairs to areas of the Basin 3 seawall that were identified as part of the FY18-19 structural assessment. The project will preserve the functionality of the Basin for recreational and commercial boaters. In addition, the repair and addition of a small seat wall will prevent flooding of local businesses on the International Boardwalk during high tide and surge events.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure and to vitalize the waterfront.

Project Location
Basin 3



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands			$ 950,000			
TOTAL	$ -	$ -	$ 950,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Planning/Design/Permits		$ 100,000			
Construction		$ 850,000			
TOTAL	$ -	$ 950,000	$ -	$ -	$ -

NOTES:

FUND:	601 - Uplands
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Boat Launch Design and Reconstruction

DEPARTMENT: Waterfront & Economic Development / Public Works
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction estimated to occur in FY23-24.

PROJECT DESCRIPTION:
The City of Redondo Beach is required to install a recreational boat launch facility (BLF) within its harbor and has been studying potential sites for many years. In 2015 the City hired the marine engineering firm Noble Consultants, Inc. (Noble) to conduct a siting study for Moles A, B, C and D. Public meetings were held on 2-28-18 and 3-10-18. This project provides funds for construction.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to vitalize the waterfront, maintain a high level of public safety with public engagement, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Boat Launch Facility

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands Funds	$ 542,830	$ 250,000	$ 4,500,000			
Uplands	$ 6,949					
TOTAL	$ 549,779	$ -	$ 4,500,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design	$ 799,779				
Construction		$ 4,500,000			
TOTAL	$ 799,779	$ 4,500,000	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	70170
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY 05-06

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Harbor Dredging - Construction

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULED: Dredging is expected to occur in FY 22-23.

Project Location
Harbor

PROJECT DESCRIPTION:
In order to sustain appropriate depth for safe navigation into and out of King Harbor, this project will dredge the harbor. This phase of the project is for construction only.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to vitalize the waterfront, maintain a high level of public safety with public engagement, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Funding	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands	$ 2,300,000	$ 2,200,000				
TOTAL	$ 2,300,000	$ 2,200,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Dredging	$ 4,500,000				
TOTAL	$ 4,500,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	70660
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY 21-22

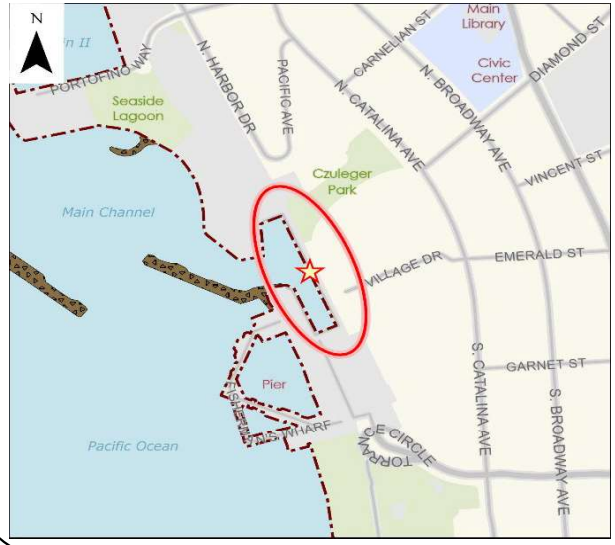
CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
International Boardwalk Surface Repair

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23

Project Location
International Boardwalk



PROJECT DESCRIPTION:
This project will resurface and repair the surface along the International Boardwalk.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize the waterfront.

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands		$ 500,000				
TOTAL	$ -	$ 500,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 500,000				
TOTAL	$ 500,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Redondo Beach Marina Parking Lot Pay Stations

DEPARTMENT: Public Works/Waterfront

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Construction planned for FY 22-23.

PROJECT DESCRIPTION:
The project will convert the gate operated parking lot for the Redondo Beach Marina into a pay per space system. The project includes enginerring to design the lot – including consideration of ADA access to pay stations. Resurfacing the lot, numbering the spaces, and the installation of T2 pay stations at various locations within the lot. In addition, signage will be added to allow pay for parking via a paid parking app.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure and to vitalize the waterfront.

Project Location
Redondo Beach Marina Parking Lot

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands	$ 196,800	$ 100,000				
TOTAL	$ 196,800	$ 100,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 296,800				
TOTAL	$ 296,800	$ -	$ -	$ -	$ -

NOTES:

FUND:	601 - Uplands
PROJECT NO.:	70770
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY 21-22

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Pier Deck & Piling Structure Repairs

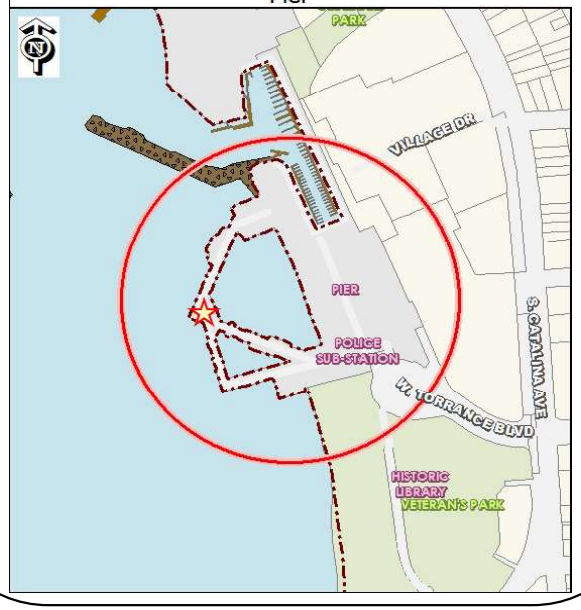
DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Ongoing

PROJECT DESCRIPTION:
Repair pier structure including decking and pilings and pertinent utilities pursuant to annual maintenance inspections.

JUSTIFICATION:
The project supports the City's Startegic Plan goals to maintain a high level of public safety with public engagement, vitalize the waterfront, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Pier



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands Funds	$ 1,178	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
TOTAL	$ 1,178	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 201,178	$ 200,000	$ 200,000	$ 200,000	$ 200,000
TOTAL	$ 201,178	$ 200,000	$ 200,000	$ 200,000	$ 200,000

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	70350
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	+20 years

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Pier Parking Structure Critical Repairs

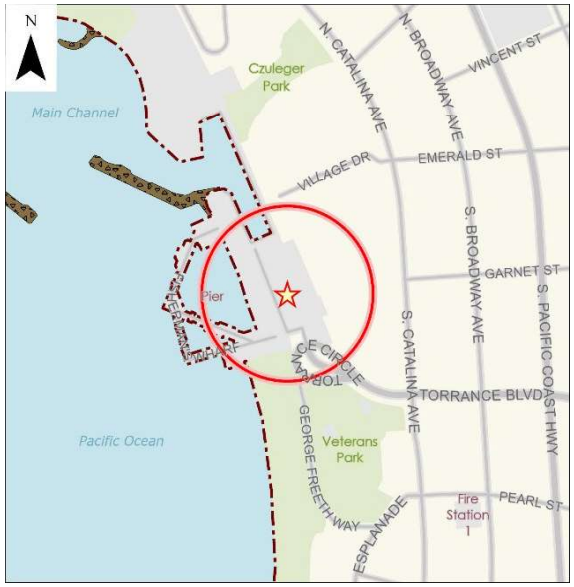
DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: Lauren Sablan

ESTIMATED SCHEDULE: FY 22-23

PROJECT DESCRIPTION:
The project will continue the City's efforts to repair joints, leaks, damaged floor, railing, and other structural members of the pier parking structure using various repair methods.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to vitalize the waterfront, maintain a high level of public safety with public engagement, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Harbor



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands Funds	$ 125,925		$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000
Tidelands	$ 59,695					
General Funds		$ 4,350,380				
TOTAL	$ 185,620	$ 4,350,380	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design					
Construction	$ 4,536,000	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000
TOTAL	$ 4,536,000	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000

NOTES:

FUND:	600 - Tidelands/601 - Uplands, 100-GF
PROJECT NO.:	70610
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING	FY 04-05

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Pier Parking Structure Security

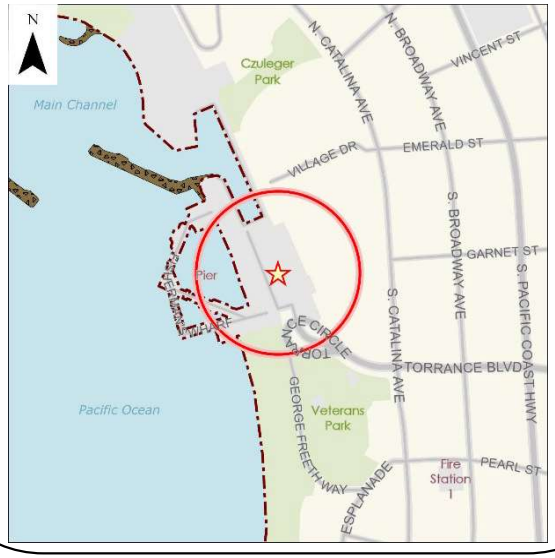
DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Purchase and installation to occur in FY 22-23

PROJECT DESCRIPTION:
This project will enhance and increase security measures of the Pier Parking structures, including, but not limitied to, increased and enhanced lighting and the addition of security cameras.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize the waterfront.

Project Location
Harbor



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands		$ 600,000				
TOTAL	$ -	$ 600,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 600,000				
TOTAL	$ 600,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Pier Restroom Improvements

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Construction will occur in FY 21-22.

PROJECT DESCRIPTION:
This project will remodel the existing men's and women's restrooms on the International Boardwalk and on the Monstad Pier to bring them into compliance with current codes.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to vitalize the waterfront, maintain a high level of public safety with public engagement, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
International Boardwalk and on the Pier

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands		$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Capital Funds	$ 291,787					
TOTAL	$ 291,787	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 400,000	$ 350,000	$ 250,000	$ 250,000	$ 250,000
TOTAL	$ 400,000	$ 350,000	$ 250,000	$ 250,000	$ 250,000

NOTES:

FUND:	600-Tidelands/601-Uplands/ 300-CIP
PROJECT NO.:	70640
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	FY14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sea Level Rise Preparation Master Planning

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Beginning in FY22-23

Project Location
Harbor

PROJECT DESCRIPTION:
This project will begin the master panning for sea level rise preparation. Potentially it will lead to increase the height of existing concrete seawalls and breakwaters, and make other facility improvements in response to issues related to sea level rise. The first phase will take the findings of the LA County Coastal Communities Sea Level Rise Study and apply them to facilities within the City Coastal Zone.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Uplands		$ 50,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000
Tidelands		$ 200,000				
TOTAL	$ -	$ 250,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction		$ 500,000	$ 500,000	$ 500,000	$ 500,000
Design	$ 250,000				
TOTAL	$ 250,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000

NOTES:

FUND:	601-Uplands
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Seaside Lagoon

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: TBD

PROJECT DESCRIPTION:
This project looks to reconstruct and/or rehabilitate the City's Seaside Lagoon. Seaside Lagoon is a regional attraction that serves as open space for the community and the region. It is part of the Waterfront's amenitites plan discussion.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize the waterfront.

Project Location
Harbor

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Grant		$ 10,000,000				
Tidelands						
TOTAL	$ -	$ 10,000,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction					
Design					
TOTAL	$ -	$ -	$ -	$ -	$ -

NOTES:

FUND:	601-Tidelands
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
ITIAL YEAR OF FUNDING:	New

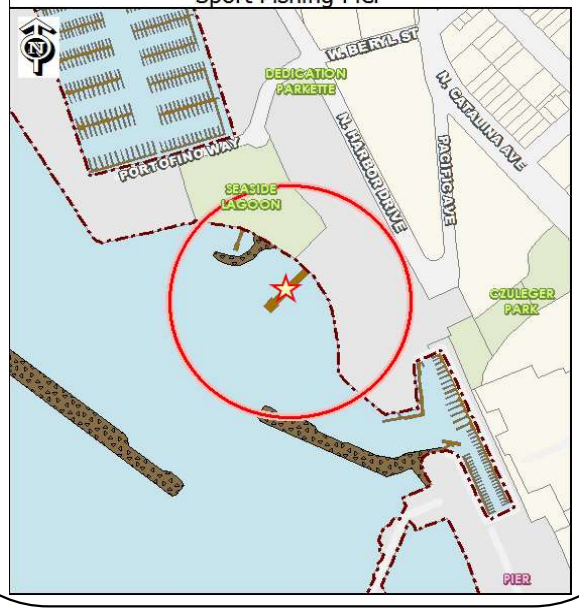
CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Sport Fishing Pier Demolition and Reconstruction

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: **Geraldine Trivedi**

ESTIMATED SCHEDULE: Construction planned for FY 24-25.

Project Location
Sport Fishing Pier



PROJECT DESCRIPTION:
This project includes the demolition and reconstruction of the sport fishing pier structure.

JUSTIFICATION:
The project supports the City's Startegic Plan goals to maintain a high level of public safety with public engagement, vitalize the waterfront, and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands Funds					$ 6,000,000	
TOTAL	$ -	$ -	$ -	$ -	$ 6,000,000	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction				$ 6,000,000	
TOTAL	$ -	$ -	$ -	$ 6,000,000	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Waterfront Education Center Pre-Design

DEPARTMENT: Public Works / Waterfront & Economic Development
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Pre-Design in FY 22-23

PROJECT DESCRIPTION:
This project will look to begin the pre-design phase of a potential Waterfront Education Center as part of the amenities plan discussion.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure, to maintain a high level of public safety with public engagement, and vitalize the waterfront.

Project Location
Harbor

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Tidelands Funds		$ 75,000				
TOTAL	$ -	$ 75,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction					
TOTAL	$ -	$ -	$ -	$ -	$ -

NOTES:

FUND:	600 - Tidelands Funds
PROJECT NO.:	New
PROJECT TYPE:	Construction
CATEGORY:	Waterfront
INITIAL YEAR OF FUNDING:	New

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title		FY 21-22 Appropriation		Estimated FY 21-22 Carryover
Parks	30790	FY19-20	Regional Restroom Improvements	$	215,871	$	200,308
Parks	30770	FY18-19	Wilderness Park Improvements	$	166,980	$	101,620
Parks	30900	FY 21-22	Andrews Park Exercise Course	$	100,000	$	100,000
Parks	30910	FY 21-22	Andrews Park Restroom	$	120,000	$	120,000
Parks	30920	FY 21-22	Anderson Park Scout House Renovations	$	210,000	$	124,415
Parks	30830	FY 21-22	Community Garden Infrastructure Improvements	$	92,250	$	91,702
Parks	30930	FY 21-22	Dog Runs- Aviation/Andrews/SCE/Franklin/Lilienthal	$	154,150	$	130,158
Parks	30860	FY 21-22	Wilderness Park Pond Refurbishment	$	250,000	$	250,000
Parks	30870	FY 21-22	Vincent Park Playground Equipment	$	25,000	$	12,133
Parks	30730	FY 19-20	Dominguez Park Dog Park Improvements	$	306,500	$	289,044
Parks	30820	FY 20-21	General Eaton B Parkette Improvements	$	100,000	$	100,000
Parks	30840	FY 21-22	Pickleball Court Feasibility Study	$	65,000	$	53,800
Parks	30800	FY 21-22	Play Surface Replac @ Anderson, Aviation, Perry, Turtle	$	220,000	$	220,000
			TOTAL	$	2,025,751	$	1,793,180

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Aviation Park Play Equipment

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 23-24.

PROJECT DESCRIPTION:
The project will replace deteriorated picnic area amenities, play equipment and rubber surfacing in Aviation Park.

JUSTIFICATION:
The playground is heavily used and the picnic area amenities, as well as, the play equipment, is in need of replacement. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Aviation Park

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Subdivision			$ 350,000			
TOTAL	$ -	$ -	$ 350,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction		$ 350,000			
TOTAL	$ -	$ 350,000	$ -	$ -	$ -

NOTES:

FUND:	254-Sub. Park Trust
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Dominguez Park Play Equipment, Landscape & Walkways

DEPARTMENT: Public Works

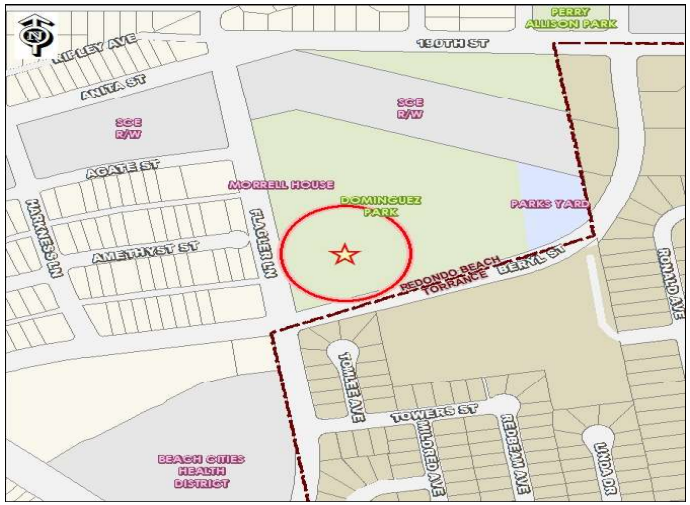
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23.

PROJECT DESCRIPTION:
The project will replace deteriorated play equipment and rubber surfacing in Dominguez Park and repair and upgrade the adjacent landscape and walkways along with addressing the north slope of the park.

JUSTIFICATION:
The playground is heavily used and the play equipment, as well as the rubber surfacing, are approximately 20 years old and need replacement. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Dominguez Park



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Subdivision	$ 1,041,425	$ 500,000				
General Funds	$ 200,000					
CIP Funds	$ 240,000					
TOTAL	$ 1,481,425	$ 500,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 25/27
Construction	$ 1,981,425				
TOTAL	$ 1,981,425	$ -	$ -	$ -	$ -

NOTES:

FUND:	254-Sub. Park Trust; 300-CFA Fds; 100- GF
PROJECT NO.:	30730
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	FY18-19

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Massena Parkette Playground Equipment

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 23-24.

PROJECT DESCRIPTION:
The project will replace play equipment at Massena Parkette.

JUSTIFICATION:
The play equipment in this neighborhood parkette is in need of rehabilitation. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Massena Parkette

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Park & Rec			$ 150,000			
Grants			$ 300,000			
TOTAL	$ -	$ -	$ 450,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 450,000	$ 450,000			
TOTAL	$ 450,000	$ 450,000	$ -	$ -	$ -

NOTES:

FUND:	250-Park & Rec Fac. Fee/230-Grants
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Parkette Retaining Wall Integrity Assessment

DEPARTMENT: Public Works

PROJECT MANAGER: **TBD**

ESTIMATED SCHEDULE: Assessment in FY 23-24.

PROJECT DESCRIPTION:
The project will review and assess new technologies available to upgrade and replace retaining walls at all City Parkettes and develop a plan to upgrade the walls as required.

JUSTIFICATION:
The City maintains and upgrades City Parks and Parkettes on a regular basis including play equipment, landscaping and retaining walls. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various City Parkettes

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
CIP Funds			$ 100,000			
TOTAL	$ -	$ -	$ 100,000	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Assessment		$ 100,000			
TOTAL	$ -	$ 100,000	$ -	$ -	$ -

NOTES:

FUND:	300 - CIP Funds
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

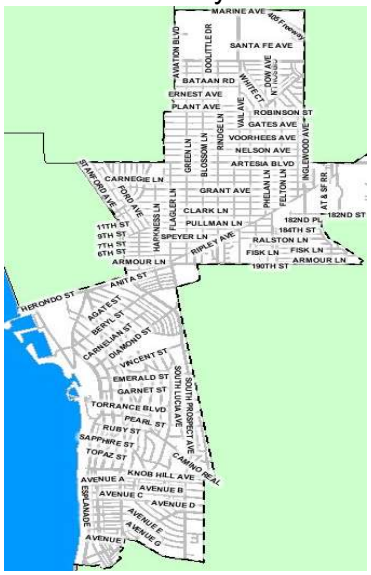
PROJECT TITLE:
Regional Park Walkway Lighting Replacement

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 24-25.

Project Location
Various City Parks



PROJECT DESCRIPTION:
The project will replace and upgrade pedestrian level lighting along the pathways in City regional parks to improve illumination and accessibility. Included parks are Aviation Park, Perry Park, Dominguez Park, Veterans Park, and Alta Vista Park.

JUSTIFICATION:
Pedestrian level lighting in City parks is in need of upgrades. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Subdivision				$ 1,000,000		
TOTAL	$ -	$ -	$ -	$ 1,000,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 1,000,000		
TOTAL	$ -	$ -	$ 1,000,000	$ -	$ -

NOTES:

FUND:	254-Sub. Park Trust
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	NEW

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Skatepark Improvements

DEPARTMENT: Public Works/Community Services
PROJECT MANAGER: **Andrew Winje**

ESTIMATED SCHEDULE: Construction in FY 21-22 and FY 22-23

PROJECT DESCRIPTION:
The project will support installation of skatepark facilities at Perry Park and at Pad 10 in the Harbor area. Additional locations will be evaluated.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition, and for reconstruction of major City facilities and infrastructure.

Project Location
Perry Park and Harbor Pad 10

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Sub. Pk. Trust		$ 30,000				
Donation (Kings	$ 25,000					
TOTAL	$ 25,000	$ 30,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction					
TOTAL	$ -	$ -	$ -	$ -	$ -

NOTES:

FUND:	254-Sub. Pk. Trust/300-CIP
PROJECT NO.:	30740
PROJECT TYPE:	Construction
CATEGORY:	Parks
INITIAL YEAR OF FUNDING:	FY18-19

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title		FY 21-22 Appropriation		Estimated FY 21-22 Carryover
Pub Facilities	20860	FY 21-22	Aviation Gymnasium Improvements	$	150,000	$	150,000
Pub Facilities	20870	FY 21-22	Beach Bluff Pedestrian Path Lighting Replacement	$	150,000	$	150,000
Pub Facilities	20790	FY19-20	City Facility HVAC Equipment Replacement	$	367,860	$	358,309
Pub Facilities	20800	FY19-20	City Facility Roof Replacement	$	267,182	$	267,182
Pub Facilities	20670	FY14-15	City Fueling Station Replacement - Design Build	$	267,396	$	267,396
Pub Facilities	20920	FY13-14	Civic Center Window Storefront Improvement	$	240,000	$	240,000
Pub Facilities	20840	FY20-21	Community Services Dept. Relocation Assessment	$	100,000	$	100,000
Pub Facilities	20890	FY 21-22	Perry Park Senior Center HVAC Improvements	$	50,000	$	150,050
Pub Facilities	20910	FY 21-22	RBPAC Modernization	$	955,000	$	927,031
Pub Facilities	20120	FY 07-08	Transit Center	$	11,679,400	$	2,599,504
			TOTAL	$	14,226,838	$	5,209,472

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
200 N Pacific Coast Highway Meter Separation

DEPARTMENT: Public Works

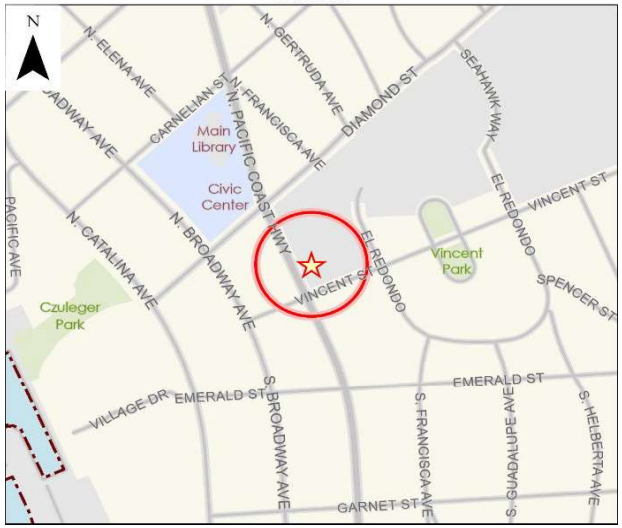
PROJECT MANAGER: **Michael Klein**

ESTIMATED SCHEDULE: Construction in FY 22-23

PROJECT DESCRIPTION:
This project will create a separate electrical meter for the City's 200 N Pacific Coast Highway building, which houses several units of the Police Department. Currently the meter is connected to Redondo Union High School auditorium and does not allow for a true accounting of electricity usage.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
200 N PCH



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects		$ 100,000				
TOTAL	$ -	$ 100,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 100,000				
TOTAL	$ 100,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
City Park and Facility Parking Lot Resurfacing- Dominguez Park Parking Lot

DEPARTMENT: Public Works

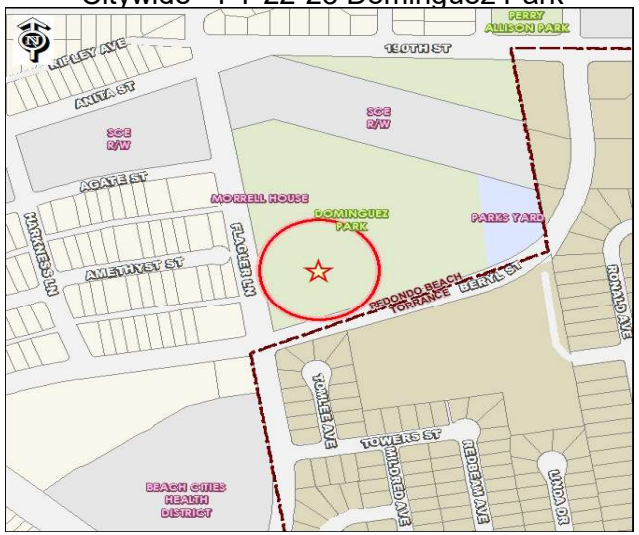
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE:
Ongoing

PROJECT DESCRIPTION:
The project will develop an ongoing program to fund rehabilitation of parking areas for all City facilities outside of the Harbor area. The program would incorporate City parks and staff occupied facilities that provide off street parking to accommodate staff and visitors. It is anticiapted that Dominguez Park Parking Lot will be resurfaced in FY 22-23.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Citywide - FY 22-23 Dominguez Park



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Sub. Pk Trust	$ 100,000		$ 100,000	$ 100,000	$ 100,000	
Capital Projects		$ 50,000		$ 50,000		
TOTAL	$ 100,000	$ 50,000	$ 100,000	$ 150,000	$ 100,000	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 235,000		
TOTAL	$ -	$ -	$ 235,000	$ -	$ -

NOTES:

FUND:	254-Sub Pk Trust/300-CIP
PROJECT NO.:	20880
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 20-21

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
City Hall Window and Storefront Improvements

DEPARTMENT: Public Works

PROJECT MANAGER: **Michael Klein**

ESTIMATED SCHEDULE:
Construction begin in FY 24-25.

PROJECT DESCRIPTION:
The project will replace windows and other storefront amenities in the Civic Center facilities to improve energy conservation efforts and to provide accessibility enhancements.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure and ensure sustainability, livability, and health by completing the General Plan Update and by implementing environmentally responsible programs.

Project Location
City Hall

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects				$ 235,000		
Major Facilities	$ 240,000					
TOTAL	$ 240,000	$ -	$ -	$ 235,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction			$ 235,000		
TOTAL	$ -	$ -	$ 235,000	$ -	$ -

NOTES:

FUND:	300 - CIP/ 302 Major Facilities
PROJECT NO.:	20920
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 20-21

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Civic Center Safety & Workplace Health Improvements

DEPARTMENT: Public Works

PROJECT MANAGER: Gary Laolagi

ESTIMATED SCHEDULE:
Ongoing

PROJECT DESCRIPTION:
This project includes safety and workplace improvements in the Civic Center. Improvements will take place in employee areas, public entry areas and in conference rooms.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
City Hall

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects	$ 66,965	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
TOTAL	$ 66,965	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
TOTAL	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000

NOTES:

FUND:	300 - CIP
PROJECT NO.:	20610
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Electric Vehicle Charging Infrastructure

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Design phase in FY 22-23

PROJECT DESCRIPTION:
This project aims to grow the City's electric vehicle supply equipment/charging infrastructure (EVSE). According to the South Coast Air Quality Management District (SCAQMD), current air pollutant emissions must be reduced by an additional 75% in order to meet 2023 federal ozone standards. Potential charging sites include: Riviera Village, the Harbor, Arteis Blvd, and other city owned or controlled areas.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Various Locations in the City

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
AQMD	$ 41,400					
Capital Projects		$ 50,000				
TOTAL	$ 41,400	$ 50,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design	$ 50,000				
Construction					
TOTAL	$ 50,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds/ 218 - AQMD
PROJECT NO.:	20770
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 18-19

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Fire Department Stations and City Hall Parking Lot Security Design

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Design in FY 22-23

PROJECT DESCRIPTION:
This security project would focus on the parking lots of both Fire stations and the City Hall employee parking lot and install fencing and high-speed gates where appropriate.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Fire Station 1 and City Hall

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects		$ 50,000				
TOTAL	$ -	$ 50,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 50,000				
TOTAL	$ 50,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds
PROJECT NO.:	New
PROJECT TYPE:	Design/Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Fire Department Station 1 Window Replacement

DEPARTMENT: Public Works

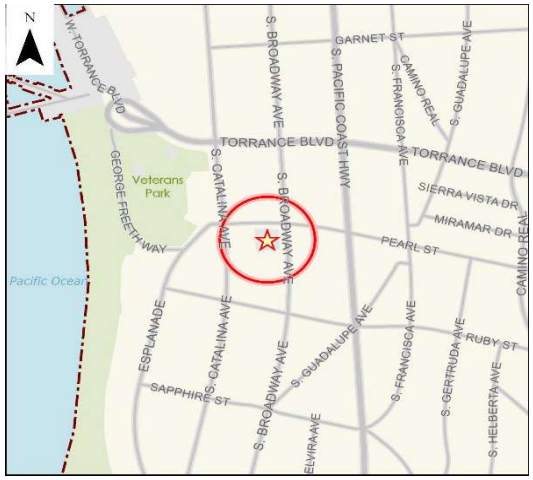
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23

PROJECT DESCRIPTION:
This project will replace all of the antiquated single pane windows with double paned modern windows. New windows will insulate the building significantly better than the existing single pane windows.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Fire Station 1



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects		$ 50,000				
TOTAL	$ -	$ 50,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 50,000				
TOTAL	$ 50,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Police Department Pier Sub-station Refurbishment

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23

PROJECT DESCRIPTION:
This project will fund the refurbishment decaying exterior and add the necessary signage to identify the building as a Police Department. The interior improvements will enhance damaged flooring, decaying ceiling, security improvements to the lobby, a more efficient work space and cabinetry.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to maintain a high level of public safety with public engagement and to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Police Department Pier Sub-Station

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects		$ 250,000				
TOTAL	$ -	$ 250,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 250,000				
TOTAL	$ 250,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300- CIP Funds
PROJECT NO.:	New
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	New

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Police Depatment Station Improvements

DEPARTMENT: Public Works

PROJECT MANAGER: **Gary Laolagi**

ESTIMATED SCHEDULE:
Construction in FY 22-23 and FY 23-24.

PROJECT DESCRIPTION:
This project will continue the efforts to rehabilitate the various offices and areas within the Police Deaprtment.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to improve public facilities and infrastructure in an environmentally responsible manner and maintain a high level of public safety with public engagement.

Project Location
City Hall

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Capital Projects	$ 68,785	$ 150,000				
TOTAL	$ 68,785	$ 150,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 100,000	$ 118,785			
TOTAL	$ 100,000	$ 118,785	$ -	$ -	$ -

NOTES:

FUND:	300 - CIP
PROJECT NO.:	20690
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Police Department Shooting Range

DEPARTMENT: Public Works

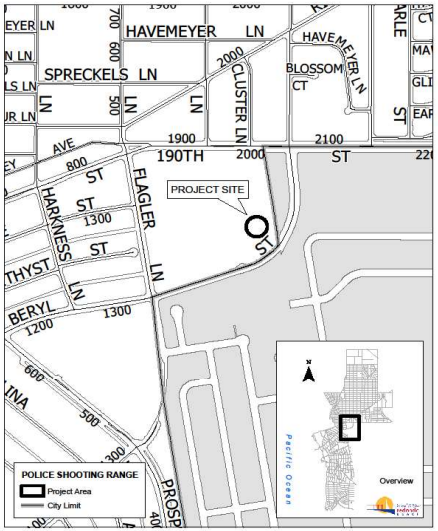
PROJECT MANAGER: Andrew Winje

ESTIMATED SCHEDULE: Design in Fall 2022; Construction anticiapted to begin FY 23-24.

PROJECT DESCRIPTION:
The project will continue the design and environmental preparations necessary to install a modular shooting range at the site of the current police shooting range located at the City Parks Yard on Beryl Street and determine the environmental site preparation necessary to pursue construction at the site. It will also fund the eventual construction of the shooting range.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for reconstruction of major City facilities and infrastructure.

Project Location
Police Shooting Range



Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
CFA Funds	$ 300,000	$ 647,651	$ 750,000	$ 697,000		
CIP Funds	$ 3,600		$ 350,000			
Maj. Fac Rpr Fd						
TOTAL	$ 303,600	$ 647,651	$ 1,100,000	$ 697,000	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Design/Environmental Prep	$ 360,000				
Purchase and Installation		$ 1,100,000	$ 1,288,251		
TOTAL	$ 360,000	$ 1,100,000	$ 1,288,251	$ -	$ -

NOTES:

FUND:	300-CFA Fds; 707-Maj Fac Rpr
PROJECT NO.:	20810
PROJECT TYPE:	Feasibility/Site Prep/Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY19-20

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
RBTV Broadcast Facility/City Council Chamber Upgrades

DEPARTMENT: Public Works & Information Technology

ESTIMATED SCHEDULE: Construction - FY 20-21. On-going upgrades.

PROJECT DESCRIPTION:
The project will provide ongoing upgrades to the Main Library broadcast facilities and the City Council Chambers facility and equipment to enhance television broadcasting opportunities.

JUSTIFICATION:
The project supports the City's Strategic Plan goal to assess, prioritize, and plan for park/open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
City Council Chambers

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
PEG Fees	$ 170,025	$ 190,000				
TOTAL	$ 170,025	$ 190,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Equipment/Construction	$ 360,025				
TOTAL	$ 360,025	$ -	$ -	$ -	$ -

NOTES:

FUND:	300-Capital Projects - PEG Fees
PROJECT NO.:	20560
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 14-15

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Transit Fleet Operations Center

DEPARTMENT: Public Works / Community Services
PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction planned for Spring 2022.

PROJECT DESCRIPTION:
The project will provide necessary maintenance and facility upgrades to the transit fleet operations center located on the old Verizon site on Kingsdale. The Center is the dispatch and maintenance center for the Beach Cities Transit System.

JUSTIFICATION:
The project supports the City's Strategic Plan goals to assess, prioritize, and plan for park/ open space acquisition and for reconstruction of major City facilities and infrastructure.

Project Location
Kingsdale

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Proposition A	$ 75,000					
Proposition C	$ 75,000					
Grants	$ 105,959	$ 40,465				
TOTAL	$ 255,959	$ 40,465	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 296,424				
TOTAL	$ 296,424	$ -	$ -	$ -	$ -

NOTES:

FUND:	212-Prop A/214-Prop C/230-Grants
PROJECT NO.:	20760
PROJECT TYPE:	Construction
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY17-18

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
Veterans Park Historic Library Upgrades

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Construction in FY 22-23.

PROJECT DESCRIPTION:
The project will complete upgrades to the Veterans Park Historic Library including roof, paint, and masonry repairs, elevator upgrades, HVAC modifications, and window replacement.

JUSTIFICATION:
The Historic Library is heavily used and in need of repairs and upgrades. The project supports the City's Strategic Plan goal to maintain a high level of public safety with public engagement and assess, prioritize, and plan for reconstruction of major City facilities.

Project Location
Veterans Park Historic Library

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
CFA Funds	$ 250,000	$ 250,000				
Maj. Fac. Repair	$ 155,000					
TOTAL	$ 250,000	$ 250,000	$ -	$ -	$ -	$ -

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction	$ 655,000				
TOTAL	$ 655,000	$ -	$ -	$ -	$ -

NOTES:

FUND:	300-CFA Fds/707-Maj. Fac. Repair
PROJECT NO.:	20900
PROJECT TYPE:	Rehabilitation
CATEGORY:	Public Facilities
INITIAL YEAR OF FUNDING:	FY 21-22

Previously Funded Carryover Projects
Currently In Design, Out to Bid, or In Construction
(As of 5/15/22)

Project Category	Project Number	Initial FY of Funding	Project Title		FY 21-22 Appropriation		Estimated FY 21-22 Carryover
General	10321	FY 21-22	District 1 Discretionary Infrastructure	$	100,000	$	100,000
General	10322	FY 21-22	District 2 Discretionary Infrastructure	$	100,000	$	86,897
General	10323	FY 21-22	District 3 Discretionary Infrastructure	$	100,000	$	100,000
General	10324	FY 21-22	District 4 (Mayor) Discretionary Infrastructure	$	100,000	$	100,000
General	10325	FY 21-22	District 5 Discretionary Infrastructure	$	100,000	$	100,000
General	10210	FY03-04	Path of History - Vincent	$	8,993	$	8,993
			TOTAL	$	508,993	$	495,890

CITY OF REDONDO BEACH
CAPITAL IMPROVEMENT PROJECT INFORMATION

PROJECT TITLE:
City Monument Sign Replacement

DEPARTMENT: Public Works

PROJECT MANAGER: TBD

ESTIMATED SCHEDULE: Continuous

PROJECT DESCRIPTION:
The project will replace City monument signs that are damaged and in disrepair.

JUSTIFICATION:
City monuments signs are in need of repair or replacement when they are damaged or vandalized. The current maintenance and operations budget can not accommodate the cost of repairing or replacing these signs. The replacement will be funded through the Self-Insurance fund and recovered through insurance claims when possible.

Project Location
Various Locations in the City

Funding Sources	Est. C/O	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Self-Insurance		$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
TOTAL	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000

Project Costs	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27
Construction					
TOTAL	$ -	$ -	$ -	$ -	$ -

NOTES:

FUND:	700- Self Insurance Fund
PROJECT NO.:	NEW
PROJECT TYPE:	Rehabilitation
CATEGORY:	General
INITIAL YEAR OF FUNDING:	NEW

Administrative Report

H.1., **File #** PC22-4181 **Meeting Date:** 5/19/2022

TITLE
RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Public written comments on Non-Agenda Items

Planning Commission May 19, 2022

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Monday, March 7, 2022 7:06 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comment on BCHD Construction

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

BCHD has provided no Resolution of Necessity to construct for RCFE, PACE or any other service they plan to include in their construction.

BCHD is also clear that it plans to circumvent voters deliberately by avoiding a bond measure. As such, there is no public consensus or approval of this project.

Please require a Resolutions of Necessity from BCHD for the functions that they are alleging require new build construction.

Over 90% of the RCFE and over 97% of the PACE are expected to be non-residents of Redondo Beach, however, Redondo Beach will have all the damages of the construction and operation, thereby, having net negative benefits (damages) overall.

--
STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, May 6, 2022 2:43 PM
To: CityClerk <CityClerk@redondo.org>
Subject: Public Comment on Non-Agenda Item per the Brown Act - Mayor and Council, Planning Commissioners

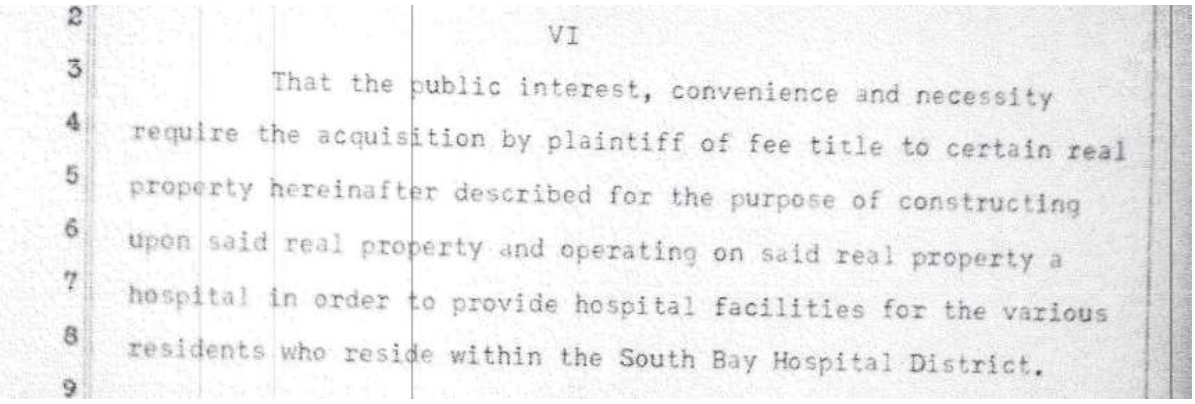
*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Dear Mayor, Council, and Planning Commissioners:

The following is a non-agenda item public comment for the next general (non-special meeting) body meetings after 5/6/2022 in accordance with the Brown Act.

By now, everyone knows that over 80% of the proposed BCHD facility is being built for the use of NON TAXPAYER-OWNERS of BCHD. It's a use of OUR Public OWNED & ZONED land that was explicitly for the benefit of the 3 Beach Cities that formed the District. PERIOD.

There was NO AMBIGUITY in the Resolution of Public Convenience and Necessity when the Hospital district was formed "for the various residents who reside within the ... District." The land wasn't condemned for 80% use of non-residents for RCFE, nor for 96% use of non-residents for PACE.



VI

That the public interest, convenience and necessity require the acquisition by plaintiff of fee title to certain real property hereinafter described for the purpose of constructing upon said real property and operating on said real property a hospital in order to provide hospital facilities for the various residents who reside within the South Bay Hospital District.

StopBCHD@gmail.com continues to amass a mailing list to keep the local residents informed.

BCHD willfully misstates its service area to its trade association of Health Districts, from LAX to the south of PV. Clearly, we all know that definition is not the legal definition of the District.

Why does HERMOSA/MANHATTAN/REDONDO pay 100% of the taxes and provide 100% of the land if BCHD only provides us 20% or less of the services and benefits? In fact, we only received only 16% of the Covid testing and only 55% of the Covid vaccines despite using our land, facility, staff, and property taxes.

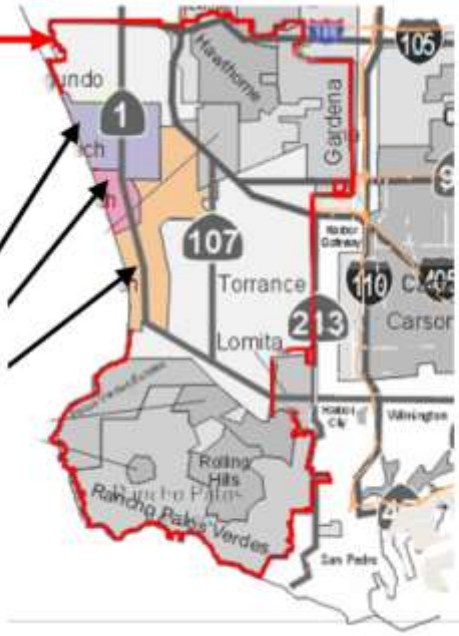
BCHDs use of P-CF publicly owned land for 80%+ non-residents is an illegitimate use, and does not provide net benefits to Redondo Beach residents.

BCHD *WANTS* TO BUILD A FACILITY FOR 80%+ NON-TAXPAYERS USE ON OUR TAXPAYER OWNED & ZONED LAND

BCHD CLAIMS THIS BIG AREA TO ITS HEALTH DISTRICT ASSOCIATION

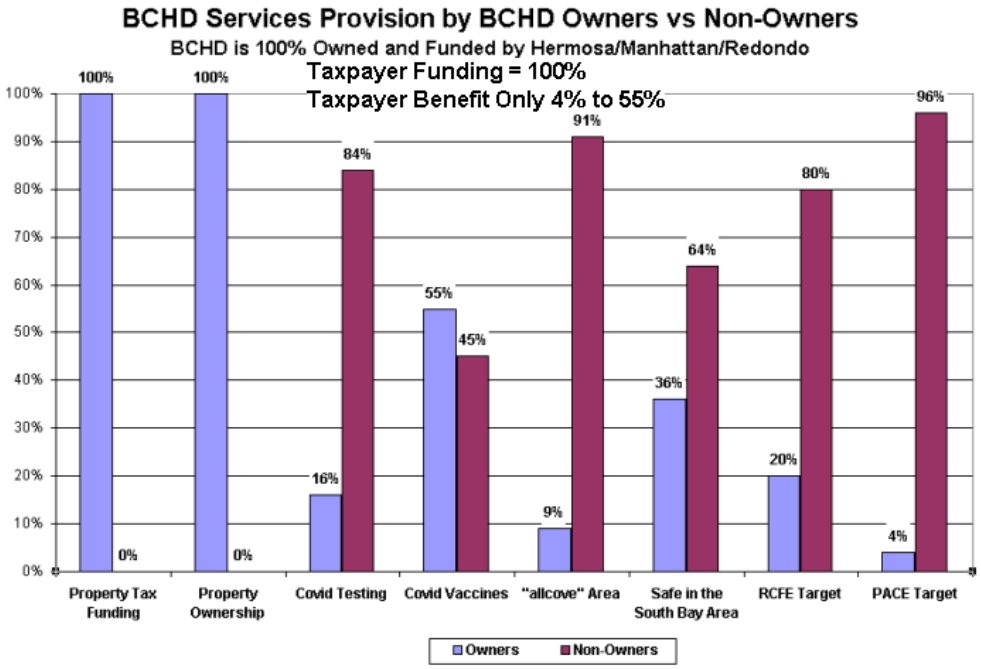
http://achd.org/mapfiles/mapbox/map.html

WE TAXPAYERS IN THIS LITTLE FUNDING AREA PAY ALL THE BCHD BILLS AND PROVIDE ALL THE BCHD LAND!



BCHD HAS LOST ITS WAY

AND WE ARE LOSING OUR LAND!



Source Data: Covid Testing (LA County Dept of Health), Covid Vaccines (BCHD PR), "allcove" Service Area (BCHD PR), Safe in the South Bay Service Area (BCHD PR), RCFE Target (BCHD Study Exhibit 3-3), PACE Target (National PACE Assoc)

Calculations available to qualified parties on request

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Wednesday, April 27, 2022 4:20 PM
To: Michael Webb <Michael.Webb@redondo.org>; CityClerk <CityClerk@redondo.org>
Subject: Public Comment - Brown Act and Comments to Planning Commission

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

On page 12, of the Brown Act Handbook (2019) by RWG Law, it states "[t]he Brown Act mandates that every agenda for a regular meeting provide an opportunity for members of the public to directly address the legislative body on any matter that is within the subject matter jurisdiction of the legislative body. § 54954.3(a)."

There is no further elaboration regarding whether addressing the body is oral, recorded, printed, by email or some other process. As such, it would appear that the City of Redondo Beach is in violation of the Brown Act by failing to allow the public to address the Planning Commission by withholding public comments from them regarding the BCHD development project.

If the City has a different view, this is a formal request for documents that support the City's position.

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STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years. Our neighborhoods have been burdened since 1960 and the damages outweigh any benefits.

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Thursday, April 28, 2022 9:34 PM
To: CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov
Subject: Public Comment - City Councils and Planning Commissioners

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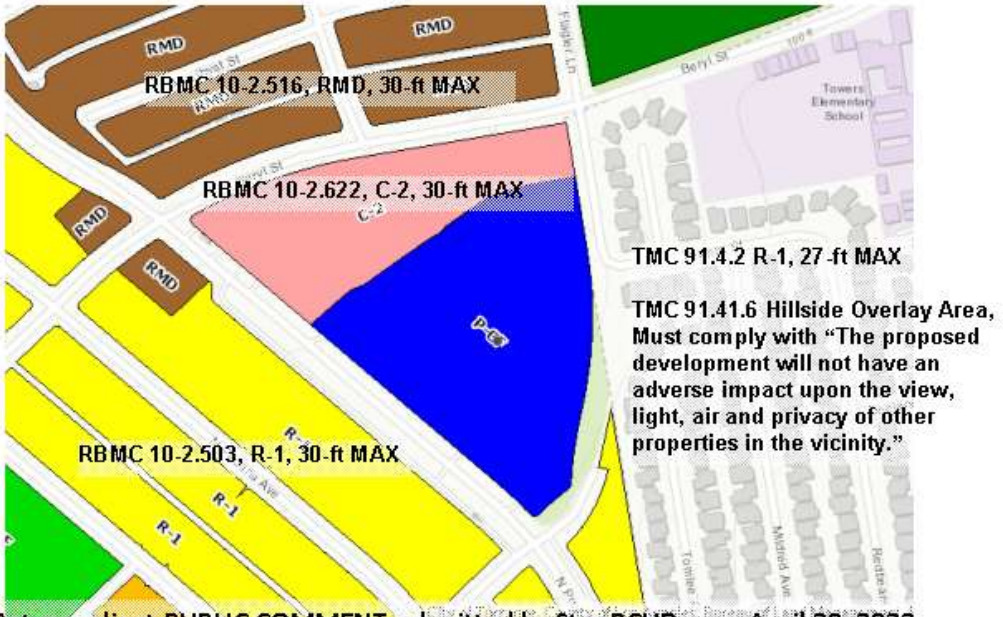
Brown Act compliant Public Comments for next available public meeting of the City Councils and Planning Commissions of Torrance and Redondo Beach.

BCHD Planned 109.7-ft Above Beryl & Flagler Streets Perimeter Location Design is Incompatible and Inconsistent with Surrounding Property as Demonstrated by Torrance and Redondo Beach Municipal Codes



Brown Act compliant PUBLIC COMMENT submitted by StopBCHD.com, April 28, 2022
For Torrance and Redondo Beach City Councils and Planning Commissioners

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STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years. Our neighborhoods have been burdened since 1960 and the damages outweigh any benefits.

From: Tim Ozenne <tozenne@gmail.com>
Sent: Saturday, April 30, 2022 3:26 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>; Martinez, Oscar <OMartinez@torranceca.gov>
Subject: Suggestion

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

I am actively following the BCHD development project. As you know, while Torrance is named as a responsible agency in CEQA language, the applications are being processed in Redondo planning.

I will soon be sending specific comments to Torrance officials, but perhaps this item needs to be addressed jointly by Redondo and Torrance:

I don't understand why BCHD's preapplication package to Redondo includes considerable detail on changes to Torrance city property as part of its permit applications to Redondo Beach. And, of course, I do not know who will be in charge of modifying the Flagler right-of-way to meet BCHD's proposal. Thus, I would ask that Torrance Planning coordinate with Redondo Planning to clarify what each city expects as to any changes in the Torrance hillside overlay slope on the west side of Flagler Lane, including regrading, removing trees and reinforcing the slope, and so forth. That information would be important once Redondo brings the matter to public hearings later this year. In any case, I would ask that Torrance insist that it, not BCHD or Redondo, be in charge of all modifications of the slope and the street. Hopefully, Torrance will do everything possible to protect its own residents!

In the event of hearings in Redondo, I would hope this issue can be addressed.

Tim Ozenne

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, April 24, 2022 1:49 PM
To: CityClerk <CityClerk@redondo.org>; Brandy Forbes <Brandy.Forbes@redondo.org>; Michael Webb <Michael.Webb@redondo.org>
Subject: Public Comment - Shielding Public Comments from the Planning Commission

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Mayor, Council, Planning Commissioners, City Attorney:

It has come to my attention that the Planning staff plans to allow only 10 days of review for all accumulated public comments by the Planning Commission regarding the BCHD CUP and PCDR, while Redondo Beach General Planning Advisory Committee Chair Biro, who is also the holder of a $300,000 no-bid advocacy contract from BCHD will have unfettered, non-public access to the Planning Commission, as well as illegitimate influence on GPAC. Planning staff has stated "[a]s such, our office will follow the standard practice for all project applications of compiling public comments and including those in the agenda packet for the Planning Commission meeting at which time the matter will be considered."

That asymmetry in influence and information flow is far, far outside the intent of the Brown Act.

Planning staff apparently needs to be directed to enter public, non-agenda comment into the public record on a meeting by meeting basis to remain in compliance with the intent of the Brown Act.

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Sunday, April 24, 2022 10:11 AM
To: CityClerk <CityClerk@redondo.org>
Cc: Brandy Forbes <Brandy.Forbes@redondo.org>; Michael Webb <Michael.Webb@redondo.org>
Subject: Public Comment - Mayor and Council

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

The following are public comments from members of the public regarding the commercial development on the publicly owned BCHD site provided as a non-agenda item to the upcoming City Council meeting.

The following links are to: 1) One sample set of comments that was provided to the Planning Director and Commissioners by Email following the prior meeting in March and 2) a screen print of bcc's and other copies of emails to the Planning Commission. These comments need to be entered into the formal record, provided to the commissioners, and published.

Sample Comments although many are different or customized
https://drive.google.com/file/d/1ymTMFXSwApoX5KLI--z0FYswlBwbYT3V/view?usp=sharing

Screenprints of Missing Comments (that are known as BCCs - approx 37 known - we expect there are
more) https://drive.google.com/file/d/1cntw7Lq7Jm5o6zo2RNOw0e_fSAF13cUL/view?usp=sharing

--
STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years. Our neighborhoods have been burdened since 1960 and the da

Gmail

Stop BCHD <stop.bchd@gmail.com>

Public Comments - BCHD Pre-Conditional Use Permit

1 message

William Sams <ajsams12@gmail.com> Mon, Apr 4, 2022 at 4:07 PM
To: Brandy.Forbes@redondo.org
Bcc: stopbchd@gmail.com

These Comments are From: Jennifer Sams, concerned neighbor impacted by this over building.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

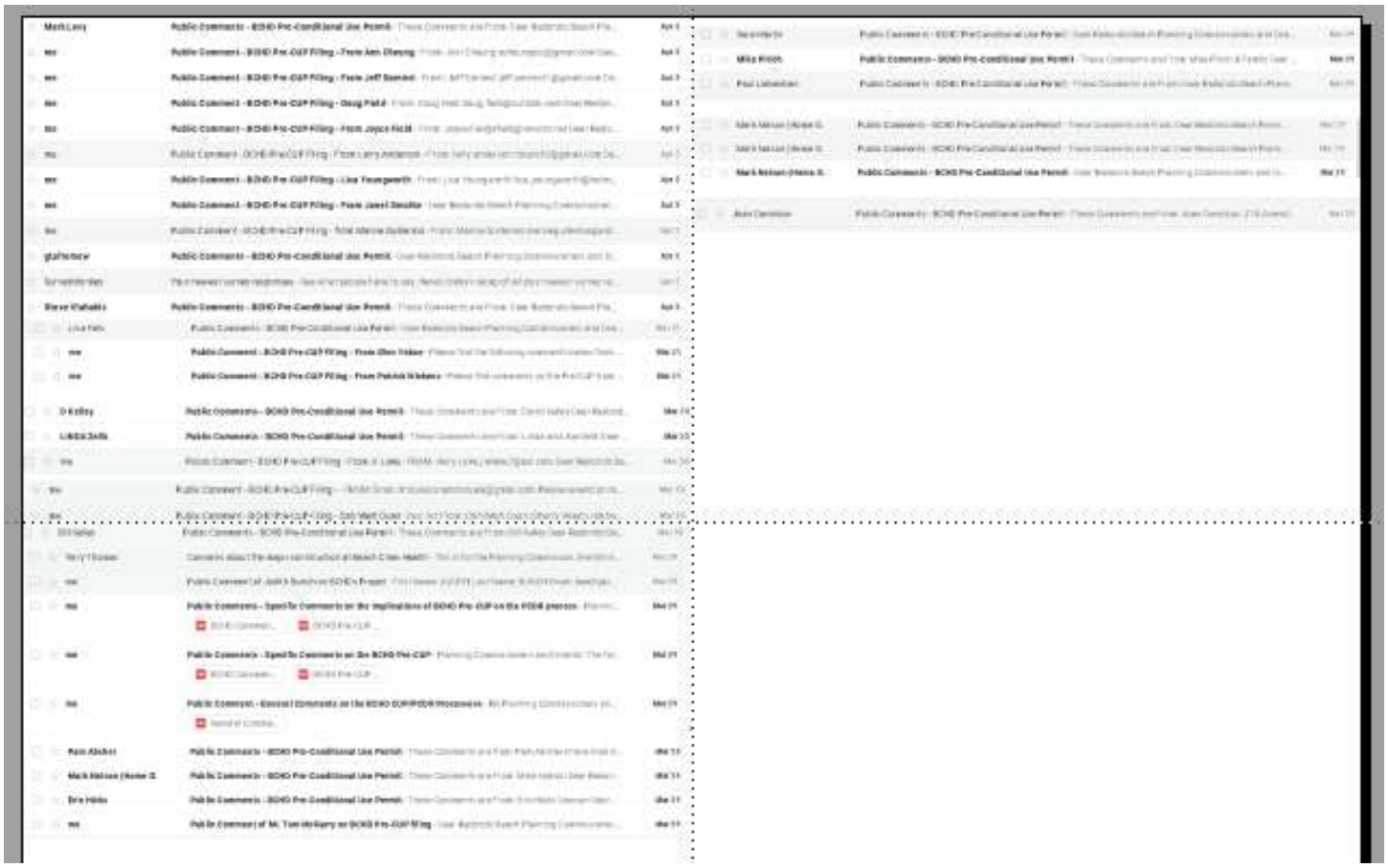
Detailed Comments on BCHD Pre-CUP Filing
https://bit.ly/BCHD-CUP-1

Detailed Comments on BCHD Pre-CUP PCDR Filing
https://bit.ly/BCHD-PCDR-1

RBMC CUP Ordinance Comments Grid
https://bit.ly/BCHD-PreCUP-Grid-Comments-1

RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1



From: **Tim Ozenne** <tozenne@gmail.com>
Date: Mon, Apr 18, 2022 at 11:04 AM
Subject: Beach Cities Heatlh District: Major Omission?
To: Martinez, Oscar <OMartinez@torranceca.gov>, Brandy Forbes <brandy.forbes@redondo.org>, Mike Witzansky <mike.witzansky@redondo.org>, Aram Chaparyan <achaparyan@torranceca.gov>, Patrick Sullivan <PSullivan@torranceca.gov>, Michael Webb <michael.webb@redondo.org>, AQMD Executive Officers <ClerkOfBoard@aqmd.gov>, Ron Durbin <Ron.Durbin@fire.lacounty.gov>

Note to all addressees I am trying to contact the correct officials, but some of the email addresses are hard to unscramble or even unavailable. If this message should have gone to someone else in your organization, I ask that you forward it to that person. Thank you.

Dear Officials:

I live in Torrance, fairly near the proposed Beach Cities Health District redevelopment project just to the west. I write today to make sure you are aware of issues that were ignored in BCHD's EIR, namely issues related to the "electrical yard" proposed for the southeast corner of the project. Because the EIR ignored the issue is now seeking permits for the project, and since it would be located near people and homes in my neighborhood, I hope you will take note. I am sending this to each of you because I'm not certain who needs to act on the various items I mention here. Please forward this if appropriate.

According to the EIR (Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan SCH No. 2019060258, September 2021), the project includes an electrical yard. The EIR mentions this in several places, but the one description is here:

Substation and Electrical Yard
The proposed electrical yard would include a new Southern California Edison (SCE) substation yard, medium voltage distribution system, and generator yard. New voltage substation transformers generate noise levels of 45 to 50 dBA at a distance of 50 feet (National Electrical Manufacturers Association 2014; Delta Transformers Inc. 2009). The electrical yard would be located on the southern portion of the Project site, approximately 100 feet from the nearest residence located on Diamond Street. Based on this distance, noise levels of the electrical yard would be 44 dBA at the nearest residence. The existing daytime noise levels of 63 Ldn along Diamond Street, which is largely due to the relatively high level of traffic noise along streets in the vicinity of the Project site. Therefore, noise impacts relating to the electrical yard would likely be imperceptible and would result in less than significant operational noise impacts.
[Page 10-28

I am not a planner or engineer, but I believe that BCHD anticipates having both (1) one or more standby generators here plus, I assume, one or more storage tanks for fuel supplies. However, the EIR provides no information whatsoever as to (1) the facilities that will be needed or (2) any environmental risks associated with the presence and periodic testing of those facilities. Given that these issued were completely ignored in the EIR, residents have no idea as to whether noise, possible underground leads, or other issues will be minimal. We don't know what types of generators are planned, their fuel requirements, their frequency and duration of testing, or the likelihood they will be used to supply electrical power to the development.

Two recent BCHD "drawings" from BCHS are attached. (BCHD Substation.pdf)

The environmental consultant claimed that the noise and EMT radiation (during normal operations presumably) were not significant environmental problems, but ignored any other possible environmental issues. BCHD then approved the EIR.

The pre-CUP application, at page 14 mentions only this as to the electric yard:

The Final EIR finds that noise levels associated with the substation and electrical yard would be approximately 44 A-weighted decibels (dBA) at the nearest noise-sensitive receptor. The existing daytime noise levels of 63 dBA day-night average sound level (Ldn) along Diamond Street, which is largely due to the relatively high level of traffic noise along streets in the vicinity of the Project site. Therefore, the Final EIR finds that operational noise associated with the substation and electrical yard would likely be imperceptible and would result in less than significant operational noise impacts.

It appears this passage relates only to the noise associated with normal operations of substation transformers rather than to the noise levels from periodic testing of the generators or from operation of the generators when they are needed. Given how close these facilities are to homes in Redondo and Torrance, one might have expected more extensive analysis, including consideration of the noise and air pollution when prevailing winds to the east are considered.

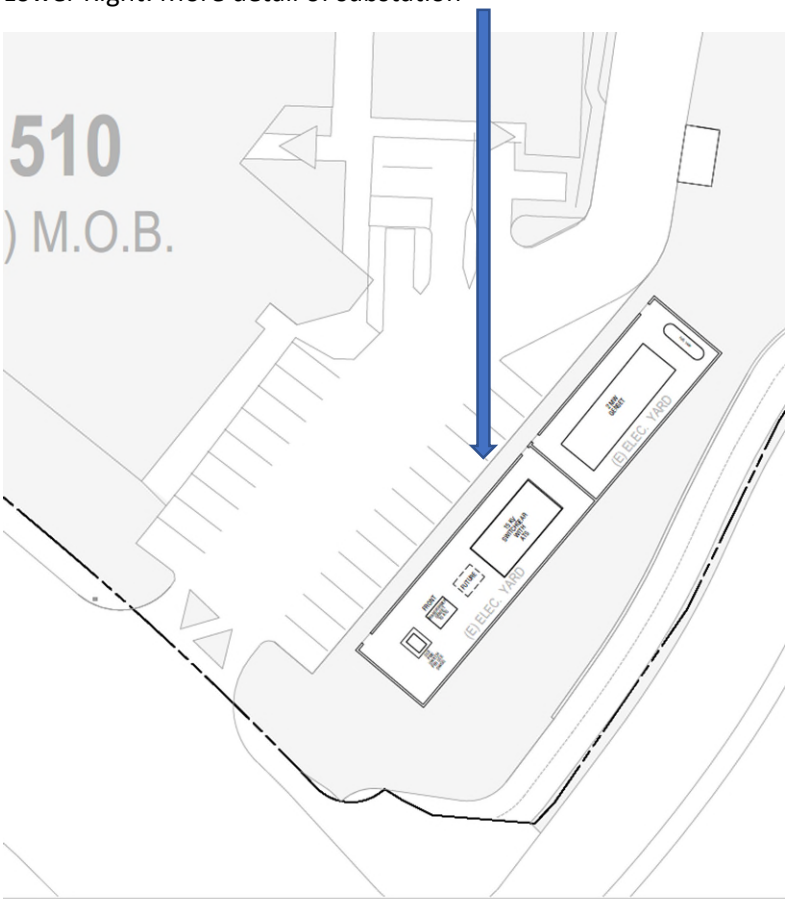
I am not an expert in EIR matters, but I would expect BCHD would need to amend its EIR to address these issues, including the periodic impacts from emergency generators and on-going issues from fuel storage. Without such amendments, I don’t see how the EIR can be accepted as authoritative, nor can I understand how Redondo or anyone else can issue the needed permits.

Thank you,

Tim Ozenne, Torrance

Lower right, electric yard (switchgear, generator(s) and fuel storage, near to homes in Redondo and Torrance

Lower Right: More detail of substation



From: Tim Ozenne <tozenne@gmail.com>
Sent: Wednesday, April 20, 2022 11:03 AM
To: Planning Redondo <Planningredondo@redondo.org>
Cc: Planning Commission <PlanningCommission@torranceca.gov>
Subject: BCHD Permit Process

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Dear Redondo Commissoners:

I don't fully understand where we are now in the planning process with regard to the BCHD application for its real estate development. But I do want to make you aware of at least two items prior to your meeting this Thursday.

First, BCHD did provide a "drawing set" that was part of its pre-application. Here is a snippet:

You should know that most of the grassy area on the right (east) side of this rendering is, in fact, in Torrance. The hillside from the pavement up to the main campus level now features many mature trees and several retaining walls, nearly all of which are in Torrance, not in

Redondo. While it is not easy to gauge the slope from this photo, it looks pretty flat, does in not? It is not! I think this rendering is intentionally misleading. I give credit to the RB Planning department for questioning how this works since most of the existing trees are in Torrance and for pointing out that the illustrations use very mature trees, not the young trees that would be placed here. (By whom? No one knows!)

Second, I hope you are aware that this structure will be vastly higher than the home (left out of this rendering) about 100 feet to the east of this huge building. As Redondo building codes require that new structure like this be "compatible" with the neighborhood, it is hard to understand how anyone would think this building is at all compatible. Further, if this residential facility were the best way to house economically disadvantaged seniors, maybe public policy considerations would dictate that "compatibility" needs to be overturned in favor of lower-income seniors needing housing. But the monthly rental rate expected for BCHD residents is well above the norm for this area, maybe $10,000 per month or more! There can be no doubt that here we would be accommodating very wealthy seniors by dumping on nearby residents. (Also note that this rendering ignores the modest three-story apartments just north of this on Beryl Street. Those residents, too, would find a *huge* new residential complex immediately across the street featuring apartments few of them could possibly afford.)

Finally, again I would remind the public that a smaller RCFE, the Kensington, was approved by the Redondo city council a few years ago. The council specifically noted that the Kensington RCFE is a *private use* on public land, one that pays taxes to Redondo. The sheer size of the BCHD RCFE does not magically transform it into a "public" use; anyway one looks at it, it is a private use aimed at bringing in money for BCHD to spend as it wishes. Accordingly, I can see no reason for Redondo to permit this facility given its size and incompatibility with the neighborhood.

Tim Ozenne
Concerned Torrance Citizen

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Sunday, April 17, 2022 1:47 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>; Martinez, Oscar <omartinez@torranceca.gov>
Subject: BCHD Pre-CUP Comments 4-16-22

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Please enter the following into the public record. The documents include a transmittal memo with comments, redlines of the 35-page BCHD Pre-CUP in the form of Adobe Acrobat formatted comments, and a demonstration of Pre-CUP errors and omissions. Thank you.

Transmittal Memo
https://bit.ly/BCHD-PreCUP-Trans-Memo-041622

Redline of BCHD Pre-CUP (Acrobat Comments)
https://bit.ly/BCHD-Pre-CUP-Redline041522

Errors and Omissions in Pre-CUP
https://bit.ly/BCHDPre-CUPErrors041522

The documents are attached, but due to size, may surpass your abilities to receive. Please confirm receipt of this email. Thank you.
--
STOP BCHD (StopBCHD@gmail.com) is a community

April 16, 2022

Redondo Beach Planning Commission and Planning Director
Torrance Planning Commission and Planning Director

Subject: Comments on BCHD Pre-CUP

The totality of this document and its attachments are provided for entry into the public record specifically related to the BCHD Healthy Living Campus permitting process at the City of Redondo Beach.

The following comments are from StopBCHD.com, a community of residents and neighbors to the former South Bay Hospital Campus that will be harmed by the BCHD proposed 110-foot above Beryl & Flagler streets development. Further, surrounding residents will be harmed by the Phase 2 buildings that nearly triple the size of buildings from 300,000 sqft to nearly 800,000 sqft and place additional tall buildings on the south and west perimeter of the site.

Attached Comment Documents
Comments are included in the transmittal and also attached in two documents. The first attachment is a mark up of BCHDs Pre-CUP design filing. The comments of StopBCHD.com are included using the Adobe Acrobat Comment function and are readily apparent as virtual Post-it Notes in the document using any Adobe Acrobat product. The second attachment is a more detailed discussion of errors and omissions by BCHD in its Pre-CUP application. Both documents are entered as part of the public record in both Torrance and Redondo Beach.

Both documents are also available by link, which may be more convenient due to their sizes for some agencies.

Redline of BCHD Pre-CUP (Acrobat Comments)
https://bit.ly/BCHD-Pre-CUP-Redline041522

Errors and Omissions in Pre-CUP
https://bit.ly/BCHDPre-CUPErrors041522

Additional Comments
1. **Project Violates RBMC 10-2.2506 -** The BCHD Pre-CUP proposal adversely affects surrounding properties, in direct violation of RBMC 10-2.2506 Conditional Use Permits that requires "to insure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties." BCHD proposes to construct a 109.7-foot above the Beryl St. sidewalk structure on the north and east perimeter of the 10+ acre site, resulting in the creation of an urban cliff of windows and balconies that will increase noise and decrease privacy for surrounding residential uses. As demonstrated in the attached comments, BCHD will be 110 to 150 feet or more above surrounding properties.

2. **BCHD Misrepresents Benefits to Surrounding Uses and Properties –** The Phase 1 facility consists of RCFE, PACE, Center for Youth Wellness (aka "allcove" program) and administrative facilities. Despite BCHDs bold assertion in a February 2019 memo to the City Attorney that was withheld from the public until July 2020 that "**Clearly**, the Healthy Living Campus Project will be of

s**ignificant benefit** to the residents of the City of Redondo Beach" the facts refute the assertion. As has been presented in comments previously and will be provided again as required:

-Under 10% of RCFE/Assisted Living tenants will be Redondo Beach residents per BCHD MDS consultant Exhibit 3-3 analysis, thereby burdening Redondo Beach with 90% of RCFE damages and only 10% of benefits – clearly a negative net benefit
-**About 2% PACE participants will be Redondo Beach residents** based on the National PACE Association statistics that only 1 in 1000 senior utilize PACE. BCHDs oversized PACE facility for 400 participants will have 9 Redondo Beach participants based on the Census projection of just over 9000 seniors age 65+ in Redondo Beach
-Under 5% of allcove, youth mental health program participants will be Redondo Beach youth based on the wide ranging population coverage of the allcove program per BCHD press releases

Based on a simple average, 92%+ of benefits of the BCHD Healthy Living Campus Phase 1 will accrue to NON-RESIDENTS of Redondo Beach, demonstrating that Redondo Beach residents will suffer a much higher proportion of damages than benefits. BCHD's assertion that "clearly" the HLC will be "significant benefit to Redondo Beach residents" is objectively FALSE.

4. **Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Construction Noise** - The BCHD Pre-CUP proposal provides a plan that creates excessive and dangerous levels of noise during construction due to the project height and inability to effectively use sound barriers. The project height must be limited to that which sound barriers can be effectively used.

5. **Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Operational Noise –** BCHD asserts it will have public use and amplified noise in the projects proposed courtyard until 10pm. This noise will be reflected by the urban cliffs of both Phase 1 and 2 into the neighborhoods to the NE, E and SE as a direct result of the project design.

6. **Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Parking –** In prior versions of the project, BCHD utilized 160,000 sqft of subterranean parking. The Pre-CUP design abandons that parking in favor of an 8-10 story parking ramp at the south perimeter that will be roughly 100-ft+ above surrounding Torrance and Redondo Beach residential uses and properties. This 24/7/365 ramp will generate noise, light, exhaust, privacy reduction, and other hazards that will diminish the use and value of surrounding property.

7. **Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Utilities/Other Design Concerns –** BCHD fails to provide adequate detail of its 16,000V to 4,000V dedicated substation, 2,000kW fossil fueled generator, and expected 1000-2000 gallon storage fuel tank to the immediate north of Diamond St and within 100-feet of residential uses. The location of toxic air contaminant creating combustion, explosive fuel, noises, vibration, and other damaging impacts directly diminishes surrounding uses and properties.

8. **Project Violates RBMC 10-2.2502 (b)(1) User impact and needs – Traffic –** The proposed Phase 2 8-10 story parking structure will require mass egress/ingress onto northbound Prospect, just north of the Prospect & Diamond intersection. Surrounding residential uses and properties will suffer wholly disproportionate damages to benefits from 100% of the damages of the traffic compared to a de mininimis prorata portion of the benefits of the project, as demonstrated above.

9. **Project Violates RBMC 10-2.2502 (b)(2) Relationship to physical features.** - The BCHD Pre-CUP proposal provides a plan that clearly does not "respect" the "natural terrain" of the elevated site that is surrounded by residential uses with an expectation of privacy. The project proposes to be 109.7 feet above the Beryl Street sidewalk and up to 150 feet above other surrounding residential. The project is located on the perimeter of the 10 acre parcel, maximizing its negative impacts on surrounding properties and uses. The project is proposed with exterior windows and balconies, maximizing negative privacy impacts to surrounding properties and uses. Respect for the natural elevated terrain requires shorter buildings and a design internal to the campus. BCHD recognized this nature of the site and the damages formally in its June 2017 Community Working Group presentation – as provided previously in comments.

10. **Project Violates RBMC 10-2.2502 (b)(4) Balance and integration with the neighborhood.** - The BCHD Pre-CUP proposal provides a plan that is approximately 110-feet above the street and 300,000 sqft. That is 350% the height of the surrounding residential height limits, and from a practical perspective, over 400% the height of the average housing stock. Clearly, that cannot be considered integration. Furthermore, the proposed location of the facility on the east and north perimeter is a deliberate and willful non-integration, as the parcel is 10 acres and BCHD in a June 2017 presentation acknowledged the need for buffer between the project and the surrounding uses.

The distinctly commercial design, demonstrated to the City previously to have a strong resemblance to the 1950s Fontainebleau in Miami Beach makes no attempt whatsoever to integrate in neighborhood style. A far better example that was previously approved by the City is The Kensington at PCH and Knob Hill, which was expressly stated to be compatible. Based on that finding, BCHD proposed project is expressly not compatible in terms of balance or integration with the surrounding neighborhoods.

In addition, many of the surrounding Torrance properties, along with the eastern perimeter abutting the BCHD lot are within the Torrance Hillside Overlay, specifically Torrance **91.41.6 PLANNING AND DESIGN.**

BCHD Pre-CUP design has made no attempt to conform with the requirements of the neighboring city, specifically ignoring the adverse impacts on view, light, air, privacy, intrusion, harmony and land values of other properties.

11. **Project Violates RBMC 10-2.2502 (b)(5) Building design.** - The BCHD Pre-CUP proposal provides a plan that is dated, a copy of 1950s Miami and demonstrably inconsistent with the surrounding neighborhoods. In addition, the design is antithetical to the P-CF RCFE design approved for The Kensington that was found by the City to be consistent with the neighborhoods.

12. **Project Violates RBMC 10-2.2502 (b)(7) Consistency with residential design guidelines.** - The BCHD Pre-CUP proposal provides a plan that is not compatible with the general residential design guidelines of Redondo Beach, the specific residential design guidelines of Beryl Heights, nor the Torrance Hillside Overlay residential guidelines. Residential design guidelines are intended to support "improv[ing] the quality of life in residential neighborhoods", avoid "mass and bulk out of character with the established neighborhood", and to "fit in with the architectural character of the neighborhood" among other stated concerns. For Beryl Heights, additional and more specific consistency issues are: "attention should be given to reducing the perception of bulk" and "solutions that help maintain privacy." Torrance's Hillside Overlay provides that the proposed development "will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity", "located,

planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity", "will not have a harmful impact upon the land values and investment of other properties in the vicinity", and "not be materially detrimental to ... other properties in the vicinity."

It is clear by inspection of the design materials, height, size, and location on the perimeter of the site that all of the above residential guidelines are violated.

13. **RBMC 10-2.2502 (b)(8) Conditions of Approval. -** The Planning Commission is granted the obligation in code to render conditions of approval on the BCHD to assure its compliance. Such conditions for the BCHD project Phase 1 include, but are not limited to: requiring the project to move toward the center of the site to respect the natural elevated terrain; removal of exterior balconies and decks that invade the privacy of surrounding residential neighborhoods; reduce the height to one consistent and compatible with the character of the surrounding neighborhoods; conform the architecture with the surrounding neighborhoods; regulate the time of operation of any outdoor events to conclude by 7PM consistent with the beginning of the nighttime noise period; reduction of height to facilitate the use of noise barriers during construction such that no construction extends above the reach of the noise barriers; review of the ingress/egress and traffic patterns caused by addition of an 8-10 story parking ramp in place of the abandoned 160,000 sqft of underground parking; and relocation of the generator(s) and fuel storage to the upper level, away from surrounding residential uses.

14. **Project Violates RBMC 10-2.2502 (a) Purpose. -** Cumulative failure to meet the criteria demonstrate that the BCHD Pre-CUP proposal does not serve to protect property values. The project has up a 5 year build cycle, it diminshes privacy, exceeds noise standards, is inconsistent with surrounding residential design and mass, fails to balance or integrate into the neighborhood, and causes other damages by its design and plan as demonstrated above.

Thank you for your careful review and entry of the comments of this transmittal memo and its two attachments (physical or by link) into the public record of the BCHD proceeding for review of its overall 110 foot above the street, nearly 800,000 sqft project that will ultimately be larger than all Beryl Heights homes added together.

Comments on BCHDs Pre-CUP Filing

for

Redondo Beach and Torrance
Planning Commissions & Planning Directors

April 15, 2022

StopBCHD.com

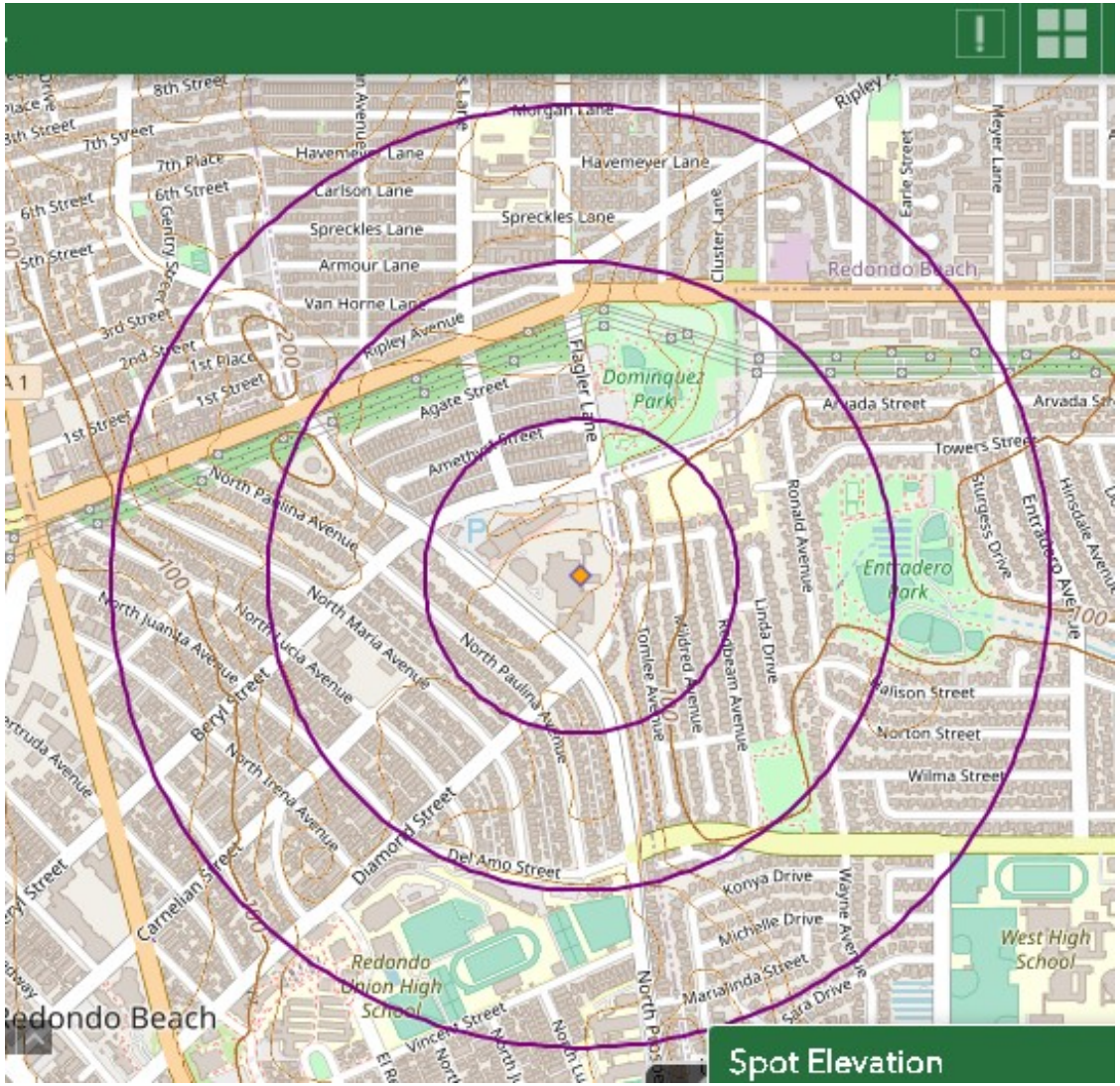
StopBCHD@gmail.com

Comments on BCHD Pre-CUP Deficiences/Errors

1. BCHD Pre-CUP Provides Deceptive and Insufficient Representation of the Large Elevation Differences Between the Phase 1/RCFE Structure and Surrounding Property
2. BCHD Pre-CUP Proposes the Second Tallest Building in Redondo Beach (109.7' above Beryl St.) and the Tallest Building since 1973 Prior to the Moniker "ReCondo Beach" Earned in the late 1970s with shorter 49 to 73 foot tall Buildings
3. BCHD Pre-CUP Demonstrates Disrespect of the Elevated Site by Proposing Development on the North and East Perimeter with Excessive Height above Surrounding Property
4. BCHD Pre-CUP Fails to Demonstrate Phase 1 and 2 Locations on the Elevated Site ALL Perimeters with Excessive Height above Surrounding Property
5. BCHD Pre-CUP Fails to Adequately Disclose Incompatible Height Above Surrounding Property Caused by Faulty Location on Site and Excessive Structure Height
6. BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (South/East/North/West Views)
7. BCHD Pre-CUP Misrepresents Existing Height as 76-feet above ground when only 0.3% or 968 sqft of 312,000 sqft is at 76-feet
8. BCHD Pre-CUP Fails to Acknowledge or Demonstrate Over 99% of Existing Building Square Feet are 52-feet or Lower and Nearly All of Proposed Phase 1 and Phase 2 Exceeds 52-feet
9. BCHD Pre-CUP Fails to Adequately Visualize the Height of the Project Height to Surrounding Property.
10. BCHD Project Elevation Exceeds All Surrounding Structures Except 220kV Steel Towers
11. BCHD Project Elevation Substantially Exceeds Existing BCHD Structures
12. BCHD Falsely States Project Height Not To Exceed 83-feet, Yet BCHD Requests 107.5 & 108.7-feet in Pre-CUP Application
13. BCHD Pre-CUP Proposes Tree Removal Outside the Project Lot and Outside the City of Redondo Beach

BCHD Pre-CUP Provides Deceptive and Insufficient Representation of the Large Elevation Differences Between the Phase 1/RCFE Structure and Surrounding Property

USGS Shows Considerable Contour, however, BCHD visualizations are FLAT to the eye. More 3D visualizations required.



BCHD Pre-CUP Proposes the Second Tallest Building in Redondo Beach (109.7' above Beryl St.) and the Tallest Building since 1973 Prior to the Moniker "ReCondo Beach" Earned in the late 1970s with shorter 49 to 73 foot tall Buildings

Tallest buildings in Redondo Beach

Here you see the 20 tallest buildings of Redondo Beach. This list only regards multi-story buildings.

#	Building	City	Floors	Height	Year
1	Ocean Plaza	Redondo Beach	10	≈121 ft	1974
2	Delphi Apartments	Redondo Beach	9	≈109 ft	1973
3	Apartments at King Harbor	Redondo Beach	6	≈73 ft	1973
4	230 South Catalina Avenue	Redondo Beach	6	≈73 ft	1974
5	510-520 The Village	Redondo Beach	6	≈73 ft	1980
6	140 The Village	Redondo Beach	6	≈73 ft	1980
7	130 The Village	Redondo Beach	6	≈73 ft	1980
8	120 The Village	Redondo Beach	6	≈73 ft	1980
9	110 The Village	Redondo Beach	6	≈73 ft	1980
10	200 South Catalina Avenue	Redondo Beach	6	≈73 ft	1972
11	The Sand Castle	Redondo Beach	6	≈73 ft	1971
12	Seaview Apartments	Redondo Beach	5	≈61 ft	1969
13	Crowne Plaza Redondo Beach & Marina	Redondo Beach	5	≈61 ft	1987
14	250 The Village	Redondo Beach	4	≈49 ft	1978
15	240 The Village	Redondo Beach	4	≈49 ft	1978
16	230 The Village	Redondo Beach	4	≈49 ft	1978
17	220 The Village	Redondo Beach	4	≈49 ft	1978
18	210 The Village	Redondo Beach	4	≈49 ft	1978
19	Casa de Los Amigos	Redondo Beach	4	≈49 ft	1977
20	2750 Artesia Boulevard	Redondo Beach	3	≈36 ft	2007

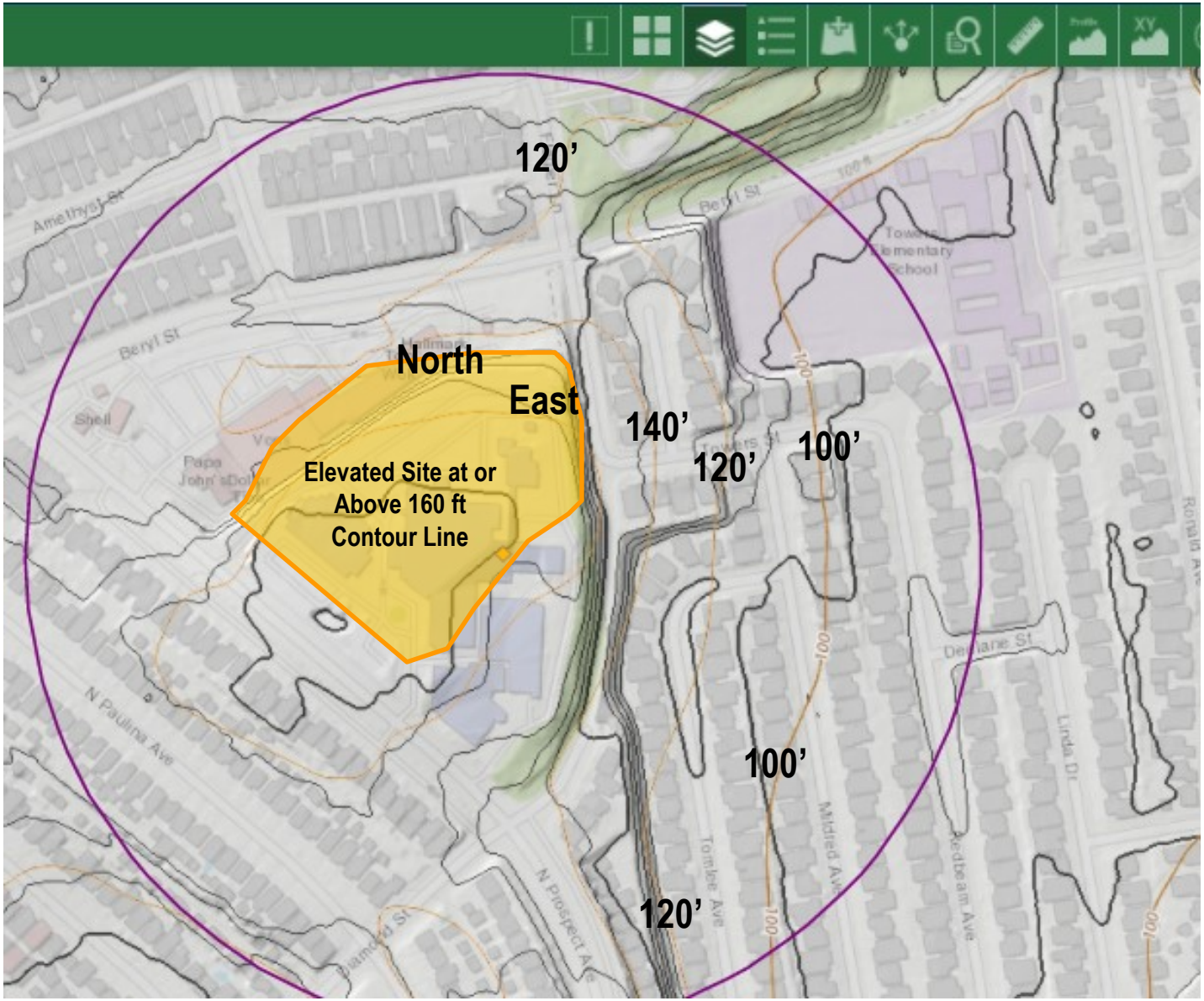
BCHD Phase 1/RCFE

112.7' @ Beryl & Flagler

109.7' @ Beryl Sidewalk

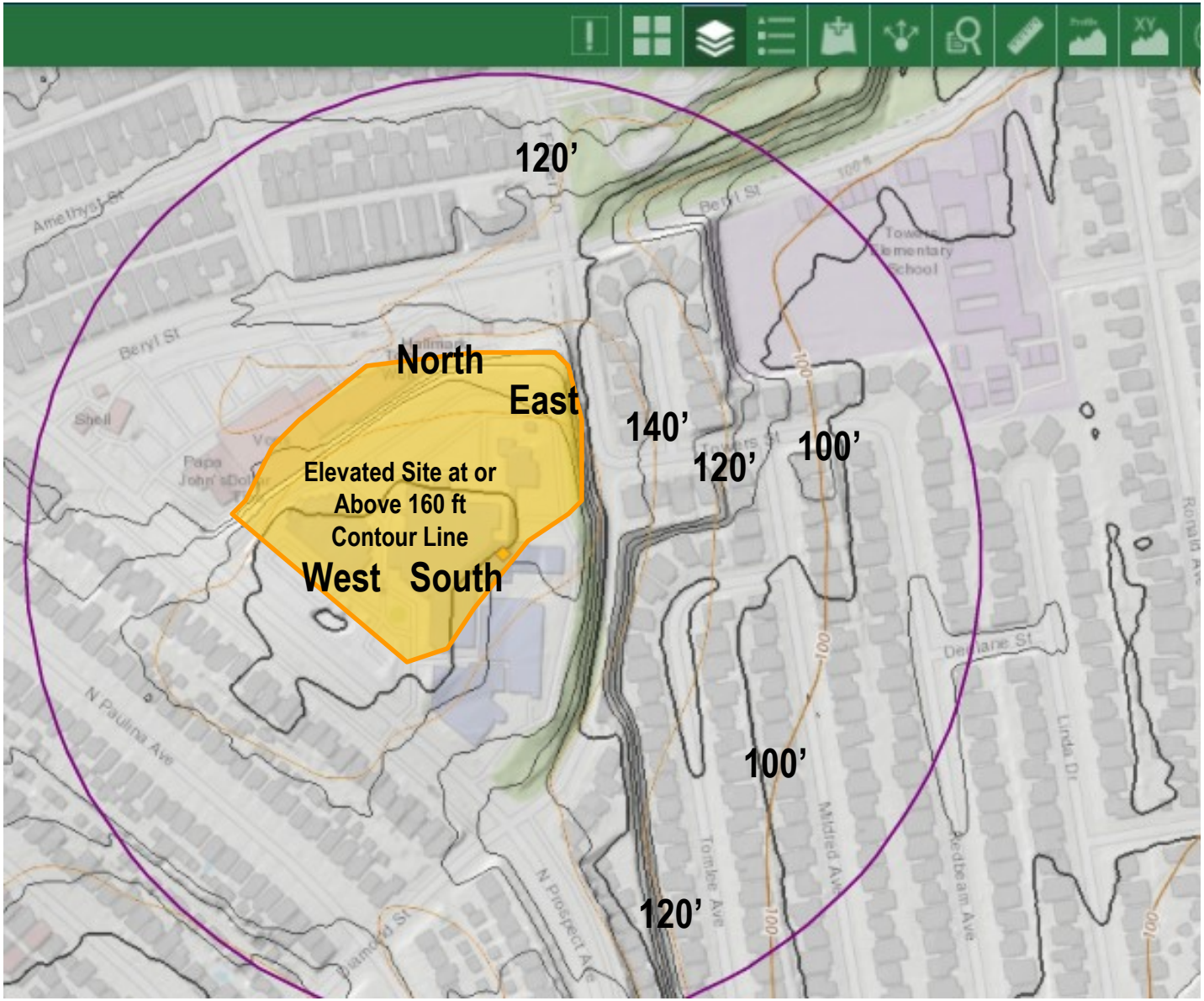
82.2' @ Internal Courtyard

BCHD Pre-CUP Demonstrates Disrespect of the Elevated Site by Proposing Development on the North and East Perimeter with Excessive Height above Surrounding Property



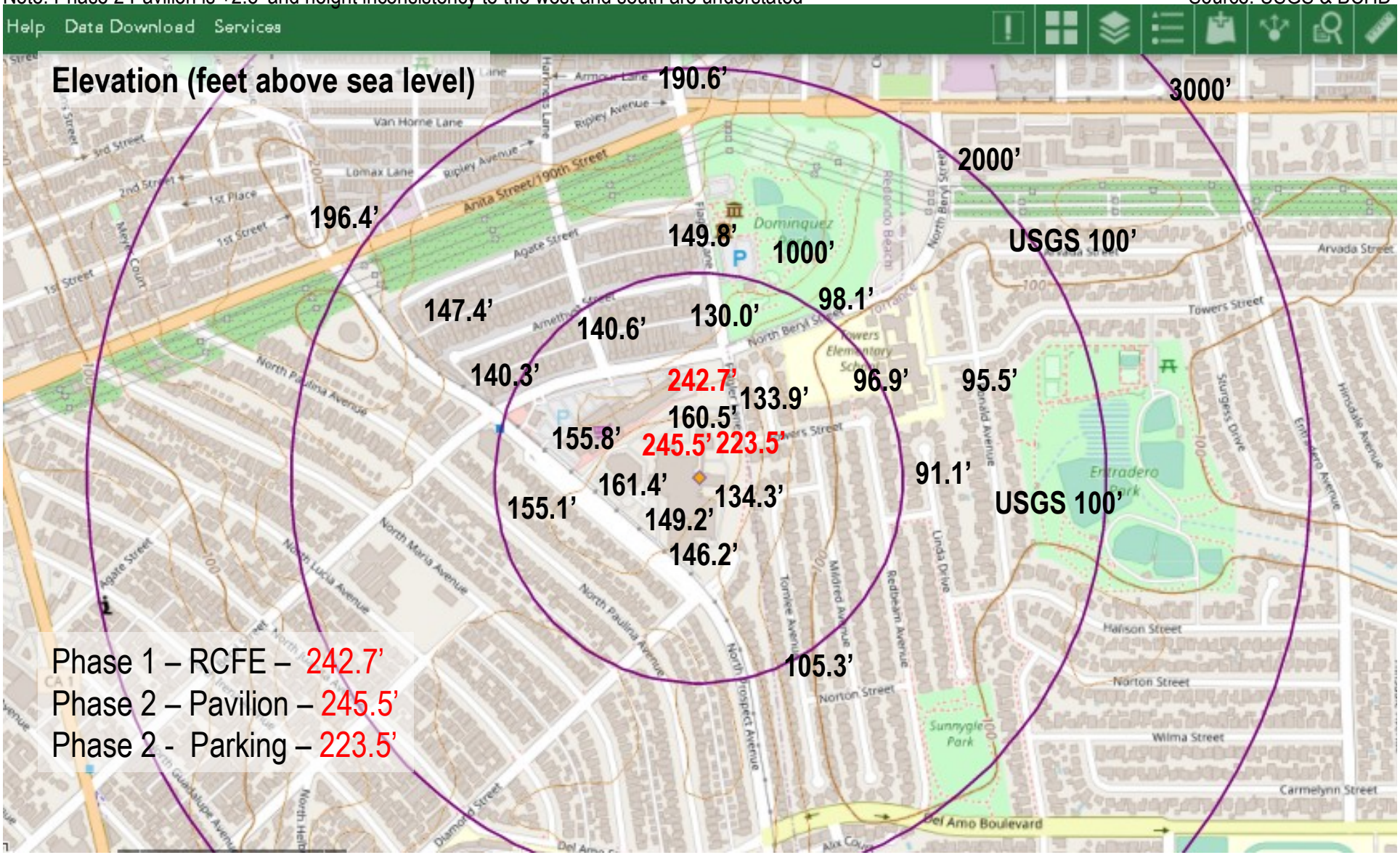
BCHD Pre-CUP Fails to Demonstrate Phase 1 and 2 Locations on the Elevated Site ALL Perimeters with Excessive Height above Surrounding Property

Phase 1 – North, East Phase 2 – South, West



BCHD Pre-CUP Fails to Adequately Disclose Incompatible Height Above Surrounding Property Caused by Faulty Location on Site and Excessive Structure Height

RCFE vs Beryl & Flagler + 112.7' RCFE vs Towers & Redbeam + 145.8' RCFE vs Beryl & Prospect + 102.4' RCFE vs Linda Dr + 151.6'
RCFE vs Beryl St. + 109.7' RCFE vs Diamond Culdesac + 108.4' RCFE vs Tomlee St + 108.8' RCFE vs Paulina Ave + 87.6'
Note: Phase 2 Pavilion is +2.8' and height inconsistency to the west and south are understated Source: USGS & BCHD



BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (South View)

Modeled in Google Earth Pro
BCHD was Unable/Unwilling to Provide Compatible GIS Files

BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (East View)

Modeled in Google Earth Pro
BCHD was Unable/Unwilling to Provide Compatible GIS Files

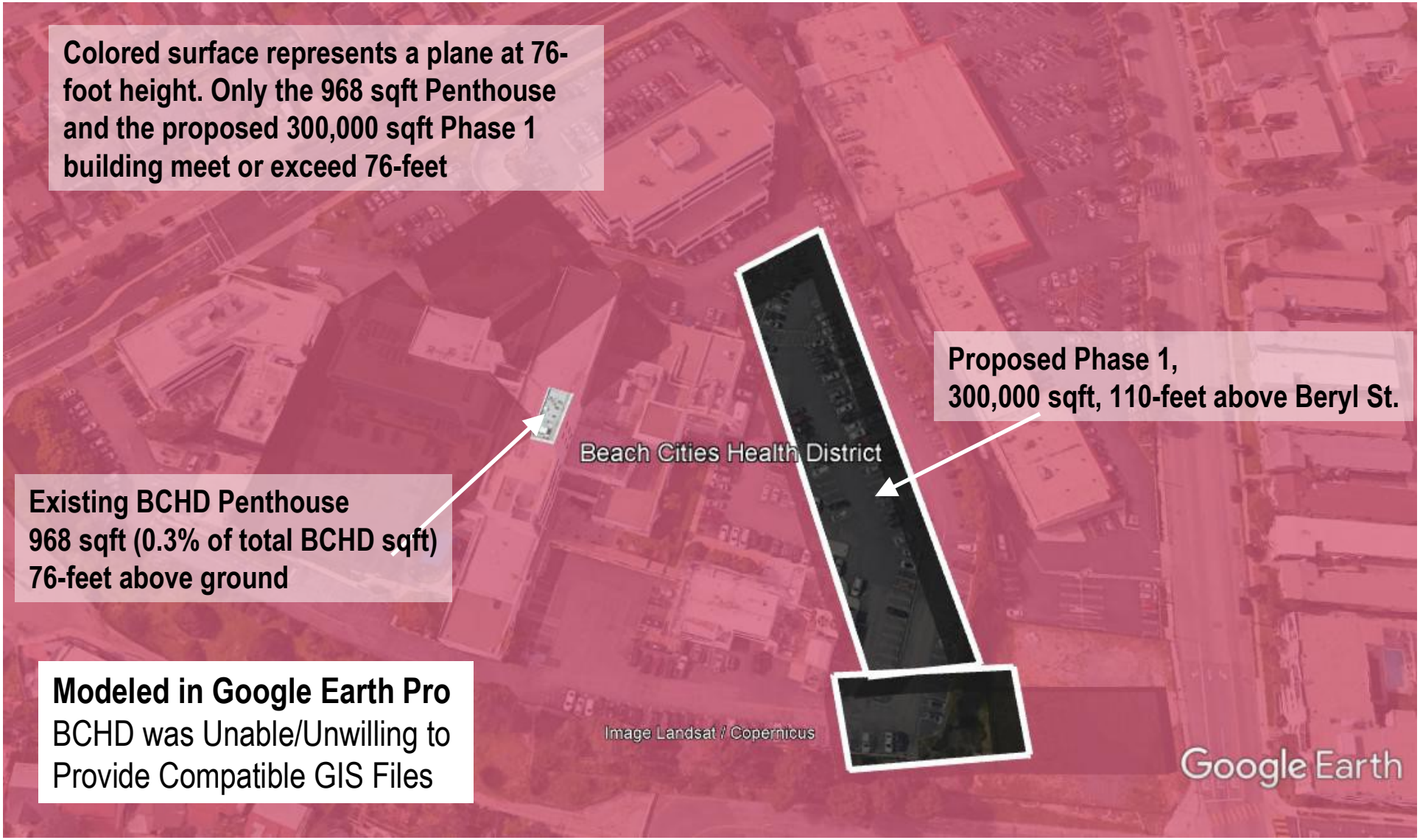
BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (North View)

Modeled in Google Earth Pro
BCHD was Unable/Unwilling to Provide Compatible GIS Files

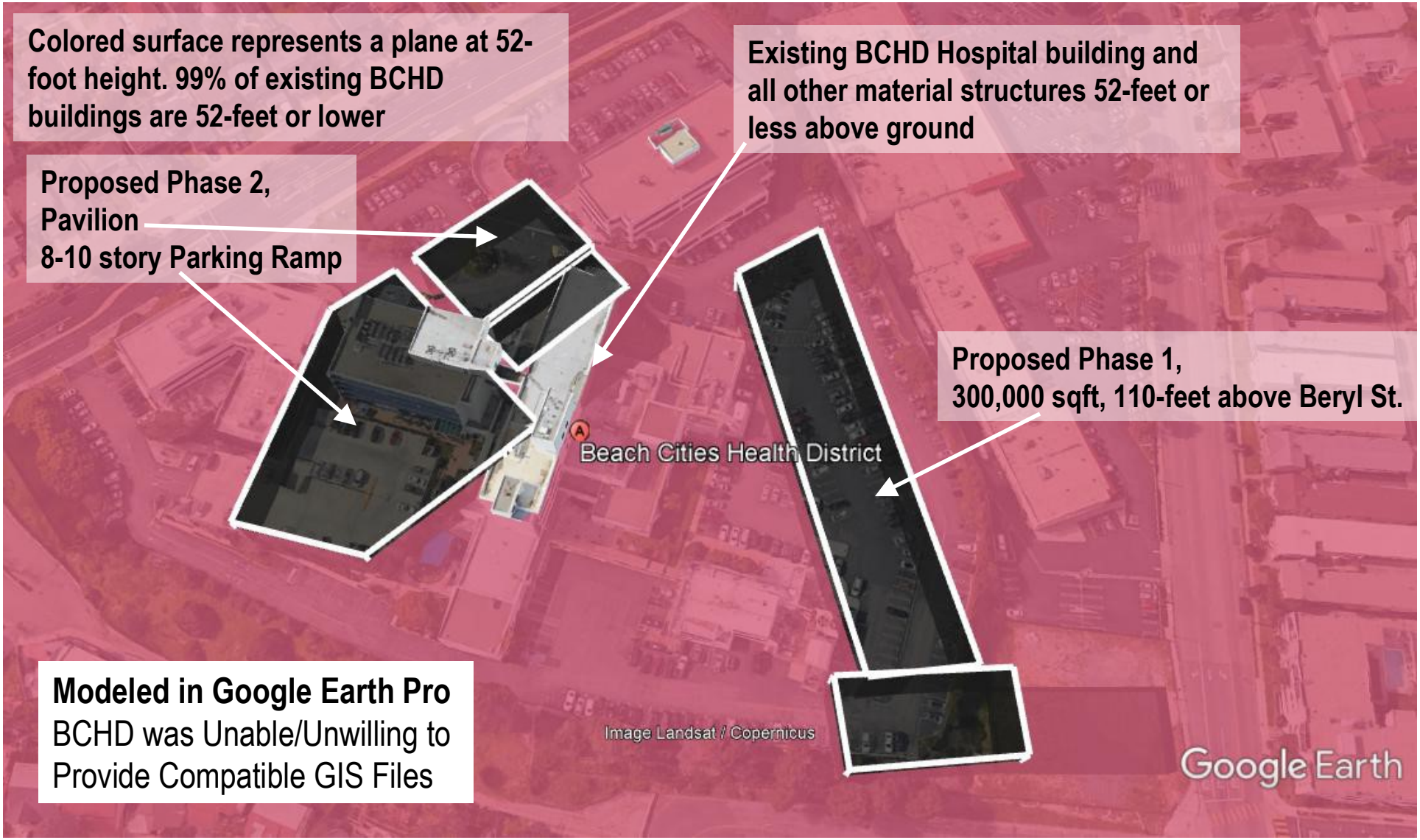
BCHD Pre-CUP Fails to Effectively Demonstrate Visual Privacy/Incompatibility/Inconsistency of Proposed Project and Adverse Impact on Surrounding Property (West View)

Modeled in Google Earth Pro
BCHD was Unable/Unwilling to Provide Compatible GIS Files

BCHD Pre-CUP Misrepresents Existing Height as 76-feet above ground when only 0.3% or 968 sqft of 312,000 sqft is at 76-feet. Over 99% of buildings are 52-feet or lower. 76-feet is merely a mechanical room projection, not a structural height.



BCHD Pre-CUP Fails to Acknowledge or Demonstrate Over 99% of Existing Building Square Feet are 52-feet or Lower and Nearly All of Proposed Phase 1 and Phase 2 Exceeds 52-feet



BCHD Pre-CUP Fails to Adequately Visualize the Height of the Project Height to Surrounding Property

Below is a cut plane at project elevation across surrounding neighborhoods

Modeled in Google Earth Pro
BCHD was Unable/Unwilling to Provide Compatible GIS Files

BCHD Project Elevation Exceeds All Surrounding Structures Except 220kV Steel Towers

Modeled in Google Earth Pro
BCHD was Unable/Unwilling to Provide Compatible GIS Files

BCHD Project Elevation Substantially Exceeds Existing BCHD Structures

Modeled in Google Earth Pro
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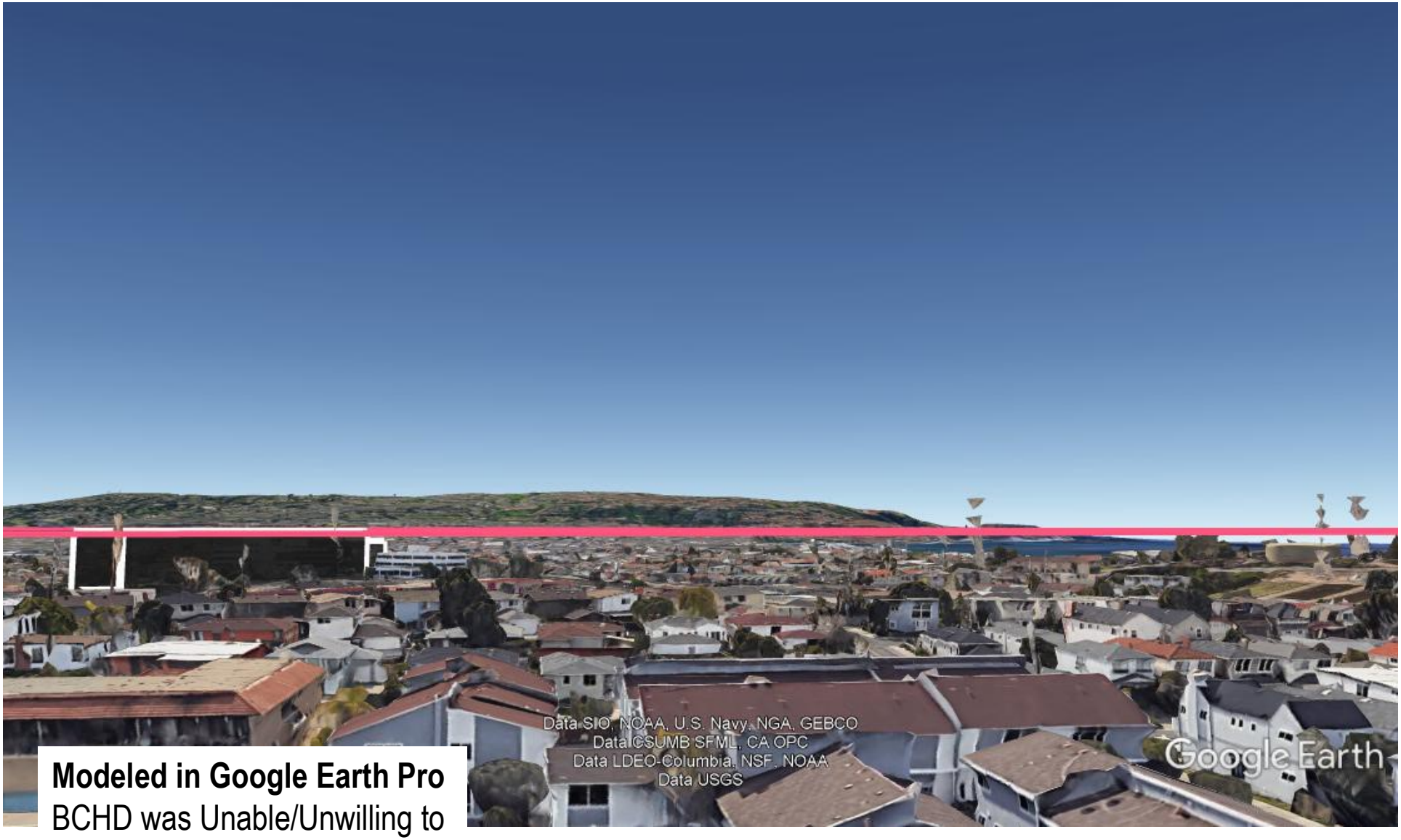
BCHD Project Elevation Substantially Exceeds Existing BCHD Structures



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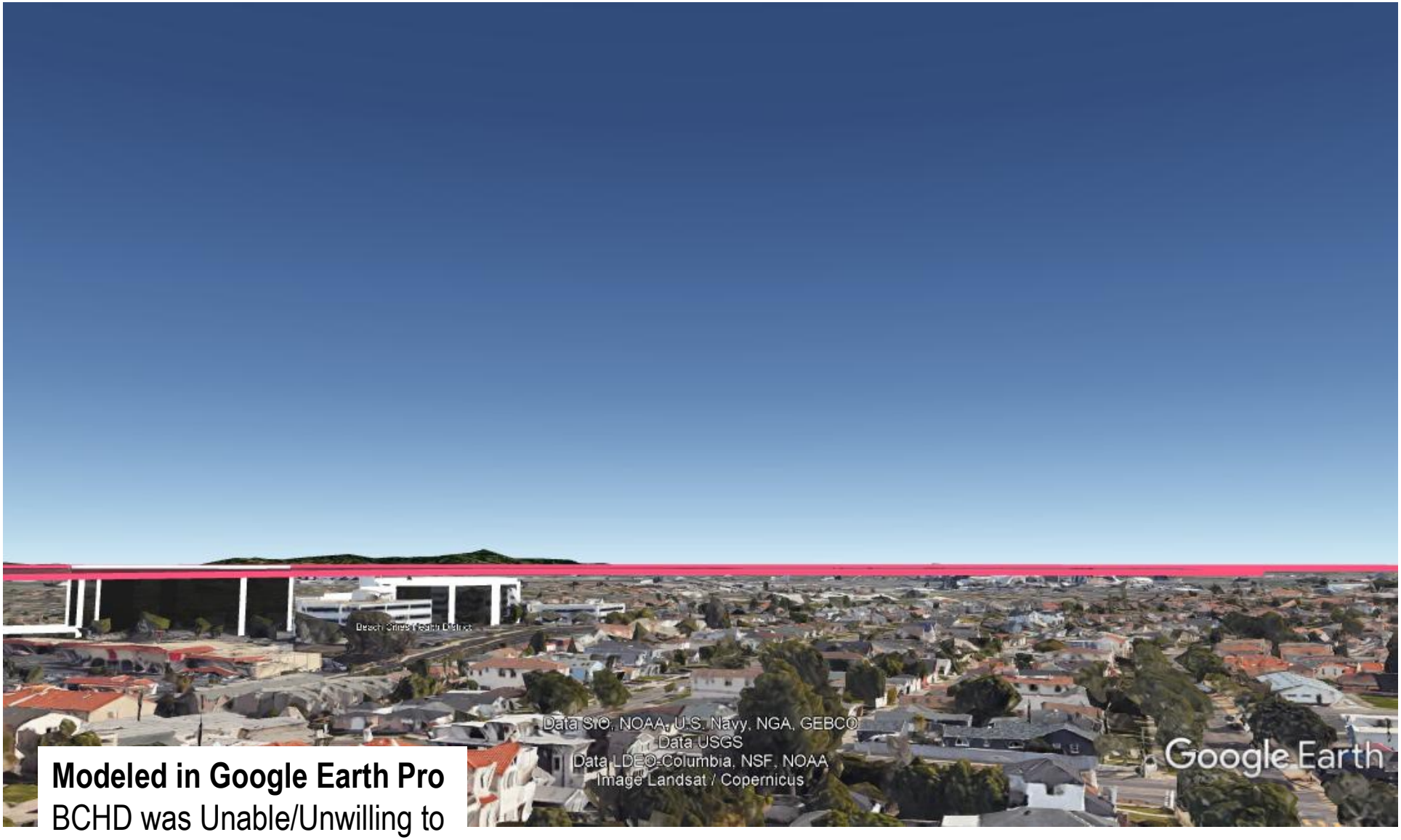
BCHD Project Elevation Substantially Exceeds Existing BCHD Structures



Modeled in Google Earth Pro
BCHD was Unable/Unwilling to Provide Compatible GIS Files

BCHD Project Elevation Substantially Exceeds Existing BCHD Structures

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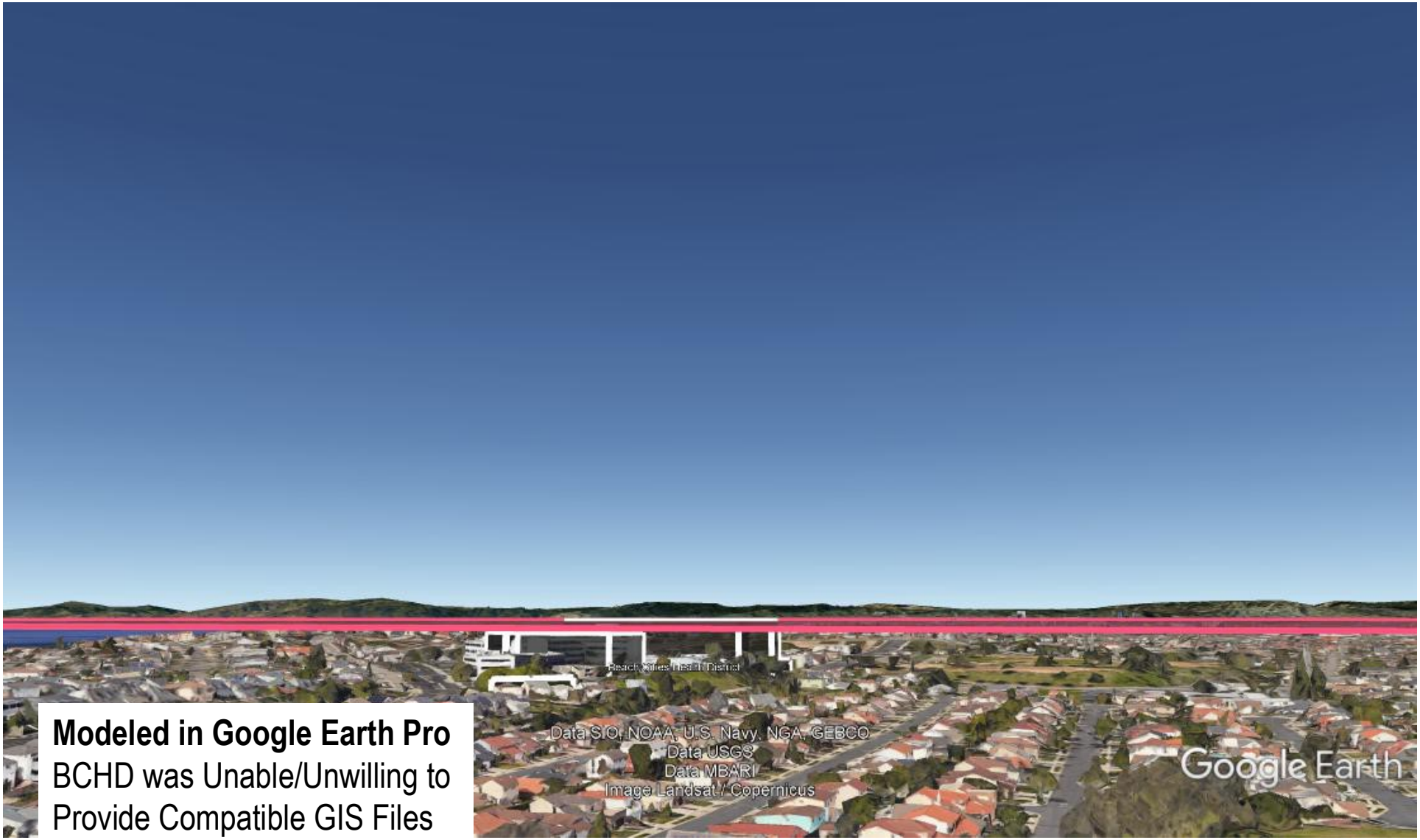


Modeled in Google Earth Pro
BCHD was Unable/Unwilling to Provide Compatible GIS Files

BCHD Falsely States Project Height Not To Exceed 83-feet, Yet BCHD Requests 107.5 & 108.7-feet in Pre-CUP Application

BCHD proposed 107.5-feet as its maximum project height in the Pre-CUP application, later proposed 108.7-feet, while BCHD publicly states not too exceed 83-feet

HEIGHTS	MAX. HEIGHT	PROPOSED
	*	107'-6"

*HEIGHT OF BUILDINGS OR STRUCTURES SHALL BE DETERMINED SUBJECT TO PLANNING COMMISSION DESIGN REVIEW.

BCHD Website Statement:

- Building height limited to 83 feet and under (the tallest building on the current campus is 76 feet)

BUILDING DATA	
BUILDING CONSTRUCTION TYPE:	I-A UNSEPARATE R 2A WITH VE
BUILDING OCCUPANCY:	ASSISTED LIVING: MEMORY CARE: COMMUNITY SERVICES: PACE MEDICAL SERVICE: YOUTH WELLNESS CENTER: SERVICE/ PARKING:
BUILDING HEIGHT:	108'-8"

BCHD Pre-CUP Proposes Tree Removal Outside the Project Lot and Outside the City of Redondo Beach

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVENUE, REDONDO BEACH, CA 90277
OWNER CONTACT: BEACH CITIES HEALTH DISTRICT | TOM BAKALY | TEL: 310.374.3426, x118 | WWW.BCHD.ORG

ARTIST'S RENDITION

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

THE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
COVER SHEET

SCALE

DATE
02/02/2022

DRAWN AO
CHECKED PM

SHEET NO.
G000

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVENUE, REDONDO BEACH, CA 90277

DRAWING INDEX

GENERAL
- G000 COVER SHEET
- G001 TITLE SHEET

REFERENCE
- R001 SITE SURVEY
- R002 EXISTING TREE PLAN
- R003 EXISTING TREE DEMO PLAN

ARCHITECTURAL
- (E) A100 EXISTING SITE PLAN
- (E) A101 EXISTING OPEN SPACE SITE PLAN
- A100 EXISTING + PROPOSED SITE PLAN
- A101 SITE PLAN
- A102 OPEN SPACE SITE PLAN
- A103 FLOOR PLANS
- A104 FLOOR PLANS
- A200 COMPARATIVE SECTIONS
- A201 SITE SECTIONS
- A202 SITE SECTIONS
- A300 EXISTING NORTHEAST 3D MASSING VIEW
- A301 NORTHEAST 3D MASSING VIEW
- A302 NORTHWEST 3D MASSING VIEW
- A303 SOUTHEAST 3D MASSING VIEW
- A304 SOUTHWEST 3D MASSING VIEW
- A401 ELEVATIONS
- A402 ELEVATIONS
- A501 NORTHEAST PERPECTIVE VIEW
- A502 SOUTHEAST PERPECTIVE VIEW
- A601 MATERIALS + COLOR PALETTE

LANDSCAPE
- L101 LANDSCAPE PLAN

CIVIL
- C000 TITLE SHEET
- C100 EROSION CONTROL PLAN
- C210 GRADING PLAN
- C300 LOW IMPACT DEVELOPMENT/DRAINAGE PLAN
- C400 UTILITY PLAN
- C500 FIRE ACCESS PLAN

ELECTRICAL
- E200 NEW 4160VA MEDIUM VOLTAGE SERVICE FROM SCE SINGLE LINE DIAGRAM
- E201 METAL CLAD 5KV SWITCHGEAR ELEVATIONS
- E400 ELECTRICAL YARD FOR BEACH CITIES FACILITY AT 15KV

PROJECT SCOPE

THE PROPOSED BEACH CITIES HEALTH DISTRICT (BCHD) HEALTHY LIVING CAMPUS MASTER PLAN (PROJECT) WOULD REDEVELOP THE EXISTING BCHD CAMPUS LOCATED IN THE CITY OF REDONDO BEACH. THE PROPOSED PROJECT INCLUDES THE SITE DEVELOPEMNENT OF ASSISTED LIVING, MEMORY CARE, COMUNITY SERVICES, MEDICAL SERVICE SPACE, A YOUTH CENTER, SURFACE PARKING, AND PROGRAMMABLE OPEN SPACE. THE PROJECT WILL BE CARRIED OUT IN THREE (3) PHASES:

PHASE 1A: RELOCATION OF EXISTING COOLING TOWERS AND GRADING AT NORTH OF SITE.

PHASE 1B: CONSTRUCTION OF THE PROPOSED BUILDING.

PHASE 1C: DEMOLITION OF THE EXISTING 514 BUILDING. CONSTRUCTION OF PARKING AND PROGRAMMABLE OPEN SPACE.

LEGAL DESCRIPTION

OWNER: **BEACH CITIES HEALTH DISTRICT**

PROJECT ADDRESS: 514 NORTH PROSPECT AVENUE
REDONDO BEACH, CA 90277

AIN# **7502-017-902**
7502-017-903

- Provide actual "Legal Description". There is some ambiguity concerning portion of 7502-017-903 (land vacated by city of Redondo Beach) 2010.

ZONING INFORMATION

LAND USE DESIGNATIONS AND ZONING REFERENCES:

1. CITY OF REDONDO BEACH GENERAL PLAN (CITY OF REDONDO BEACH 2008, 2011, SECTION 3.10 LAND USE AND PLANNING).
2. REDONDO BEACH ZONING ORDINANCE
3. REDONDO BEACH MUNICIPAL CODE TITLE 10 PLANNING AND ZONING CHAPTER 2 ZONING AND LAND USE

	Required	Proposed
FAR:	0.5	?
stories:	2	?

AIN: **750-2017-902**
ZONING DISTRICT **C-2 COMMERCIAL ZONE**
LAND USE: **C-2, COMMERCIAL**
AREA: **0.43 ACRES**

SETBACKS

	MIN. REQUIRED	PROPOSED
FRONT SET BACK	5'-0"	11'-0"
FRONT UTILITY SET BACK	11'-0"	11'-0"
Street SIDE SET BACK	10'-0"	10'-0"
Interior Side setback:	?	
Rear Set back	?	

HEIGHTS

MAX. HEIGHT	PROPOSED
30'-0" FROM CENTER LINE OF (E) GRADE	30'-0"

AIN: **7502-017-903**
ZONING DISTRICT **P-CF COMMUNITY FACILITY ZONE**
LAND USE: **P PUBLIC OR INSTITUTIONAL**
AREA: **9.94 ACRES**

* See Yard Determinations on Survey.

SETBACKS SETBACKS SHALL BE DETERMINED SUBJECT TO PLANNING COMMISSION DESIGN REVIEW.

* setbacks will be determined from Yard determinations on site survey

HEIGHTS

MAX. HEIGHT	PROPOSED
*	107'-6"

*HEIGHT OF BUILDINGS OR STRUCTURES SHALL BE DETERMINED SUBJECT TO PLANNING COMMISSION DESIGN REVIEW.

BUILDING DATA

BUILDING CONSTRUCTION TYPE: **I-A UNSEPARATED R 2A WITH VERTICAL SEPARATION**

BUILDING OCCUPANCY:

ASSISTED LIVING:	**R-2.1**
MEMORY CARE:	**I-2**
COMMUNITY SERVICES:	**A-3** (ACCESSORY TO ASSISTED LIVING AND MEMORY CARE) ?
PACE MEDICAL SERVICE:	**I-2.1**
YOUTH WELLNESS CENTER:	**A-3** (ACCESSORY TO ASSISTED LIVING AND MEMORY CARE)
SERVICE/ PARKING:	**S-2**

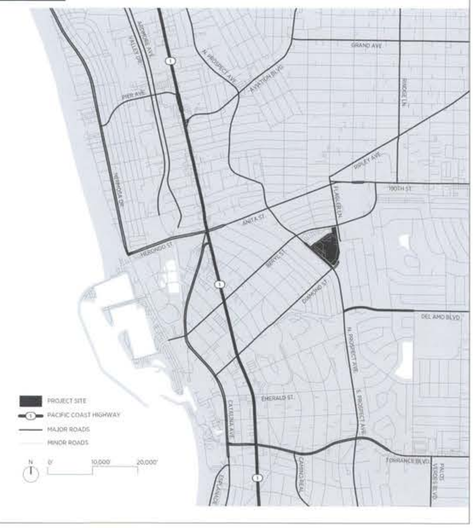
BUILDING HEIGHT: **108'-8"**

NO. OF STORIES: **6.5 STORIES ABOVE AND 2 BASEMENT STORIES**

GROSS FLOOR AREA: **292,170 SF**

FAR: ?

VICINITY MAP



ABBREVIATIONS

A	ABOVE	ABV.
	ABOVE FINISH FLOOR	A.F.F.
	ACCESS PANEL	ACP
	ACOUSTICAL CEILING TILE	A.C.T.
	AGGREGATE	AGG.
	AIR CONDITION	A/C
	ALUMINUM	ALUM.
	AMERICAN CONCRETE INSTITUTE	A.C.I.
	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	AISC or A.I.S.C.
	AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI
	AMERICAN SOCIETY OF CIVIL ENGINEERS	ASCE
	AMERICAN SOCIETY OF TESTING AND MATERIAL	ASTM
	AMERICAN WELDING SOCIETY	AWS
	AMOUNT	AMT.
	ANCHOR BOLT	A.B.
	AND	&
	ANGLE	L
	ANODIZED	ANOD.
	APPROVED	APPD.
	APPROXIMATE	APPROX.
	ARCHITECT OR ARCHITECTURAL	ARCH
	ASBESTOS	ASB.
	ASPHALT	ASPH.
	ASPHALT TILE	A.T.
	ASPHALTIC CONCRETE	A.C.
	ASSOCIATE	ASSOC.
	ASSOCIATION	ASSN.
	AT	@
	AUTOMATIC	AUTO
	AVENUE	AVE.
B	BASEMENT	BSMT.
	BEAM	BM
	BETWEEN	BET.
	BLOCK	BLK.
	BLOCKING	BLKG.
	BOARD	BD.
	BOARD OF AIRPORT COMMISSIONERS	BOAC
	BOTH WAYS	B.W.
	BOTTOM	BOT.
	BOTTOM OF JOINT	BOJ
	BOTTOM OF MULLION	BOM
	BOULEVARD	BLVD.
	BRACKET	BRKT.
	BRITISH THERMAL UNITS	BTU
	BRONZE	BRZ.
	BUILDING	BLDG.
	BUILT-UP	B/U
C	CABINET	CAB.
	CARPET	CP.
	CAST IRON	C.I.
	CAST IRON PIPE	C.I.P.
	CATCH BASIN	C.B.
	CEILING	CLG.
	CEMENT	CEM.
	CENTER	CTR.
	CENTER TO CENTER	C TO C
	CENTERLINE	CL or
	CERAMIC TILE	C.T.
	CERAMIC TILE	CT
	CHALKBOARD	CK BD.
	CHANGE	CHG.
	CHANNEL	CHAN. or [
	CLEAN OUT	C.O.
	CLEAR	CLR.
	COLUMN	COL.
	COMMON	COM.
	COMMUNICATION	COMM.
	COMPANY	CO.
	COMPOSITION	COMPO.
	CONCRETE	CONC.
	CONCRETE BLOCK	CONC. BLK.
	CONCRETE MASONRY UNIT	C.M.U.
	CONNECTION	CONN.
	CONSTRUCT or CONSTRUCTION	CONST.
	CONTINUOUS or CONTINUE	CONT.
	CONTRACT or CONTRACTOR	CONTR.
	CONTROL JOINT	C.J.
	CORNER	COR.
	CORRIDOR	CORR.
	COUNTERSINK	CSK.
	CUBIC	CU.
	CUBIC FEET PER MINUTE	CFM
	CUBIC FOOT	CU. FT.
	CUBIC INCH	CU. IN.
	CUBIC YARD	CU. YD.
	CURB FACE	C.F.
D	DEGREE	DEG. or °
	DEPARTMENT	DEPT.
	DETAIL	DET.
	DIAGONAL	DIAG.
	DIAMETER	DIA. or
	DIMENSION	DIM.
	DISPENSER	DISP.
	DISTANCE	DIST.
	DIVISION	DIV.
	DOOR	DR
	DOUBLE	DBL
	DOWEL	DWL.
	DOWN	DN
	DOWNSPOUT	D.S.
	DRAWING	DWG
	DRINKING FOUNTAIN	DF
E	EACH	EA.
	EAST	E.
	ELASTOMERIC MEMBRANE	E.M.
	ELECTRIC or ELECTRICAL	ELEC.
	ELEVATION	EL.
	ELEVATOR	ELEV.
	EMERGENCY	EMER.
	ENAMEL	EN.
	END VERTICAL CURVE	E.V.C.
	ENGINEER	ENGR., ENG.
	EQUAL	EQ.
	EQUIPMENT	EQUIP
	ESTIMATE	EST.
	EXCAVATE	EXC.
	EXISTING	EXIST.
	EXISTING	(E)
	EXPANSION BOLT	E.B.
	EXPANSION JOINT	E.J.
	EXPOSED CONSTRUCTION	E.C.
	EXTERIOR	EXT.
	EXTERIOR GRADE	EXT. GR.
	EXTRUDED	EXTR.
	EYE WASH	E.W.
F	FABRIC WALL COVERING	F.W.C.
	FABRIC WALL PANEL	F.W.P.
	FACE OF	F.O.
	FACE OF CONCRETE	F.O.C.
	FACE OF MASONRY	F.O.M.
	FACE OF STUD	F.O.S.
	FACTORY	FAC.
	FEET / FOOT	FT.
	FIGURE	FIG.
	FINISH	FIN.
	FINISH FACE	F.F.
	FIRE ALARM PULL	F.P.
	FIRE EXTINGUISHER	F.E.
	FIRE HOSE CABINET	F.H.C.
	FIRE HYDRANT	F.H.
	FIREMAN'S PHONE JACK	F.J.
	FLANGE	FLG.
	FLATHEAD WOOD SCREWS	F.H.W.S.
	FLOOR	FL.
	FLOOR DRAIN	F.D.
	FLOOR SINK	F.S.
	FLOW LINE	F.L. or
	FLUOROCARBON RESINOUS COATED	FCRC
	FOOTING	FTG.
	FOUNDATION	FND.
G	GAGE	GA.
	GALLON	GAL.
	GALVANIZED	GALV.
	GALVANIZED IRON	GI.
	GLASS	GL.
	GOVERNMENT	GOVT.
	GRAB BAR	G.B.
	GRADE	GR.
	GRANITE	GRAN.
	GRATING	GRTG.
	GYPSUM BOARD	GYP. BD.
H	HANDICAP	HC/
	HANGER	HGR
	HARDBOARD	HBD
	HARDENER	HARD.
	HARDWARE	HDW.
	HARDWOOD	HWD.
	HEADER	HDR.
	HEIGHT	HT.
	HEXAGONAL	HEX.
	HIGH POINT	H.P.
	HOLLOW CORE	H.C.
	HOLLOW METAL	H.M.
	HORIZONTAL	HORIZ.
	HORIZONTAL HOOK	HK.
	HOSE BIBB	H.B.
	HOUR	HR.
I	I BEAM	I
	INCH	IN or "
	INFORMATION	INFO
	INSIDE DIAMETER	I.D.
	INSULATION	INSUL.
	INTERIOR	INT.
	INTERIOR GRADE	INT. GR.
	INTERMEDIATE	INTER.
	INVERT	INV.
J	JOINT	JT.
	JOIST	JST.
K	KIP	K
L	LABORATORY	LAB.
	LAMINATE	LAM.
	LANDING	LDG.
	LAVATORY	LAV.
	LEVEL	LEV.
	LIGHT	LT.
	LINOLEUM	LINO.
	LONG	LG.
	LUMBER	LUM.
M	MACHINE	MACH.
	MANHOLE	M.H.
	MANUFACTURER or MANUFACTURING	MFR.
	MANUFACTURERS ASSOC.	NEMA
	MARK	MK.
	MASONRY OPENING	MO
	MATERIAL	MAT.
	MAXIMUM	MAX.
	MECHANICAL	MECH.
	MEDICINE CABINET	MC
	MEMBRANE WATERPROOFING	MWP
	METAL	MTL.
	MEZZANINE	MEZZ.
	MINERAL FISSURED TILE	MFT.
	MINIMUM	MIN.
	MISCELLANEOUS	MISC.
	MOULDING	MLDG.
	MOUNTED	MTD.
N	NATIONAL	NATL
	NATIONAL BOARD OF FIRE UNDERWRITERS	NBFU
	NATIONAL ELECTRICAL CODE	NEC
	NATURAL	NAT.
	NATURAL GRADE	NAT. GR.
	NEW	(N)
	NOMINAL	NOM.
	NORTH	N
	NOT IN CONTRACT	N.I.C.
	NOT TO SCALE	N.T.S.
	NUMBER	NO. or #
O	OCCUPATIONAL SAFETY AND HEALTH ADMINIST	O.S.H.A
	OFFICE	OFF.
	ON CENTER	O.C.
	OPENING	OPNG.
	OPPOSITE	OPP.
	OUT TO OUT	O TO O
	OUTSIDE DIAMETER	O.D.
	OUTSIDE FACE CONCRETE	O.F.C.
	OUTSIDE FACE MASONRY	O.F.M.
	OUTSIDE FACE STUDS	O.F.S.
	OVER FLOW DRAIN	OFD
P	PAINTED	PTD.
	PAIR	PR.
	PANEL	PNL.
	PARTITION	PART.
	PEDESTAL	PED
	PENNY	d
	PERFORATED	PERF
	PERPENDICULAR	PERP.
	PICKET FENCE	PF
	PIECE	PC.
	PIPE BOLLARD	P.B.
	PLASTER	PLAS.
	PLASTIC LAMINATE	P-LAM.
	PLATE	PL.
	PLYWOOD	PLYWD.
	POINT	PT.
	POLYURETHANE ENAMEL	PVE
	POLYVINYL CHLORIDE	PVC
	PORTLAND CEMENT CONCRETE	P.C.C.
	POUND	LB. or #
	POWER POLE	P.P.
	PRECAST	PRCST.
	PREFABRICATED	PREFAB.
	PROPERTY	PROP.
	PROPERTY LINE	
	PULL CHAIN	P.C.
Q	QUARRY TILE	QT
R	RADIUS	RAD.
	RECTANGLE	RECT.
	REDWOOD	REWD.
	REFER TO	RE
	REFLECTED CEILING PLAN	R.C.P.
	REFRIGERATOR	REF.
	REINFORCE or REINFORCING	REINF.
	REQUIRED	REQD.
	REVISION	REV.
	RIGHT-OF-WAY	R.O.W.
	RISER	R
	ROOF	RF.
	ROOF DRAIN	R.D.
	ROOFING	RFG.
	ROOM	RM.
	ROUGH OPENING	RO.
	ROUND	RD.
	RUBBER BASE	R.B.
S	SCHEDULE	SCH
	SECTION	SE
	SHEATHING	SHTHG.
	SHEET	SHT.
	SIMILAR	SIM.
	SINGLE	SGL.
	SMOKE DETECTOR	S.D.
	SNITARY SEWER	SANT. SEW.
	SOLID CORE	S.C.
	SOUTH	S.
	SPEAKER	SPK
	SPECIFICATION	SPEC.
	SQUARE	SQ.
	STAGGERED	STAGG.
	STAINLESS STEEL	SS
	STANDARD	STD.
	STEEL	STL.
	STIFFENER	STIFF.
	STIRRUP	STIR.
	STONE	STN.
	STRAIGHT GRADE	S.G.
	STREET	ST.
	STRUCTURAL	STRUCTL.
	SUPPORT	SUPT.
	SURFACED 4 SIDES	S4S
	SUSPEND	SUSP.
	SYMBOL	SYM.
	SYMMETRICAL	SYMM.
T	TELEPHONE	TEL.
	TEMPERATURE	TEMP.
	TERAZZO	TERR.
	THICK or THICKNESS	THK.
	THRESHOLD	THLD
	TO OF	T.O.
	TONGUE AND GROOVE	T&G
	TOP OF BANK	T.O.B.
	TOP OF CURB	T.O.C.
	TOP OF DECK	T.M.D.
	TOP OF FINISH	T.O.F.
	TOP OF GRATE	T.G.
	TOP OF JOINT	T.O.J.
	TOP OF MASONRY	T.O.M.
	TOP OF PARAPET	T.O.P.
	TOP OF STEEL	TOS / T.O.S.
	TOP OF STRUCTURAL SLAB	T.S.S.
	TOP OF WALL	T.O.W.
	TREAD	T.
	TURNBUCKLE	TRNBKL.
	TYPICAL	TYP.
U	UNDER CUT	UC
	UNIFORM BUILDING CODE	U.B.C.
	UNLESS NOTED OTHERWISE	U.N.O.
V	VEE JOINT	V JT.
	VENTILATOR	VENT.
	VERIFY IN FIELD	VIF
	VERTICAL	VERT.
	VESTIBULE	VEST.
	VINYL	VYN
	VINYL COMPOSITION TILE	VCT
	VINYL WALL COVERING	VWC
	VOLUME	VOL.
W	WAREHOUSE	WHSE
	WATER CLOSET	WC
	WATER HEATER	W.H
	WATER RESISTANT	WR
	WATERPROOF or WATERPROOFING	WP
	WEIGHT	WT.
	WELDED WIRE FABRIC	WWF
	WEST	W.
	WIDE FLANGE (STEEL)	W
	WITH	W/
	WOOD	WD.
Y	YARD	YD.

CONSULTANT TEAM

ARCHITECT: **PAUL MURDOCH ARCHITECTS**
6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CA 90048
TEL: (310) 358-0993
EMAIL: PAUL@PAULMURDOCHARCHITECTS.COM

LANDSCAPE ARCHITECT: **PAMELA BURTON & COMPANY**
1430 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL: (310) 828-6373
EMAIL: DCOLBECK@PAMELABURTONCO.COM

CIVIL ENGINEER: **LABIB FUNK + ASSOCIATES**
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: (213) 239-9700
EMAIL: KYLE.PROUTY@LABIBFUNK.COM

ELECTRICAL ENGINEER: **LUCCI + ASSOCIATES, INC.**
3251 CORTE MALPASO #511
CAMARILLO, CA 93012
TEL: (805) 389-6519
EMAIL: KEN@LUCCILAND.COM

SYMBOLS

- X — NEW COLUMN GRID
- 0 — EXISTING COLUMN GRID LINE
- ℄ — CENTERLINE
- PROPERTY LINE
- OBJECTS BEHIND
- OBJECTS ABOVE
- MATCH LINE
- 1 A101 SIM — SECTION/ WALL SECTION
- ROOM # — ROOM TAG
- 1 A101 SIM — ELEVATION REFERENCE
- POINT ELEVATION / LEVEL TARGET
- 101 — WINDOW TYPE
- 1 A101 SIM — DETAIL REFERENCE
- 0 — DOOR NUMBER
- 0 — REVISION NUMBER
- A 1 A101 B D C — INTERIOR ELEVATION REFERENCE
- 0 — WALL ASSEMBLY TYPE
- A402 — VIEW REFERENCE

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES. CALIFORNIA 90048
310 358-0993

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NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO. 19010

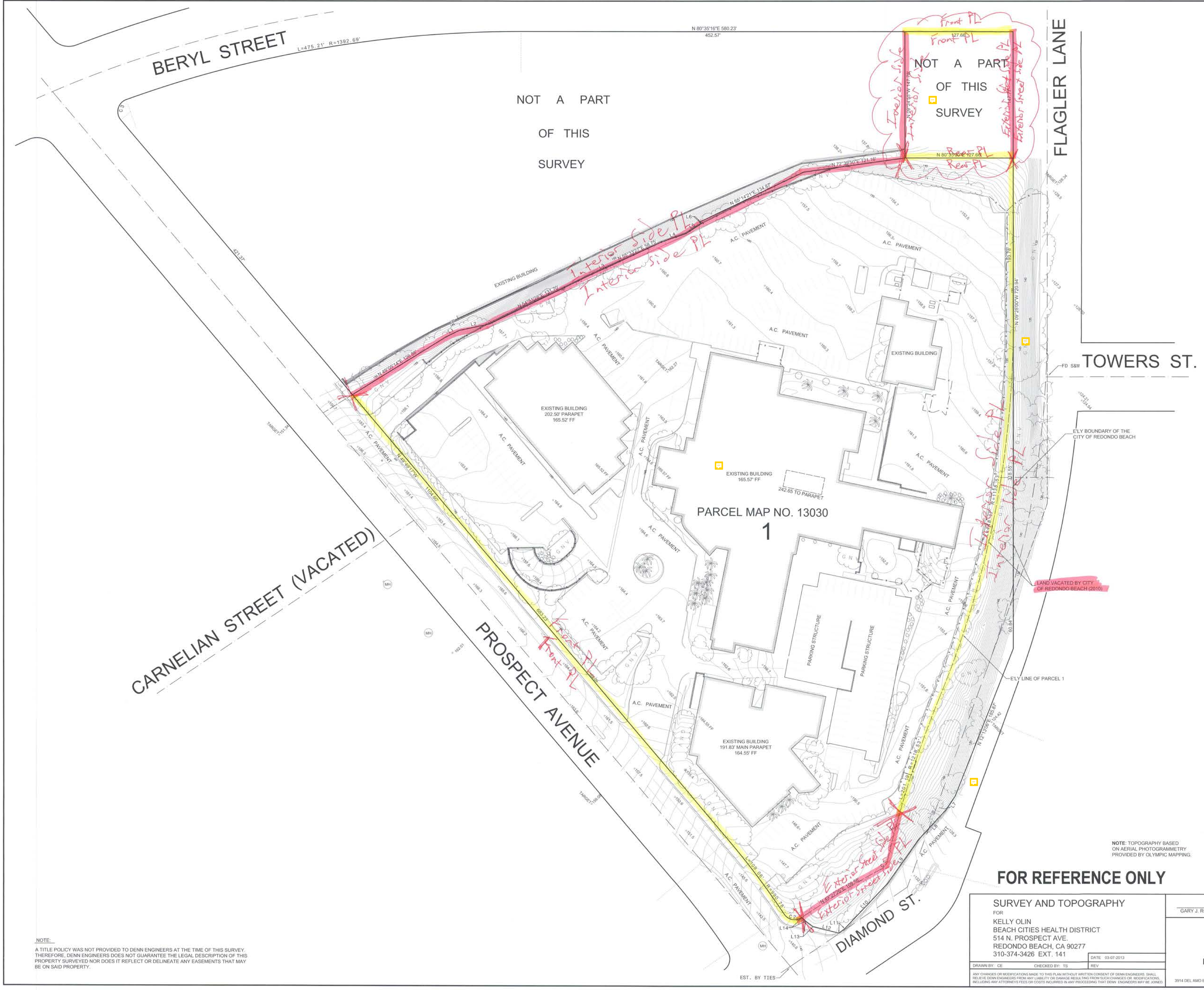
DRAWING TITLE: TITLE SHEET

SCALE:

DATE: 02/02/2022

DRAWN: AO CHECKED: PM

SHEET NO. G001



LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- ◦106.76 EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
E'LY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
N'LY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
S'LY	SOUTHERLY
SPK	SPIKE
SSMH	SANITARY SEWER MANHOLE
STK	STAKE
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DRIVEWAY APRON
W'LY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT : (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

LINE TABLE

Course	Bearing	Distance
L1	N 54°27'45" E	18.22'
L2	N 68°41'19" E	36.23'
L3	N 56°07'14" E	33.64'
L4	N 61°10'11" E	30.80'
L5	N 47°58'42" E	21.18'
L6	N 34°45'39" W	2.57'
L7	S 25°00'14" W	19.72'
L8	S 33°30'59" W	47.04'
L9	S 25°58'25" W	63.88'
L10	S 34°29'00" W	72.68'
L11	S 43°48'19" W	8.66'
L12	N 85°19'44" W	31.63'
L13	N 63°20'39" W	10.45'
L14	N 58°11'03" W	6.33'

CURVE TABLE

Curve	Radius	Length	Delta
C1	15.00'	12.77'	48°47'35"
C2	15.00'	23.50'	89°46'17"
C3	15.00'	29.02'	110°51'36"

SCALE: 1" = 40'

0 20 40 30 40

JOB ADDRESS
514 N. PROSPECT AVE.
REDONDO BEACH, CA.

LEGAL DESCRIPTION
PARCEL 1
P.M. NO. 13030
P.M.B. 144-3
APN 7502-017-901

NOTE: TOPOGRAPHY BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY OLYMPIC MAPPING.

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

FOR REFERENCE ONLY

SURVEY AND TOPOGRAPHY
FOR
KELLY OLIN
BEACH CITIES HEALTH DISTRICT
514 N. PROSPECT AVE.
REDONDO BEACH, CA 90277
310-374-3426 EXT. 141

DATE 03-07-2013
REV
DRAWN BY: CE CHECKED BY: TS

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

GARY J. ROEHL R.C.E. 30826

DENN ENGINEERS
3914 DEL AMO BLVD. SUITE 921 * TORRANCE, CA 90503 * (310) 542-9433

JOB NO. 12-444
SHEET 1 OF 1

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +106.76 EXISTING ELEVATION
- 109 EXISTING CONTOUR
- BLOCK WALL
- X EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
E'LY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
N'LY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
S'LY	SOUTHERLY
SPK	SPIKE
SSMH	SANITARY SEWER MANHOLE
STK	STAKE
STLT	STREET LIGHT
TC	TOP OF CURB
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C3	15.00'	29.02'	110°51'36"

TREE INVENTORY LEGEND

INVENTORIED TREE

Date prepared: 08/22/19
Prepared by: S. McAllaster,
ISA Certified Arborist
Reviewed by: Cy Carlberg, RCA #405

FOR REFERENCE ONLY

Carlberg ASSOCIATES Horticulturists and Registered Consulting ARBORISTS

Provide arborist's tree report and inventory - Need legend of trees. Trunk diameter, tree species, height. - Tree replacement may be required.

TREE LOCATION EXHIBIT

BEACH CITIES HEALTH DISTRICT
514 NORTH PROSPECT AVENUE, REDONDO BEACH, CALIFORNIA 90277

PREPARED FOR: BEACH CITIES HEALTH DISTRICT
514 NORTH PROSPECT AVENUE, REDONDO BEACH, CA 90277

www.cycarlberg.com Date: 08.22.19 By: S. McAllaster

NOTE: TOPOGRAPHY BASED ON AERIAL PHOTOGRAMMETRY PROVIDED BY OLYMPIC MAPPING.

JOB ADDRESS
514 N. PROSPECT AVE.
REDONDO BEACH, CA.

LEGAL DESCRIPTION
PARCEL 1
P.M. NO. 13030
P.M.B. 144-3
APN 7502-017-901

NOTE:
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SURVEY AND TOPOGRAPHY
FOR
KELLY OLIN
BEACH CITIES HEALTH DISTRICT
514 N. PROSPECT AVE.
REDONDO BEACH, CA 90277
310-374-3426 EXT. 141

DATE 03-07-2013
DRAWN BY: CE CHECKED BY: TS REV

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GARY J. ROEHL R.C.E. 30826

DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921 * TORRANCE, CA 90503 * (310) 542-9433

JOB NO. 12-444
SHEET 1 OF 1

SYMBOL LEGEND

- # EXISTING TREES TO BE DEMOLISHED
- # EXISTING TREES TO REMAIN

↳ Need legend to go along with inventory - trunk diameter, tree height, species.

↳ Replacement plan likely required.

FOR REFERENCE ONLY

0' 20' 40' N

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

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NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

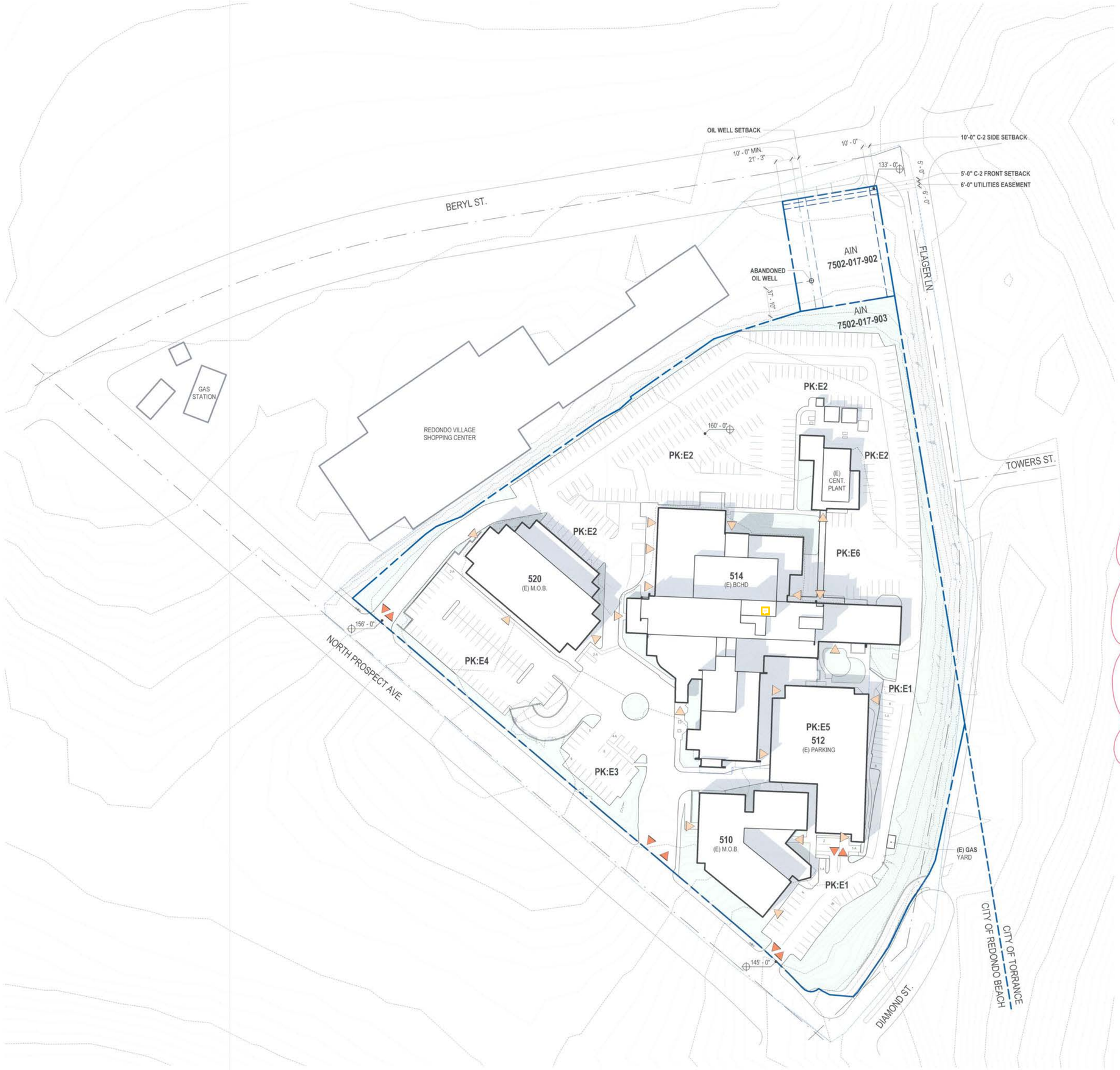
DRAWING TITLE
EXISTING TREE DEMO PLAN

SCALE
1" = 40'

DATE
02/02/2022

DRAWN Author
CHECKED Checker

SHEET NO.
R003



EXISTING LAND USE DESIGNATIONS AND ZONING

AIN:	**7502-017-903**
ZONING DISTRICT	**P-CF COMMUNITY FACILITY ZONE**
LAND USE:	**P PUBLIC OR INSTITUTIONAL**
AREA:	**9.94 ACRES**
AIN:	**750-2017-902**
ZONING DISTRICT	**C-2 COMMERCIAL ZONE**
LAND USE:	**C-2, COMMERCIAL**
AREA:	**0.43 ACRES**

LAND USE DESIGNATIONS AND ZONING REFERENCES:

- CITY OF REDONDO BEACH GENERAL PLAN (CITY OF REDONDO BEACH 2008, 2011, SECTION 3.10 LAND USE AND PLANNING),
- REDONDO BEACH ZONING ORDINANCE
- REDONDO BEACH MUNICIPAL CODE TITLE 10 PLANNING AND ZONING CHAPTER 2 ZONING AND LAND USE

EXISTING SITE OPEN SPACE

HILLSIDE	50,950 SF
OTHER	31,910 SF
TOTAL EXISTING OPEN SPACE	**82,940 SF**

EXISTING PARKING

PK:E1	**41** SPACES	**3** ACCESSIBLE
PK:E2	**257** SPACES	**3** ACCESSIBLE
PK:E3	**24** SPACES	**4** ACCESSIBLE
PK:E4*	**281** SPACES	**8** ACCESSIBLE
PK:E5*	**199** SPACES	**2** ACCESSIBLE
PK:E6*	**11** SPACES	**0** ACCESSIBLE
TOTAL*	**813 TOTAL**	**20 ACCESSIBLE**

***TOTAL PK:E4**	**281 SPACES**	**8 ACCESSIBLE**
SURFACE	62 SPACES	4 ACCESSIBLE
P1	107 SPACES	4 ACCESSIBLE
P2	112 SPACES	0 ACCESSIBLE
***TOTAL PK:E5**	**199 SPACES**	**2 ACCESSIBLE**
TOP DECK	59 SPACES	0 ACCESSIBLE
2ND LEVEL	52 SPACES	0 ACCESSIBLE
1ST LEVEL	53 SPACES	2 ACCESSIBLE
UNDERGROUND	35 SPACES	0 ACCESSIBLE
***TOTAL (E)** SURFACE	395 SPACES	14 ACCESSIBLE
***TOTAL (E)** STRUCTURE	418 SPACES	6 ACCESSIBLE

*PARKING SPACES SUBTOTALS + TOTALS INCLUDE ACESSIBLE SPACES.

Provide analysis of existing parking vs. Existing SF of existing uses per RBMC parking standards to confirm if parking is conforming or legal non-conforming.

SYMBOL LEGEND

- PEDESTRIAN ENTRY / EXIT
- VEHICULAR ENTRY / EXIT

EXISTING - SITE PLAN (1)
1" = 50'-0"

0' 50' 100' 200'

N

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NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
EXISTING SITE PLAN

SCALE
AS INDICATED

DATE
02/02/2022

DRAWN: EC
CHECKED: PM

SHEET NO.
(E) A100

EXISTING - OPEN SPACE SITE PLAN (1)
1" = 50'-0"

0' 50' 100' 200'

N

EXISTING SITE OPEN SPACE

SOFTSCAPE	83,900 SF
UNDEVELOPED LAND	18,900 SF
HARDSCAPE	228,900 SF
BUILDINGS	120,400 SF
TOTAL SITE AREA	**452,100 SF**
TOTAL OPEN SPACE	**331,700 SF**
***PROGRAMMABLE OPEN SPACE**	**0.03 ACRES**

SYMBOL LEGEND

SOFTSCAPE
18% OF TOTAL SITE AREA

PROGRAMMABLE OPEN SPACE
0.3% OF TOTAL SITE AREA

UNDEVELOPED LAND
4% OF TOTAL SITE AREA

HARDSCAPE
51% OF TOTAL SITE AREA

BUILDINGS
27% OF TOTAL SITE AREA

HARDSCAPE + BUILDING EQUALS 78% OF TOTAL SITE AREA

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

THE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION

NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
EXISTING OPEN SPACE SITE PLAN

SCALE
AS INDICATED

DATE
02/02/2022

DRAWN AO
CHECKED PM

SHEET NO.
(E) A101

EXISTING SITE PLAN

PROPOSED SITE PLAN – Phase 1? or inclusive of all phases?

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
EXISTING + PROPOSED SITE PLAN

Is this just Phase 1?

SCALE

DATE
02/02/2022

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CHECKED PM

SHEET NO.
A100

SITE PLAN
1" = 50'-0"

SITE OPEN SPACE

MAIN CAMPUS	114,420 SF
HILLSIDE	45,850 SF
OTHER	35,800 SF
TOTAL OPEN SPACE	**196,070 SF**

PARKING

PK:E1	39 SPACES	3 ACCESSIBLE
PK:E4	279 SPACES	6 ACCESSIBLE
PK:E5	199 SPACES	2 ACCESSIBLE
TOTAL EXISTING*	517 SPACES	11 ACCESSIBLE
TOTAL NEW*	86 SPACES	6 ACCESSIBLE
TOTAL*	**603 SPACES**	**17 ACCESSIBLE**

*PARKING SPACES SUBTOTALS + TOTALS INCLUDE ACESSIBLE SPACES

SYMBOL LEGEND

- PEDESTRIAN ENTRY / EXIT
- VEHICULAR ENTRY / EXIT
- ACCESSIBLE PATH OF TRAVEL

Provide analysis of proposed parking vs. proposed SF at proposed uses per RBMC parking standards to confirm project complies with parking requirements.

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LOS ANGELES, CALIFORNIA 90048
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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

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REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
SITE PLAN

SCALE
AS INDICATED

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SHEET NO.
A101

Further Breakdown this area as follows:
- Internal Parking lot Landscaping
- PL setback landscaping
- Building Adjacent Landscaping
- Passive sloped Landscaping

Provide Proposed * Programmable Open Space Plan —
- Hours
- Access
- Utilization Requirements
- Management
- Joint Use Agreement?

SITE OPEN SPACE

SOFTSCAPE	203,500 SF
HARDSCAPE	139,000 SF
TOTAL SITE AREA	**452,100 SF**
TOTAL OPEN SPACE	**342,500 SF**
***PROGRAMMABLE OPEN SPACE**	**2.12 ACRES**

SYMBOL LEGEND

- SOFTSCAPE — 25% OF TOTAL SITE AREA
- PROGRAMMABLE OPEN SPACE — 20% OF TOTAL SITE AREA
- HARDSCAPE — 31% OF TOTAL SITE AREA
- BUILDING — 24% OF TOTAL SITE AREA

HARDSCAPE + BUILDING EQUALS 55% OF TOTAL SITE AREA

OPEN SPACE SITE PLAN (1)
1" = 50'-0"

0' 50' 100' 200'

N

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO. 19010

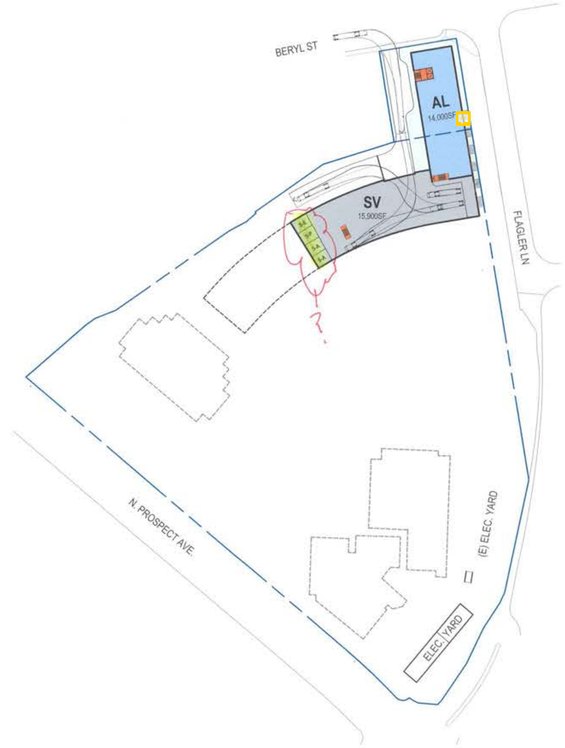
DRAWING TITLE: OPEN SPACE SITE PLAN

SCALE: AS INDICATED

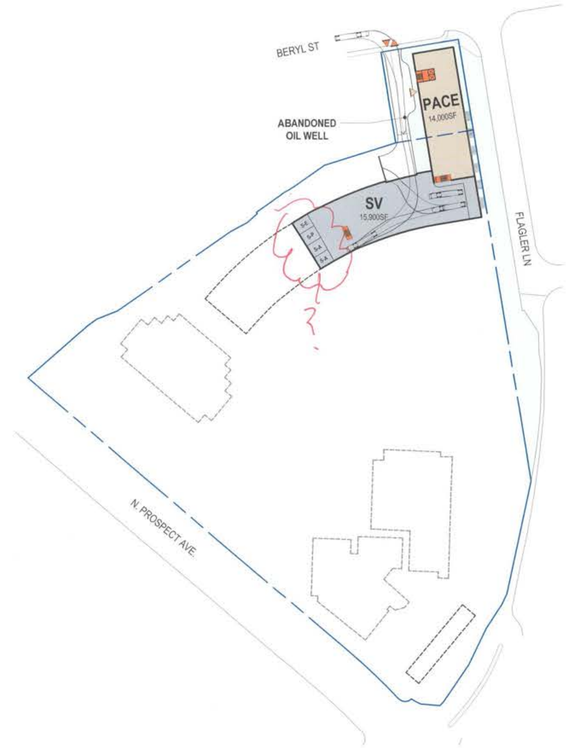
DATE: 02/02/2022

DRAWN: AO CHECKED: PM

SHEET NO. A102

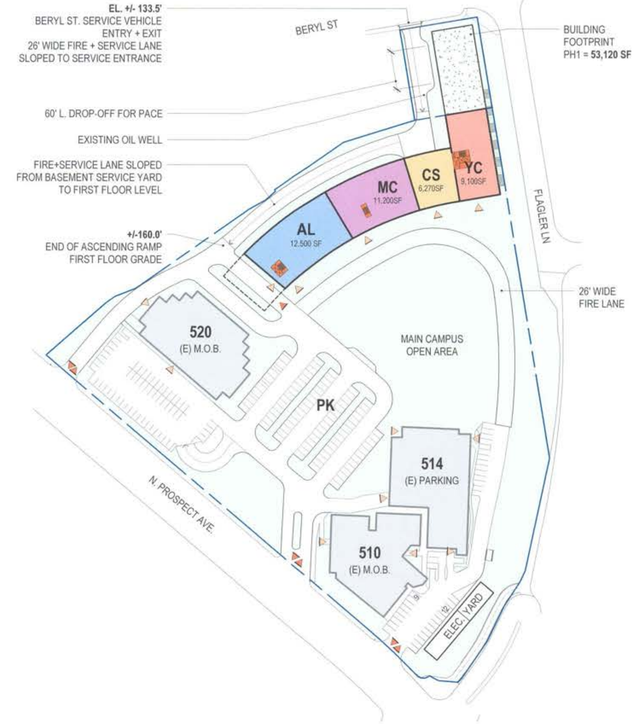


B1 FLOOR PROGRAMMATIC DIAGRAM (2)
1" = 100'-0"



B2 FLOOR PROGRAMMATIC DIAGRAM. (1)
1" = 100'-0"

2ND FLOOR PROGRAMMATIC DIAGRAM (4)
1" = 100'-0"



1ST FLOOR PROGRAMMATIC DIAGRAM (3)
1" = 100'-0"

Kitchen?

SV - SERVICE	
B2 FLOOR	**15,900 SF**

Provide Description/ Operational Plan

YC - YOUTH WELLNESS CENTER	
1ST FLOOR	**9,100 SF**

Provide Description/ Operational Plan

PACE - MEDICAL SERVICE SPACE	
B2 FLOOR	**14,000 SF**

Provide Description/ Operational Plan

CS - COMMUNITY SERVICES	
1ST FLOOR	**6,270 SF**

Provide Description/ Operational Plan

AL - ASSISTED LIVING	
B1 FLOOR	14,000 SF
1ST FLOOR	12,500 SF
TOTAL	**26,500 SF**

Provide Description/ Operational Plan - Rooms/Beds - Staffing

AL TOTAL FOR ALL FLOORS = 196,900 SF

MC - MEMORY CARE	
1ST FLOOR	11,200 SF
2ND FLOOR	38,800 SF
TOTAL	**50,000 SF**

Provide Description/ Operational Plan - Rooms/Beds - Staffing

TOTAL AL + MC = 246,900 SF

SYMBOL LEGEND

- PEDESTRIAN ENTRY / EXIT
- VEHICULAR ENTRY / EXIT
- VERTICAL CIRCULATION CORE

0' 100' 200' 400' N

PAUL MURDOCH ARCHITECTS

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LOS ANGELES, CALIFORNIA 90048
310 358-0993

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

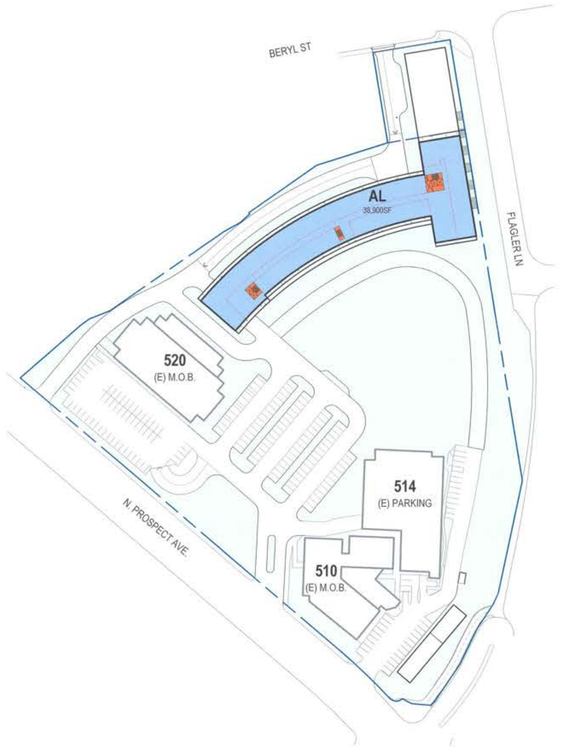
DRAWING TITLE
FLOOR PLANS

SCALE
AS INDICATED

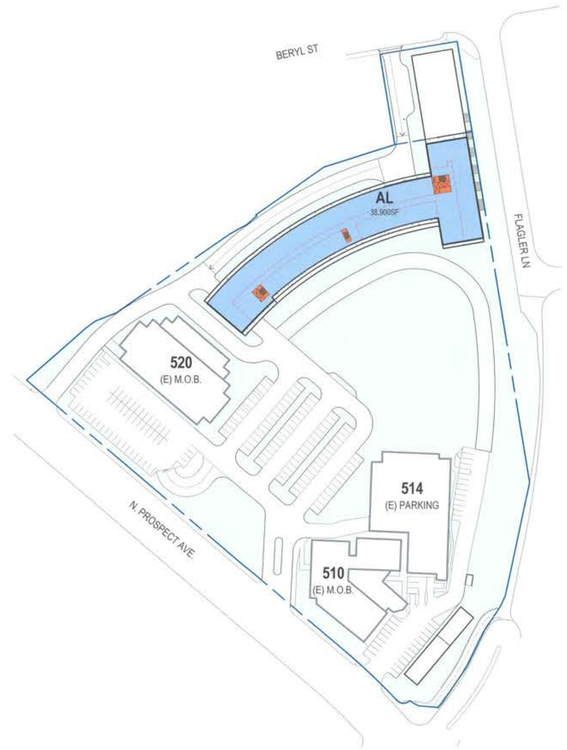
DATE
02/02/2022

DRAWN AO
CHECKED PM

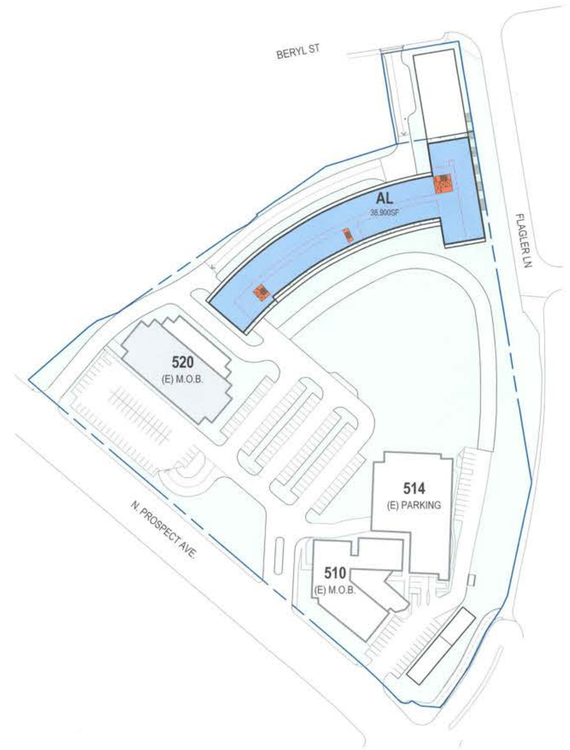
SHEET NO.
A103



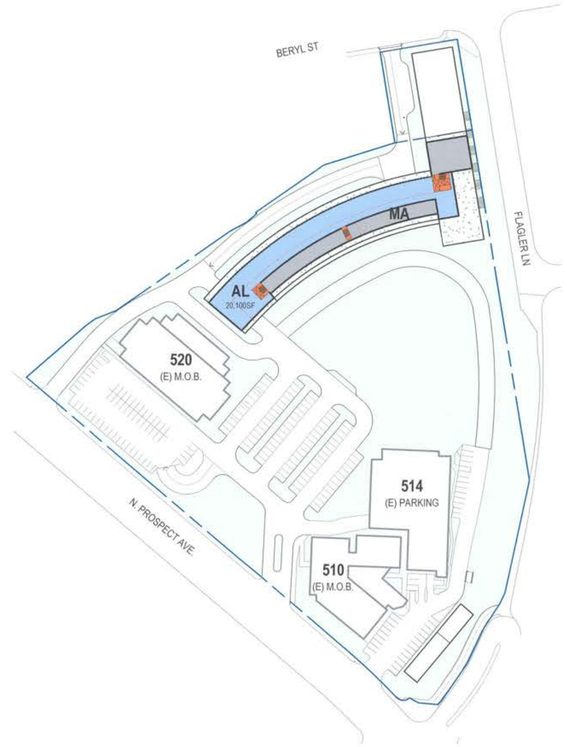
5TH FLOOR PROGRAMMATIC DIAGRAM (7)
1" = 100'-0"



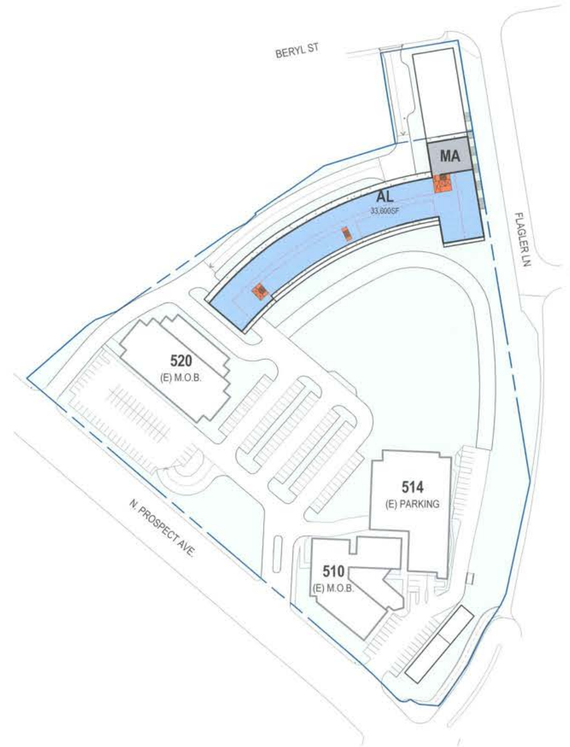
4RD FLOOR PROGRAMMATIC DIAGRAM (6)
1" = 100'-0"



3RD FLOOR PROGRAMMATIC DIAGRAM (5)
1" = 100'-0"



6.5TH FLOOR PROGRAMMATIC DIAGRAM (9)
1" = 100'-0"



6TH FLOOR PROGRAMMATIC DIAGRAM (8)
1" = 100'-0"

Provide Description of Operational Plan
- Rooms/Beds
- Staffing

AL - ASSISTED LIVING

3RD FLOOR	38,900 SF
4TH FLOOR	38,900 SF
5TH FLOOR	38,900 SF
6TH FLOOR	33,600 SF
6.5TH FLOOR	20,100 SF
TOTAL	**170,400 SF**

AL TOTAL FOR ALL FLOORS = 196,900 SF

MA - ROOF TOP MECHANICAL AREA

provide screening details.

SYMBOL LEGEND

- PEDESTRIAN ENTRY / EXIT
- VEHICULAR ENTRY / EXIT
- VERTICAL CIRCULATION CORE

Elevators & Stairs?

0' 100' 200' 400' N

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

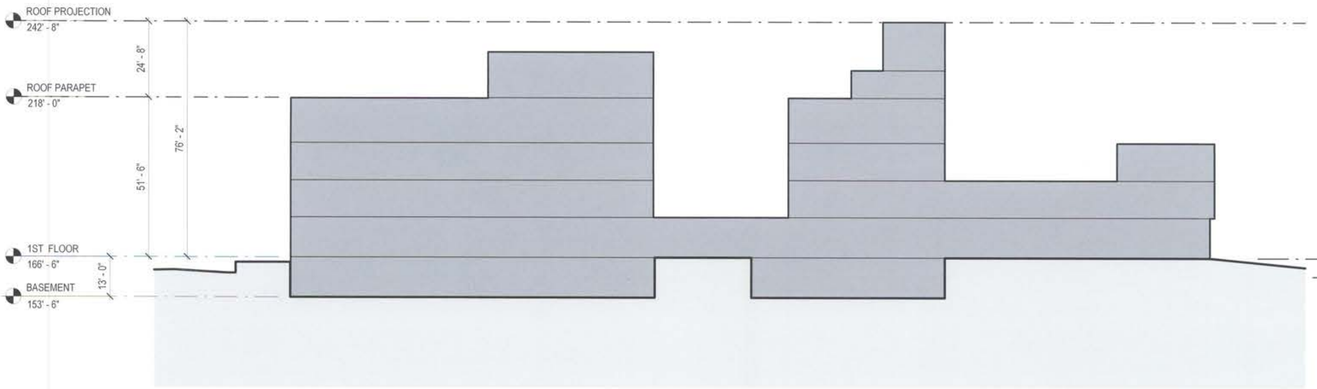
DRAWING TITLE
FLOOR PLANS

SCALE
AS INDICATED

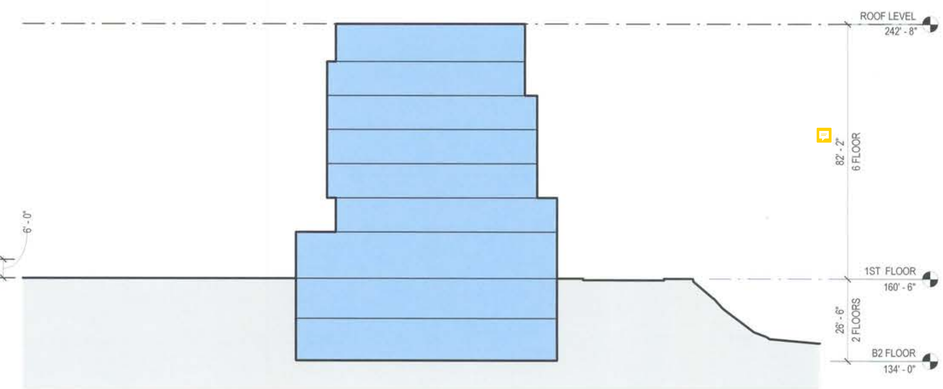
DATE
02/02/2022

DRAWN AO
CHECKED PM

SHEET NO.
A104



EXISTING 514 BUILDING



PROPOSED BUILDING

• Provide "Section Lines" on a "Key Plan."
• Identify orientation of "Comparative Sections"

0' 100' 200' 400'

PAUL MURDOCH ARCHITECTS

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LOS ANGELES, CALIFORNIA 90048
310 358-0993

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514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
COMPARATIVE SECTIONS

SCALE
1" = 20'-0"

DATE
02/02/2022

DRAWN AO
CHECKED PM

SHEET NO.
A200

Need to silhoute in lighter line weight Whatever structures you wish to "show for reference"

What is H.P.?

SITE SECTION -01 (1)
1" = 20'-0"

Need Key Plan identifying "Site Section (1)"

Provide silhoute in lighter line weight Whatever structures you wish to "show for reference"

SITE SECTION -02 (2)
1" = 20'-0"

Need Key Plan identifying "Site Section (2)"

0' 100' 200' 400'

PAUL MURDOCH
ARCHITECTS

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LOS ANGELES, CALIFORNIA 90048
310 358-0993

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514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
SITE SECTIONS

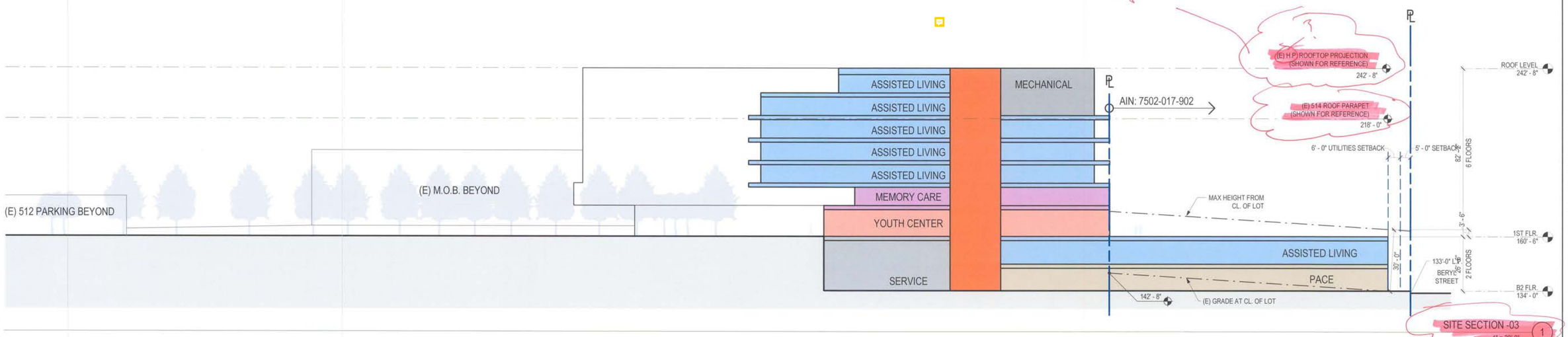
SCALE
1" = 20'-0"

DATE
02/02/2022

DRAWN AO
CHECKED PM

SHEET NO.
A201

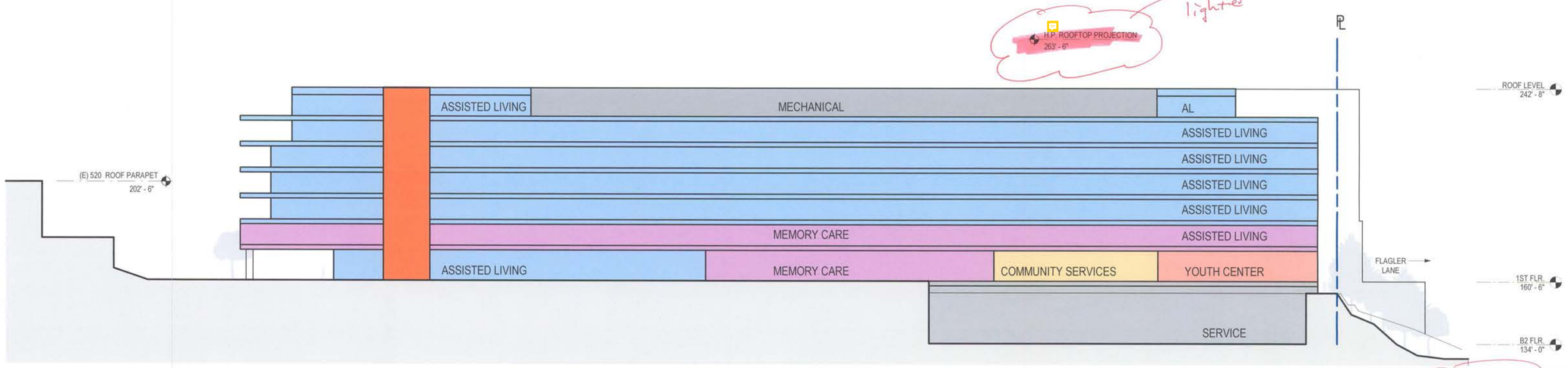
Provide actual siklouite in lighter line weight.



SITE SECTION -03 (1)
1" = 20'-0"

Need Key

show actual siklouite in lighter line weight.



SITE SECTION -04 (2)
1" = 20'-0"

Need Key

0' 100' 200' 400'

PAUL MURDOCH ARCHITECTS

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REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

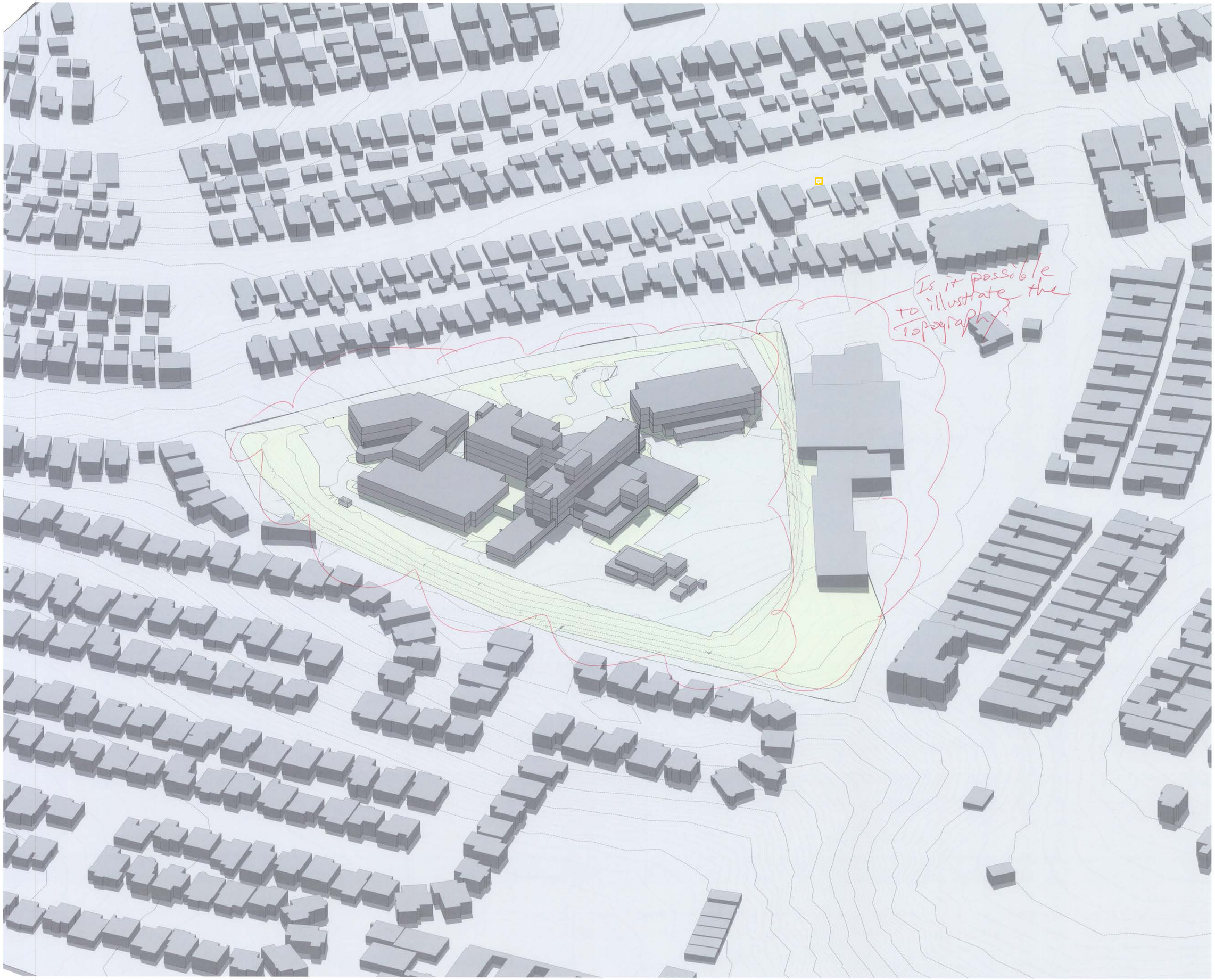
DRAWING TITLE
SITE SECTIONS

SCALE
1" = 20'-0"

DATE
02/02/2022

DRAWN AO
CHECKED PM

SHEET NO.
A202



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REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

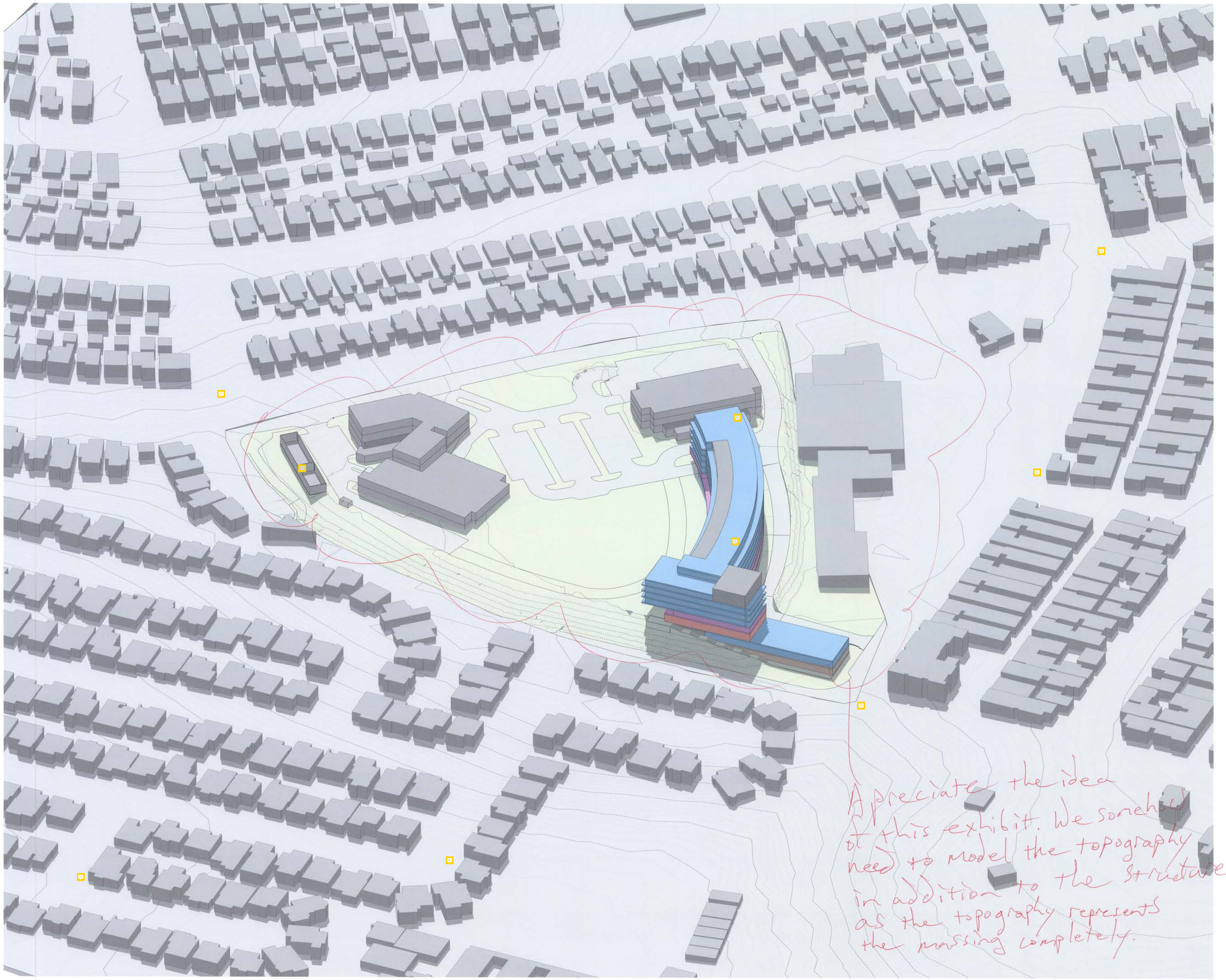
DRAWING TITLE
EXISTING NORTHEAST 3D MASSING VIEW

SCALE

DATE
02/02/2022

DRAWN: AO
CHECKED: PM

SHEET NO.
A300



Appreciate the idea of this exhibit. We somehow need to model the topography in addition to the structures as the topography represents the massing completely.

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

THE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

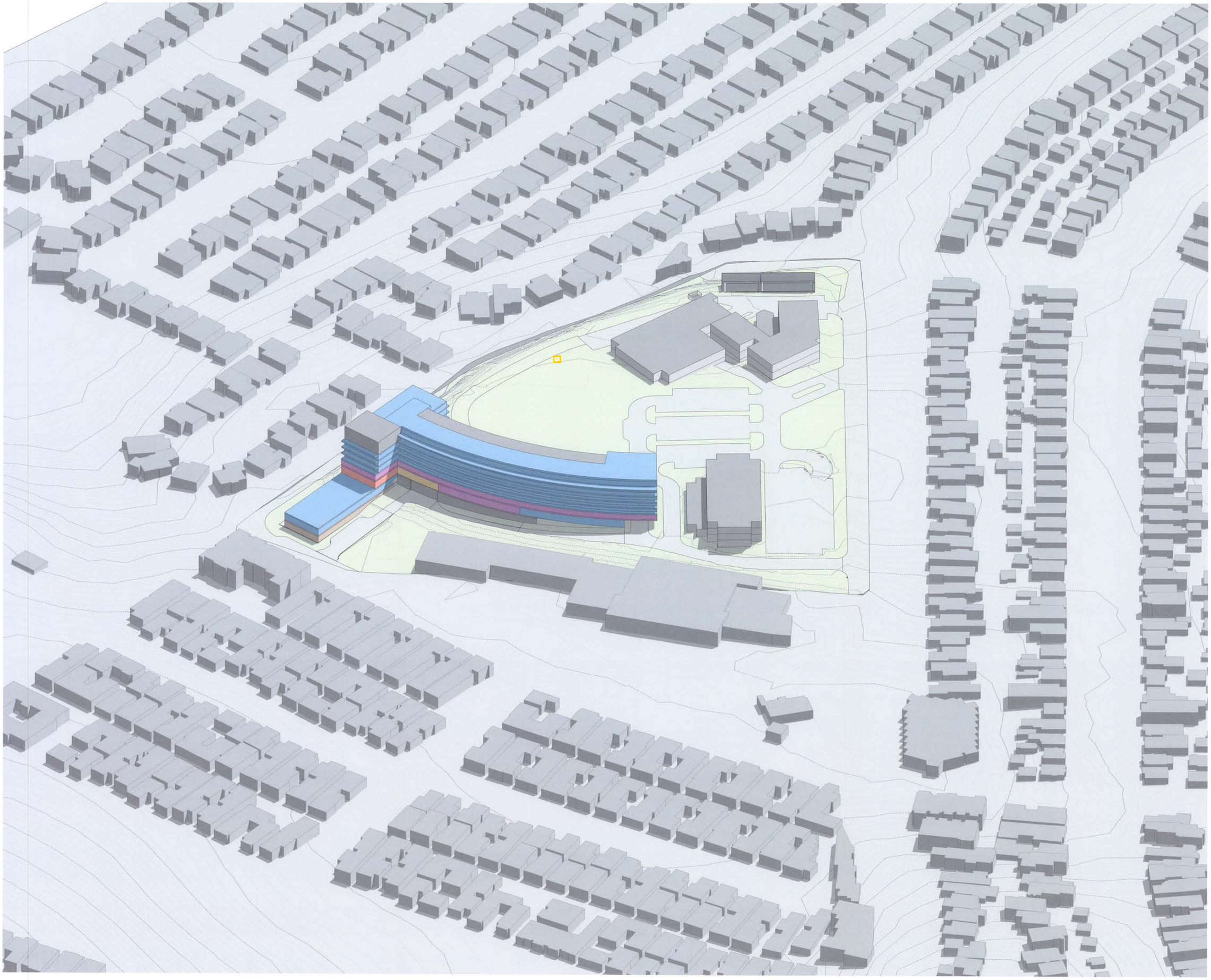
DRAWING TITLE
NORTHEAST 3D MASSING VIEW

SCALE

DATE
02/02/2022

DRAWN: AO
CHECKED: PM

SHEET NO.
A301



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ARCHITECTS

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
NORTHWEST 3D MASSING VIEW

SCALE

DATE
02/02/2022

DRAWN AO
CHECKED PM

SHEET NO.
A302

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

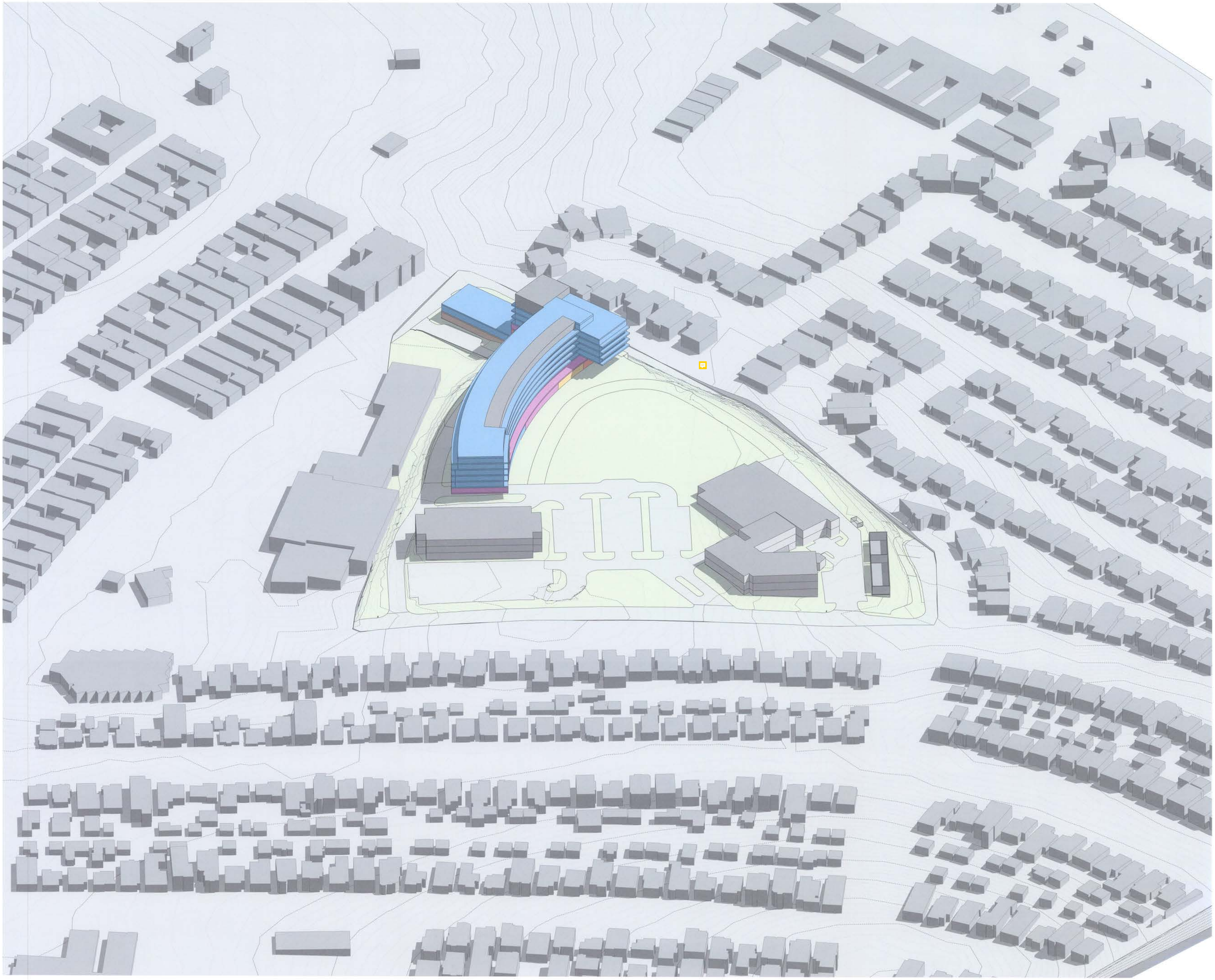
DRAWING TITLE
SOUTHEAST 3D MASSING VIEW

SCALE

DATE
02/02/2022

DRAWN: AO
CHECKED: PM

SHEET NO.
A303



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ARCHITECTS

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310 358-0993

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NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

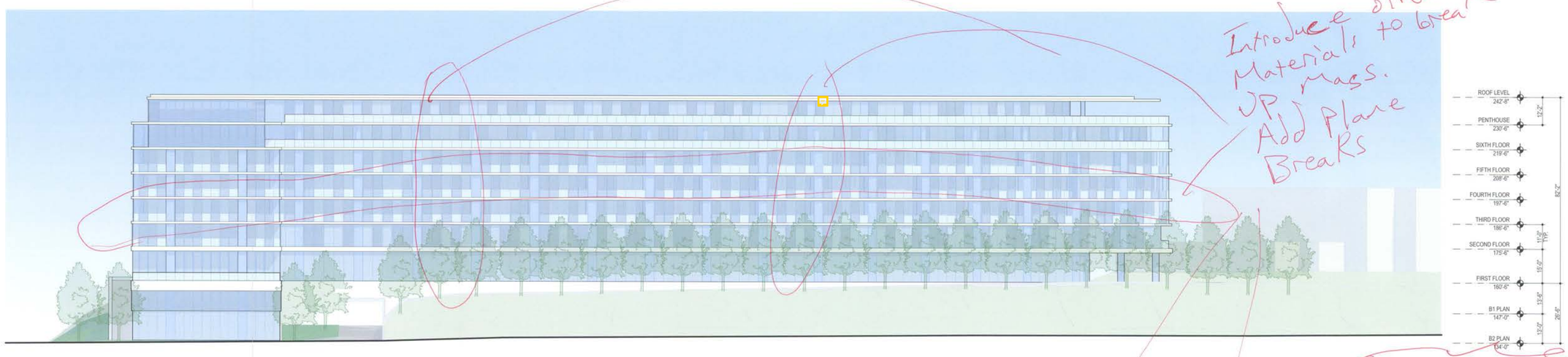
DRAWING TITLE
SOUTHWEST 3D MASSING VIEW

SCALE

DATE
02/02/2022

DRAWN AO
CHECKED PM

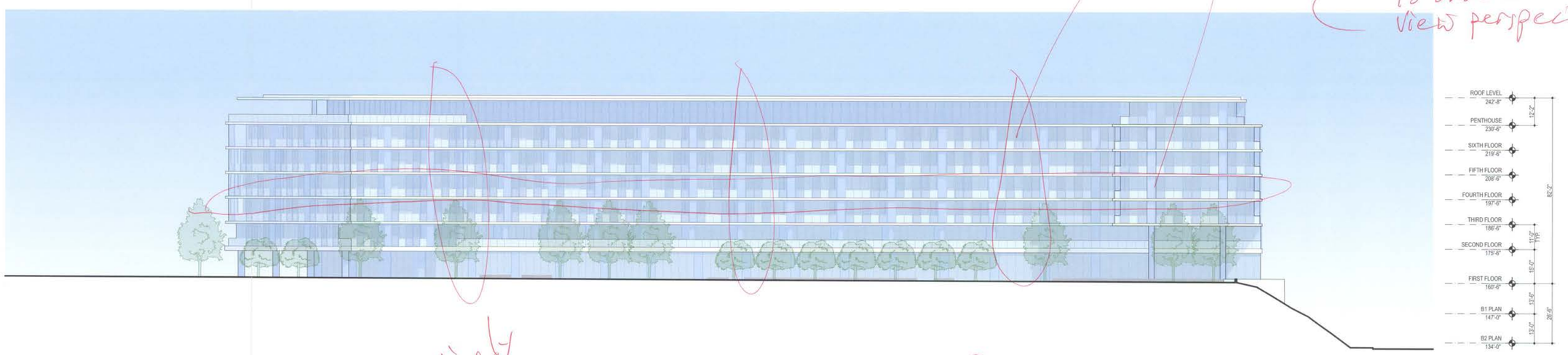
SHEET NO.
A304



Introduce other Materials to break up mass. Add Plane Breaks

EXTERIOR ELEVATION - NORTHEAST (1)
1" = 20'-0"

Provide Key Map to understand view perspective.



EXTERIOR ELEVATION - SOUTHEAST (2)
1" = 20'-0"

Alternatively Project could also amend some facades of existing MOB's to achieve consistent architecture.

How are the proposed elevations compatible/Integrated with existing MOB's to remain? Include some Architectural Elements that make site development consistent.

Provide Key Map to understand view perspective.

0' 100' 200' 400'

PAUL MURDOCH ARCHITECTS

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310 358-0993

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO. 19010

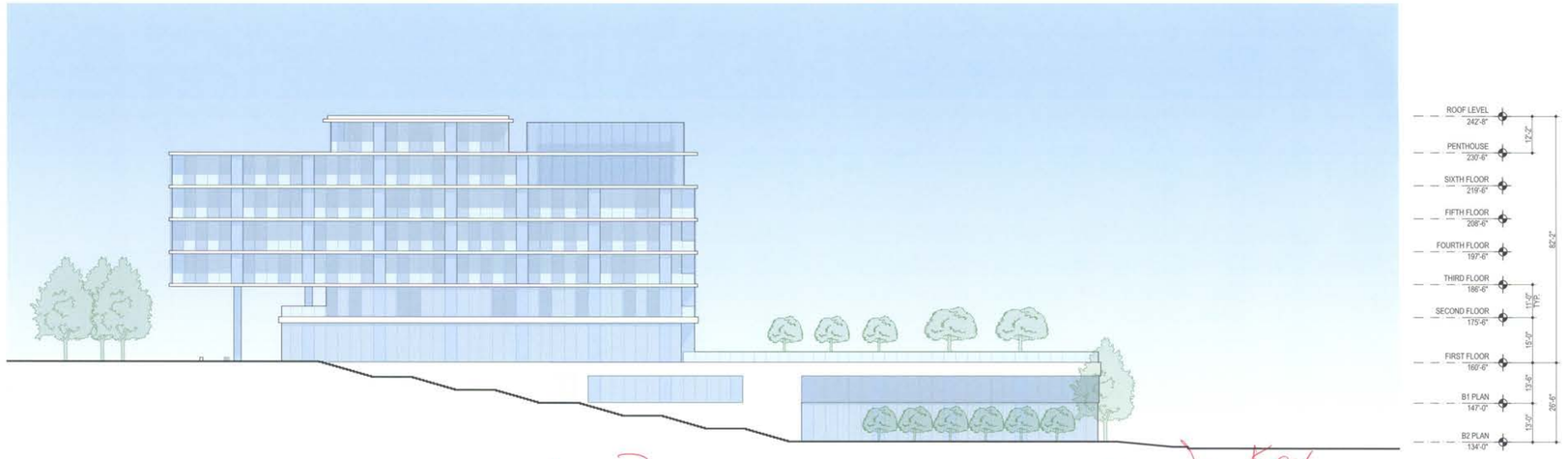
DRAWING TITLE: ELEVATIONS

SCALE: AS INDICATED

DATE: 02/02/2022

DRAWN: EC CHECKED: PM

SHEET NO. A401



Flagler?

Provide Key Map

EXTERIOR ELEVATION - NORTHEAST (1)

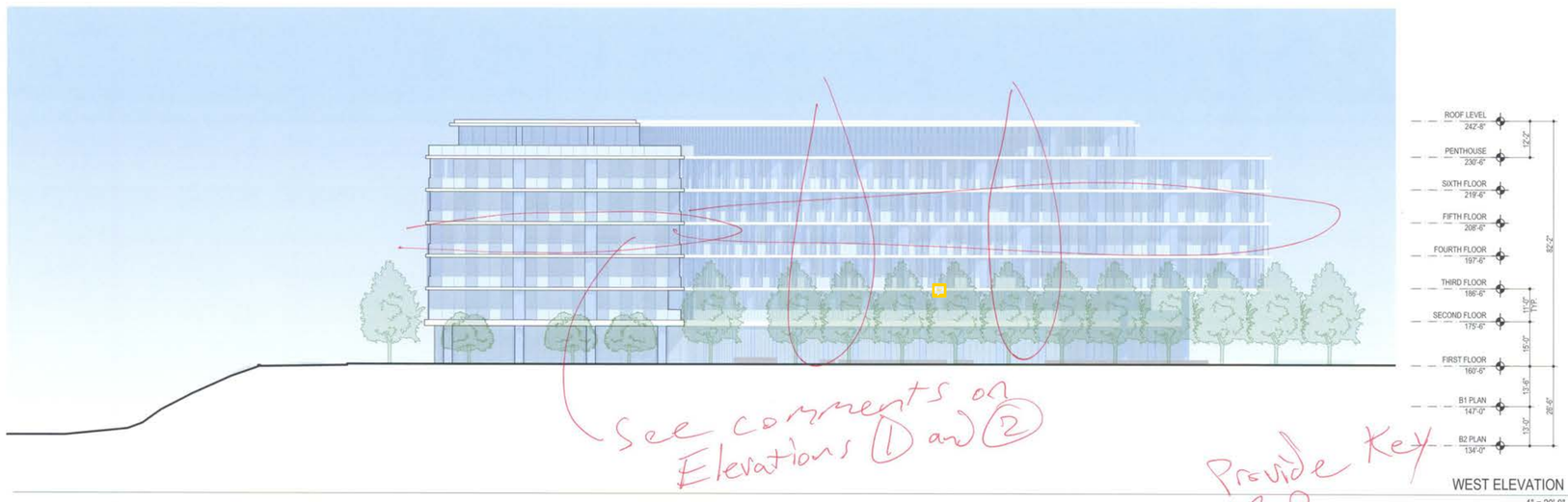
1" = 20'-0"

?

Provide Key Map

EXTERIOR ELEVATION - SOUTHWEST (2)

1" = 20'-0"



See comments on Elevations (1) and (2)

Provide Key Map.

WEST ELEVATION (3)

1" = 20'-0"

0' 100' 200' 400'

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LOS ANGELES, CALIFORNIA 90048
310 358-0993

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
ELEVATIONS

SCALE
AS INDICATED

DATE
02/02/2022

DRAWN EC
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SHEET NO.
A402

Add additional
Colors & Materials & Surfaces.

PAUL MURDOCH
ARCHITECTS

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
NORTHEAST PERPECTIVE VIEW

SCALE

DATE
02/02/2022

DRAWN EC
CHECKED PM

SHEET NO.
A501

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ARCHITECTS

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LOS ANGELES, CALIFORNIA 90048
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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

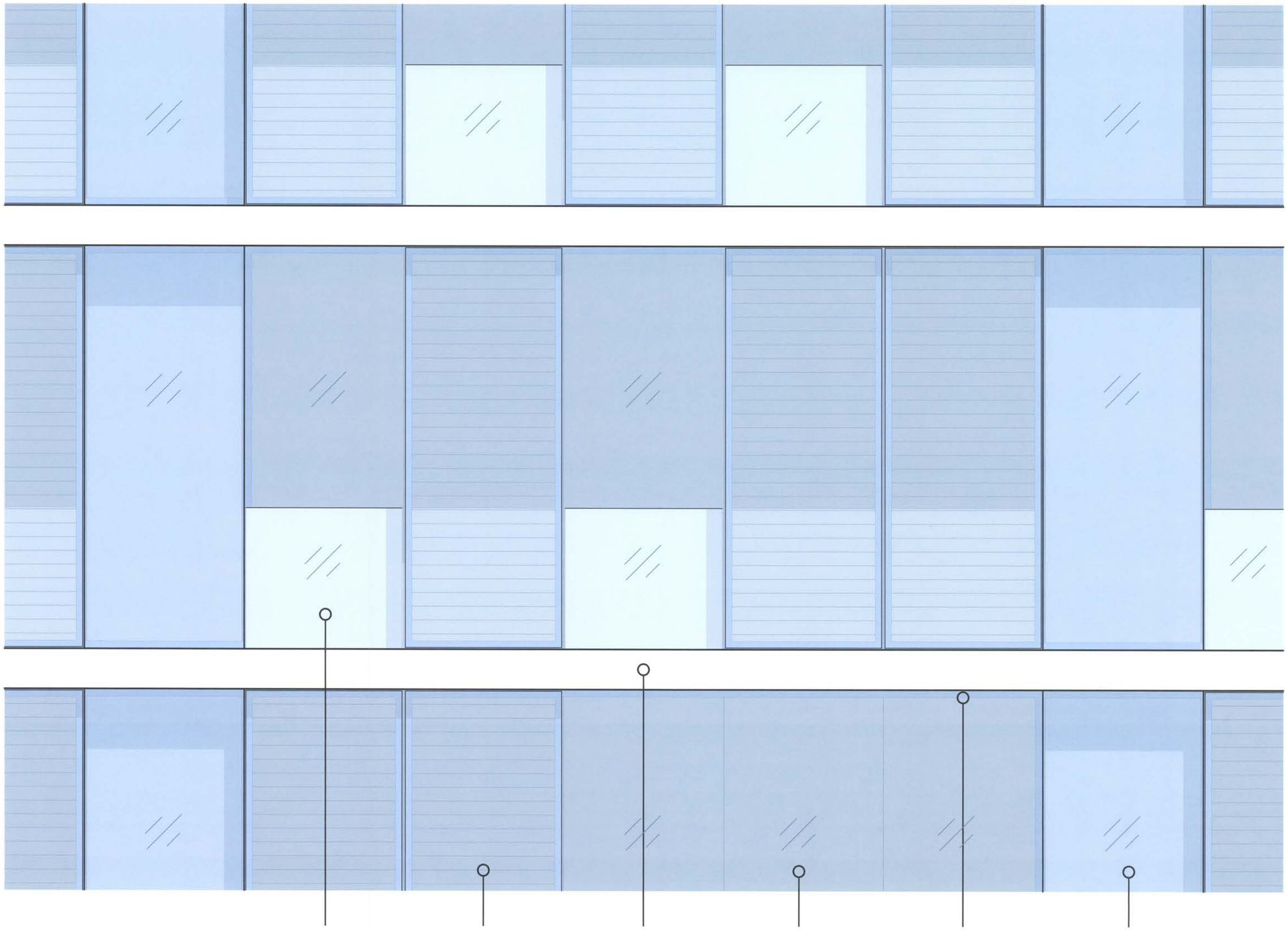
DRAWING TITLE
SOUTHEAST PERPECTIVE VIEW

SCALE

DATE
02/02/2022

DRAWN EC
CHECKED PM

SHEET NO.
A502



(GUARDRAIL + GLASS BEYOND)

PAUL MURDOCH
ARCHITECTS

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LOS ANGELES, CALIFORNIA 90048
310 358-0993

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BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
MATERIALS + COLOR PALETTE

SCALE

DATE
02/02/2022

DRAWN EC
CHECKED PM

SHEET NO.
A601

LEGEND

- EXISTING TREE TO REMAIN
- SHADE / SCREENING TREE
- FLOWERING, ORNAMENTAL TREE
- SHRUB AND GROUNDCOVER PLANT MIX
- LAWN
- GRASS-CRETE FIRE LANE
- PEDESTRIAN WALKWAY
- SPECIALIZED PAVING

1) Connect to Diamond & Prospect & Flagler
2) Need Bike Access to "3 Central Lawn"

1. **GARDEN ENTRY PLAZA**
   - *Large specimen trees and shrub planting*
   - *Pergola, Water Feature, Directional Signage*
   - *Seating areas with shade for ride share waiting*
2. **MAIN STREET**
   - *26' Fire Lane*
   - *Tree lined promenade*
   - *Benches shaded by tree canopies*
   - *Location for Farmer's Market / Health Fair Expos*
3. **CENTRAL LAWN**
   - *Natural lawn*
   - *Group Classes such as Yoga, Zumba, Meditation*
   - *Space for community events such as outdoor movies*
   - *Areas of trees for shade*
4. **FLEX DECK / GROUP EXERCISE PLATFORM**
   - *Flexible use platform for small performances or group exercise classes*
5. **THE PORCH**
   - *Casual, small scale dining spaces*
   - *Adirondack / Rocking Chairs*
6. **GARDEN ROOF DECK**
   - *Flexible event space*
   - *Outdoor dining*
   - *Lounge areas with fire pits*
7. **WELLNESS WALK**
   - *Distinct loop with distance markers and signage*
   - *Fitness stations, "Buddy" Benches, View areas*
8. **SENSORY GARDENS**
   - *Butterfly / Habitat Garden Plantings that showcase color, texture, and smell*
9. **COMMUNITY DEMONSTRATION GARDEN**
   - *Vegetable boxes and citrus trees*
   - *Area for demonstration classes to gather*
10. **OUTDOOR GARDEN ROOMS**
    - *Shaded garden rooms for small groups, surrounded by lush planting*
11. **WALKING LABYRINTH**
12. **BIKE PARKING**
    - *14 Short term bike parking spaces with racks*
13. **LANDSCAPE BUFFER**
    - *Trees and slope stabilization planting to frame and screen views*
14. **PARKING LOT LANDSCAPE**
    - *85 Total Parking Spaces including 6 accessible spaces*
    - *1 Tree per 6 Parking Spaces*
15. **UTILITY AREA**

LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0' 25' 50' 100' 200'

N

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310 358-0993

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514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
LANDSCAPE PLAN

SCALE
1" = 50'-0"

DATE
01/26/2022

DRAWN DC/CM
CHECKED SP/DC

SHEET NO.
L101

514 PROSPECT AVE. CIVIL PLANS

GENERAL

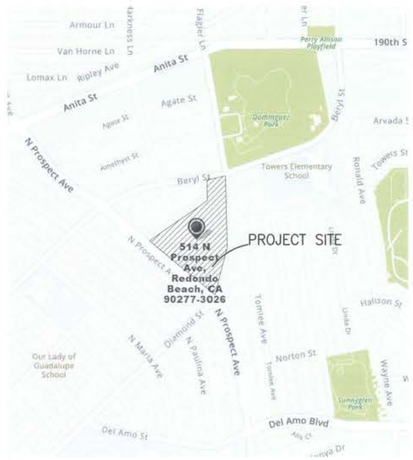
1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AND CITY OF REDONDO BEACH LOCAL ORDINANCES AS APPLICABLE.
2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING INVESTIGATION, "GEOTECHNICAL STUDY REPORT PROPOSED SENIOR LIVING PROJECT 514 NORTH PROSPECT AVENUE, REDONDO BEACH, CALIFORNIA", BY CONVERSE CONSULANTS DATED JUNE 24, 2016.
3. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
4. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
5. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
6. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
7. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
8. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
9. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
10. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
11. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
12. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
13. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
14. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
15. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
16. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
17. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
18. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
19. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
20. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
21. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
22. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
23. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
24. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
25. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF REDONDO BEACH FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
26. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
27. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

CITY OF REDONDO BEACH GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE EXCAVATION AND GRADING REQUIREMENTS OF THE CITY OF REDONDO BEACH AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. ANY VIOLATION WILL RESULT IN THE STOPPING OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
2. NO WORK WHATSOEVER SHALL BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR OR SOIL ENGINEER.
3. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL AND 1 VERTICAL.
4. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION AT THE FINISHED SURFACE, UNLESS SUPPORTED BY A SOIL STUDY PERFORMED BY A SOILS ENGINEER.
5. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY THE ASTM: D-1557-78, AND CERTIFIED BY THE SOIL ENGINEER.
6. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN APPROVED GROUND COVER FOR EROSION CONTROL.
7. PLANTED SLOPES SHALL BE WATERED AND MAINTAINED.
8. FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND INSPECTED BY GRADING INSPECTOR OR SOIL ENGINEER AND APPROVED SOIL-TESTING AGENCY PRIOR TO PLACING OF FILL.
9. PRIOR TO PLACING FILLS, THE BASINS LEFT BY PULLING TREES SHALL BE INSPECTED AND APPROVED BY THE GRADING INSPECTOR OR SOIL ENGINEER.
10. AS FILLS ARE PLACED, SLOPE BENCHING SHALL BE PROVIDED IF NATURAL GRADE IS OVER 5 HORIZONTAL TO 1 VERTICAL. BENCHING SHALL BE A MINIMUM OF 5' WIDTH, 15' IN WIDTH AT THE TOE WITH 5' EXPOSED.
11. ALL EXISTING FILLS SHALL BE APPROVED BY THE GRADING INSPECTOR OR SOIL ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
12. THE EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE AND BACKFILLED, AND APPROVED BY THE GRADING INSPECTOR OR SOIL ENGINEER.
13. APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN THE PLACE AT THE END OF EACH DAY'S WORK.
14. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATIONS PER CITY OF REDONDO REGULATIONS ON CONSTRUCTION SANITATION FACILITY.
15. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
16. THE PERMITTEE SHALL NOTIFY THE ENGINEERING AND BUILDING SERVICES WHEN THE GRADING OPERATION IS READY FOR ROUGH GRADING INSPECTION. WHEN ALL WORK INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND PROTECTIVE DEVICES HAS BEEN COMPLETED AND REQUIRED REPORTS HAVE BEEN SUBMITTED.
17. GRADING INSPECTION DURING INSTALLATION IS REQUIRED FOR ALL DRAIN DEVICES. FILL TERRACE BENCHES AND FILL SLOPES MUST BE APPROVED BY THE SOIL ENGINEER AND DESIGN ENGINEER PRIOR TO TERRACE PAVING.
18. DRAINAGE PIPE THAT WILL UNDERLAY STRUCTURES MUST BE REINFORCED CONCRETE OR CAST IRON AND THE STRUCTURE FOUNDATIONS MUST BE ENGINEERED BY A FOUNDATION ENGINEER. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR DEPUTY INSPECTION DURING CONSTRUCTION OF THE PIPE AND WILL CERTIFY TO THE STABILITY AND THAT THE WORK WAS DONE TO HIS SATISFACTION.
19. SUBMISSION OF PROFESSIONAL OPINION THAT THE SUBSOILS HAVE SUFFICIENT STABILITY TO HOLD THE ADDITIONAL WEIGHT OF THE PROPOSED FILLS WITHOUT SETTLEMENT THAT WILL CAUSE DAMAGE TO PROPOSED IMPROVEMENTS MUST BE SUBMITTED MUST BE SUBMITTED TO THE BUILDING OFFICIALS PRIOR TO PLACEMENT OF FILL.
20. APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED FOR CONSTRUCTION DURING THE RAINY SEASON BETWEEN NOVEMBER 1ST AND APRIL 15TH AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
21. ALL TRENCH BACKFILLS IN SLOPES OR LEVEL AREAS OF PRIVATE PROPERTY SHALL BE TESTED AND CERTIFIED BY THE SITE SOIL-TESTING FIRM. THE SOIL CERTIFICATION SHALL INCLUDE THE STABILITY OF THE BACKFILL AND THAT THE COMPACTION IN 90% OF THE MAXIMUM DRY DENSITY USING THE ASTM: D-1557-78.
22. ALL TRENCH BACKFILLS IN PUBLIC PROPERTY WHERE PRIVATE PROPERTY STRUCTURES OR SLOPES BEAR ON THEM FOR SUPPORT SHALL BE CERTIFIED BY THE SITE SOIL-TESTING FIRM.
23. THE ENGINEERING GEOLOGIST SHALL MAINTAIN PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
24. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGIC HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
25. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPE IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER WILL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIALS PRIOR TO CONSTRUCTIONS. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
26. THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE APPROVED PLANS.
27. A GRADING PERMIT IS REQUIRED WHEN GRADING/EXCAVATION INVOLVES A CUT OR FILL DEPTH OF 3'-0" OR MORE AND/OR 200 CUBIC YARDS. SUBMIT GRADING PLANS AND SOILS REPORT TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. DUST SHALL BE CONTROLLED CONTINUOUSLY BY WATERING OR BY OTHER APPROVED MEANS IF EXCAVATION. CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (USA-1-800-422-4133) PRIOR TO ANY EXCAVATION.
28. A SHORING PERMIT IS REQUIRED FOR ANY VERTICAL CUT OR FILL THAT IS 5'-0" IN HEIGHT OR OVER. ENGINEERED SHORING PLANS AND CALCULATION MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. PER SECTION 3301.2 OF THE CBC, THE HOLDER OF A SHORING PERMIT SHALL NOTIFY IN WRITING ALL THE OWNERS OF ADJOINING PROPERTIES NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATION IS TO COMMENCE. AN OSHA PERMIT IS ALSO REQUIRED. A COPY OF WHICH SHALL BE SUBMITTED TO THE BUILDING DIVISION. SHORING CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

1. ALL PERSONS WORKING AT THE SITE SHOULD OBTAIN, READ AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE(S) OF CONSTRUCTION BEING DONE.
2. STOCKPILE OF SOIL, DEMOLITION DEBRIS, CEMENT, SAND, TOP SOIL, ETC. MUST BE COVERED WITH A WATERPROOF MATERIAL OR BERMED TO PREVENT BEING WASHED OFF SITE.
3. FUELS, OILS, PAINTS, SOLVENTS, AND OTHER LIQUID MATERIALS MUST BE KEPT INSIDE BERMED AREAS. SPILLS MUST NOT BE WASHED TO THE STREET.
4. WASTE CONCRETE MUST NOT BE WASHED INTO STREET, STORM DRAIN CATCH BASINS, OR PUBLIC RIGHT-OF-WAY. ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST BE REMOVED USING A WET-DRY VACUUM OR EQUIVALENT.
5. TRASH AND OTHER CONSTRUCTION SOLID WASTES MUST BE PLACED IN A COVERED TRASH RECEPTACLE.
6. ERODED SOIL FROM DISTURBED SLOPES MUST BE CONTAINED USING BERMS, SILT FENCES, SETTING BASINS, OR GOOD EROSION MANAGEMENT PRACTICES SUCH AS RESEEDING.
7. WASH WATER FROM CLEANING CONSTRUCTION VEHICLES AND EQUIPMENT MUST BE KEPT ON-SITE WITHING A CONTAINMENT AREA.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1

P.M. NO. 13030
P.M.B. 144-3

APN: 7502-017-901

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MIN	MINIMUM
BCR	BEGIN CURVE RETURN	MH	MANHOLE
BW	BACK OF WALK	(N)	NORTH
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BENCH MARK	PA	PLANTER AREA
BS	BOTTOM OF STAIRS	POC	POINT OF CONNECTION
BMP	BEST MANAGEMENT PRACTICES	PIV	POST INDICATOR VALVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CI	CAST IRON	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PRV	PRESSURE REDUCING VALVE
CMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R	RADIUS
CONC	PORTLAND CEMENT CONCRETE	RCIP	RECTANGULAR CAST IRON PIPE
CF	CURB FACE	RD	ROOF DRAIN
DW	DOMESTIC WATER	RW	RIGHT-OF-WAY
(E)	EAST	(N)	SOUTH
ECR	END CURVE RETURN	S=	SLOPE EQUALS
EG	EDGE OF GUTTER	SD	STORM DRAIN
EL. OR ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC, ELECTRICAL	SS	SANITARY SEWER
EX. OR EXIST.	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TEL	TELEPHONE
FS	FINISHED SURFACE (HARDSCAPE)	TG	TOP OF GRATE
FH	FIRE HYDRANT	TOS	TOP OF STAIRS
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TOP OF STAIRS
FU	FIXTURE UNITS	TYP	TYPICAL
FW	FIRE WATER	TV	TELEVISION
GPM	GALLONS PER MINUTE	VIF	VERIFY IN FIELD
GV	GATE VALVE	VLT	VAULT
HDPE	HIGH DENSITY POLYETHYLENE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	(W)	WEST
INV.	INVERT	W	WATER
LP	LOW POINT	WM	WATER METER
MAX	MAXIMUM	WV	WATER VALVE

LEGEND

ANNOTATION

- 100.00 XX — SURFACE ELEVATION/UTILITY ELEVATION
- (100.00)XX — EXISTING SURFACE ELEVATION/UTILITY ELEVATION
- XX — CONSTRUCTION NOTE
- 2.0% — FLOW (DIRECTION AND GRADE)
- 2:1 — SLOPE (DIRECTION AND RUN:RISE)
- XX — HORIZONTAL CONTROL POINT LABEL
- CX — CURVE DATA LABEL
- FF=100.00 — PAD/FINISHED FLOOR ELEVATION

SITE

- CURB/BACK OF CURB/GUTTER
- RETAINING WALL/SITE WALL
- PROPERTY LINE/RIGHT OF WAY
- CENTER LINE
- FENCE
- TO BE DEMOLISHED

EROSION CONTROL

- SANDBAGS
- FIBER ROLL
- PROPOSED BUILDING EXCAVATION OUTLINE
- EXISTING DRAINAGE DIRECTION OF FLOW
- PROTECT TREE IN PLACE

GRADING

- 100 — PROPOSED MAJOR CONTOUR
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- SAWCUT
- LIMITS OF GRADING
- GRADING BENCH
- TOP / TOE — GRADED SLOPE (HORIZONTAL:VERTICAL)

UTILITY

- SS — SANITARY SEWER
- W — WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- SD — STORM DRAIN
- GAS — GAS
- E — ELECTRIC
- T — TELEPHONE
- PERFORATED PIPE
- POINT OF CONNECTION
- COORDINATION POINT
- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- AREA DRAIN/PLANTER DRAIN
- TRENCH DRAIN
- FIRE HYDRANT
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- WATER VALVE
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT

SHEET INDEX

C000	TITLE SHEET
C100	EROSION CONTROL PLAN
C210	GRADING PLAN
C300	LOW IMPACT DEVELOPMENT/DRAINAGE PLAN
C400	UTILITY PLAN
C500	FIRE ACCESS PLAN

PROJECT DIRECTORY

CIVIL ENGINEER:
JOHN LABIB + ASSOCIATES
FRANK LAROCCA
319 MAIN STREET
EL SEGUNDO, CA 90045
TEL: 213.239.9700

ARCHITECT:
PAUL MURDOCH ARCHITECTS
PAUL MURDOCH
6310 SAN VICENTE BLVD
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TEL: 310.358.0993

GEOTECHNICAL ENGINEER:
CONVERSE CONSULTANTS
SIVA SIVATHASAN
717 SOUTH MYRTLE AVE
MONROVIA, CA 91016
TEL: 626.930.1200

1-800-227-2600
CALL USA/SC FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

PAUL MURDOCH ARCHITECTS
8820 Wilshire Blvd. Suite 330
Beverly Hills, California 90211
310 358-0993 F.310 358-9196

THE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL PREVAIL OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION

LFA
Labib Funk + Associates Structural | Civil Engineers
Burnett + Young Shoring Engineers
319 Main Street
El Segundo, CA 90245
Tel: 213.239.9700
JLA Job No. 19725

REGISTERED PROFESSIONAL ENGINEER
FRANCIS JOSEPH LAROCCA
No. C75121
Exp. 12/31/2021
CIVIL
STATE OF CALIFORNIA
SIGN DATE 01/28/2022

NO:	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.: 19010

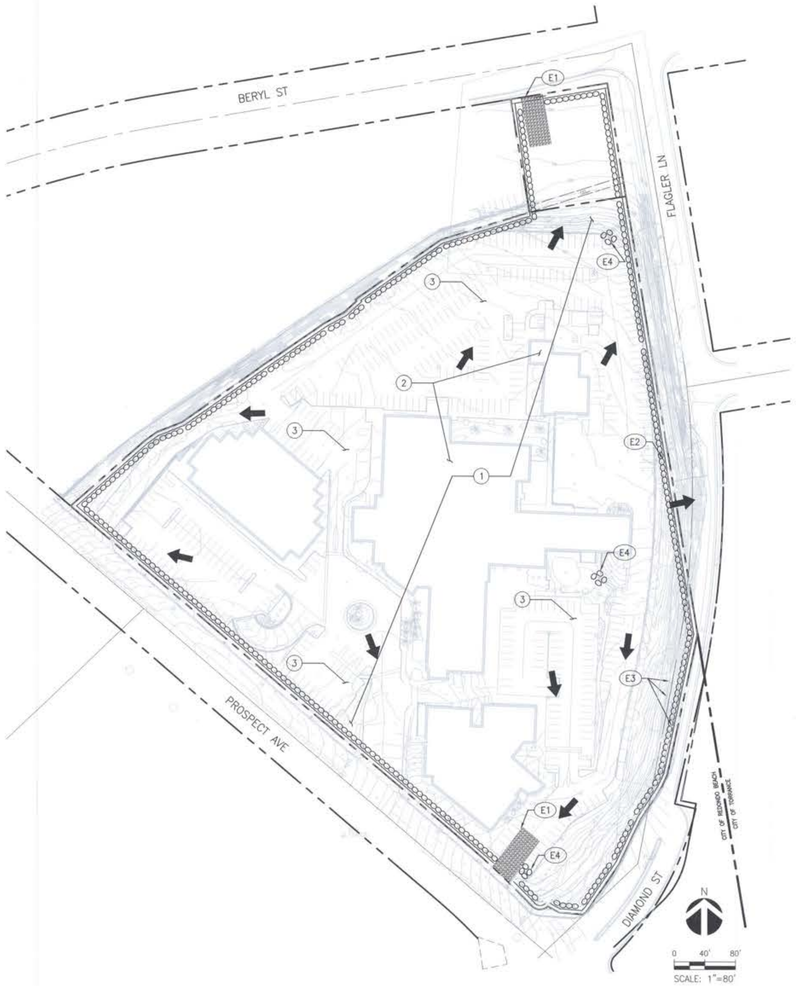
DRAWING TITLE: TITLE SHEET

SCALE: AS NOTED

DATE: 01/06/20

DRAWN: Author | CHECKED: Checker

SHEET NO.: C000



LEGEND

- LIMIT LINE OF EROSION CONTROL
- PROPERTY LINE
- GRAVEL BAGS
- FIBER ROLL
- DIRECTION OF FLOW

DEMOLITION NOTES

REMOVE & DEMOLISH

1. SEE GENERAL DEMOLITION NOTES HEREON.
2. DEMO AND REMOVE ITEM (AS NEEDED FOR CONSTRUCTION) AS NOTED.
3. DEMO EXISTING ASHPHALT PAVING.

EROSION CONTROL NOTES

E1. POSSIBLE STABILIZED CONSTRUCTION ENTRANCE LOCATIONS PER DETAIL **1**, HEREON. CONTRACTOR TO LOCATE AS NECESSARY FOR CONSTRUCTION ACTIVITIES.

E2. PLACE SANDBAGS TRIPLE ROW PER DETAIL **2**, HEREON.

E3. PLACE FIBER ROLL PER DETAIL **3**, HEREON.

E4. PLACE INLET PROTECTION PER DETAIL **4**, HEREON.

BMP NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1–SCHEDULING
EC2–PRESERVATION OF EXISTING VEGETATION
EC3–HYDRAULIC MULCH
EC4–HYDROSEEDING
EC5–SOIL BINDERS
EC6–STRAW MULCH
EC7–GEOTEXTILES AND MATS
EC8–WOOD MULCHING
EC9–EARTH DIKES AND DRAINAGE SWALES
EC10–VELOCITY DISSIPATION DEVICES
EC11–SLOPE DRAINS
EC12–STREAMBANK STABILIZATION
EC13–RESERVED
EC14–COMPOST BLANKET
EC15–SOIL PREPARATION/ROUGHENING
EC16–NON–VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1–SILT FENCE
SE2–SEDIMENT BASIN
SE3–SEDIMENT TRAP
SE4–CHECK DAM
SE5–FIBER ROLLS
SE6–GRAVEL BAG BERM
SE7–STREET SWEEPING AND VACUUMING
SE8–SANDBAG BARRIER
SE9–STRAW BALE BARRIER
SE10–STORM DRAIN INLET PROTECTION
SE11–ACTIVE TREATMENT SYSTEMS
SE12–MANUFACTURED LINEAR SEDIMENT CONTROLS
SE13–COMPOST SOCKS AND BERMS
SE14–BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

TC1–STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2–STABILIZED CONSTRUCTION ROADWAY
TC3–ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE1–WIND EROSION CONTROL

NON–STORMWATER MANAGEMENT

NS1–WATER CONSERVATION PRACTICES
NS2–DEWATERING OPERATIONS
NS3–PAVING AND GRINDING OPERATIONS
NS4–TEMPORARY STREAM CROSSING
NS5–CLEAR WATER DIVERSION
NS6–ILLICIT CONNECTION/DISCHARGE
NS7–POTABLE WATER/IRRIGATION
NS8–VEHICLE AND EQUIPMENT CLEANING
NS9–VEHICLE AND EQUIPMENT FUELING
NS10–VEHICLE AND EQUIPMENT MAINTENANCE
NS11–PILE DRIVING OPERATIONS
NS12–CONCRETE CURING
NS13–CONCRETE FINISHING
NS14–MATERIAL OVER WATER
NS15–DEMOLITION ADJACENT TO WATER
NS16–TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM1–MATERIAL DELIVERY AND STORAGE
WM2–MATERIAL USE
WM3–STOCKPILE MANAGEMENT
WM4–SPILL PREVENTION AND CONTROL
WM5–SOLID WASTE MANAGEMENT
WM6–HAZARDOUS WASTE MANAGEMENT
WM7–CONTAMINATED SOIL MANAGEMENT
WM8–CONCRETE WASTE MANAGEMENT
WM9–SANITARY/SEPTIC WASTE MANAGEMENT
WM10–LIQUID WASTE MANAGEMENT

GENERAL DEMOLITION NOTES

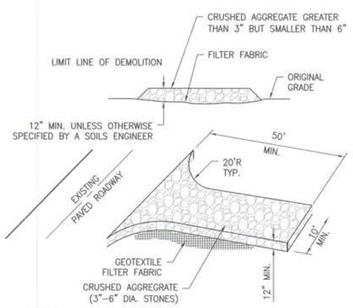
1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
   NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
   PHONE NUMBER: _____

DUST CONTROL NOTES

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN–UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.



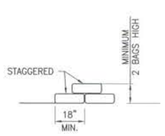
NOTES:

1. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
3. IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

STREET MAINTENANCE NOTES

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

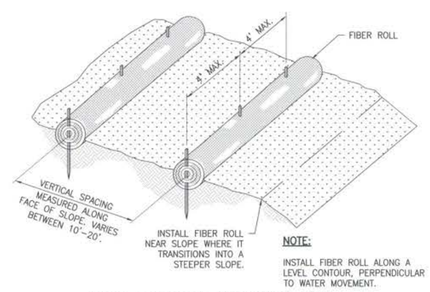
1 C100 ER1–STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



NOTES:

1. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
2. BAG SIZE: EACH GRAVEL–FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
3. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN–GRADED, NON–COHESIVE, POROUS GRAVEL.
4. TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
5. USE PYRAMID APPROACH WHEN STACKING BAGS.

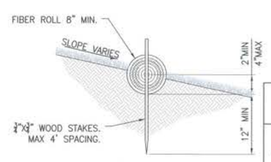
2 C100 ER2–GRAVEL BAG BARRIER
N.T.S.



NOTE:

INSTALL FIBER ROLL ALONG A LEVEL CONTOUR, PERPENDICULAR TO WATER MOVEMENT.

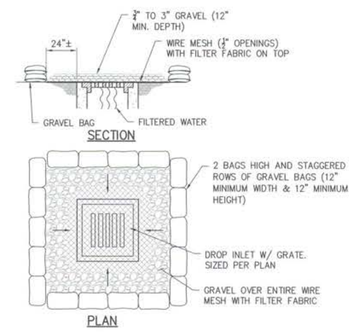
TYPICAL FIBER ROLL INSTALLATION DETAIL
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

SLOPE INCLINATION	MAXIMUM SHEET FLOW LENGTH (FOR SLOPE INTERRUPTION)
< 4:1 (H:V)	20'
4:1–2:1 (H:V)	15'
> 2:1 (H:V)	10'

3 C100 ER3–FIBER ROLL
N.T.S.



NOTES:

1. PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE. (MESH OPENINGS NOT TO EXCEED ¼" x ½" WIRE)
2. PLACE FILTER FABRIC OVER WIRE MESH.
3. PLACE ¾" TO 3" GRAVEL OVER THE WIRE MESH WITH FILTER FABRIC (12" MINIMUM DEPTH OVER THE ENTIRE INLET OPENING).
4. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
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7. USE PYRAMID APPROACH WHEN STACKING BAGS.
8. LEAVE GAP OF ONE BAG ON TOP ROW TO SERVE AS SPILLWAY.

3 C100 ER3–FIBER ROLL
N.T.S.

PAUL MURDOCH ARCHITECTS

8820 Wilshire Blvd. Suite 330
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JLA Job No. 19725

REGISTERED PROFESSIONAL ENGINEER
FRANCIS JOSEPH LABOCA
No. C75121
Exp. 12/31/2021
CIVIL
STATE OF CALIFORNIA
SIGN DATE 01/28/2022

NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

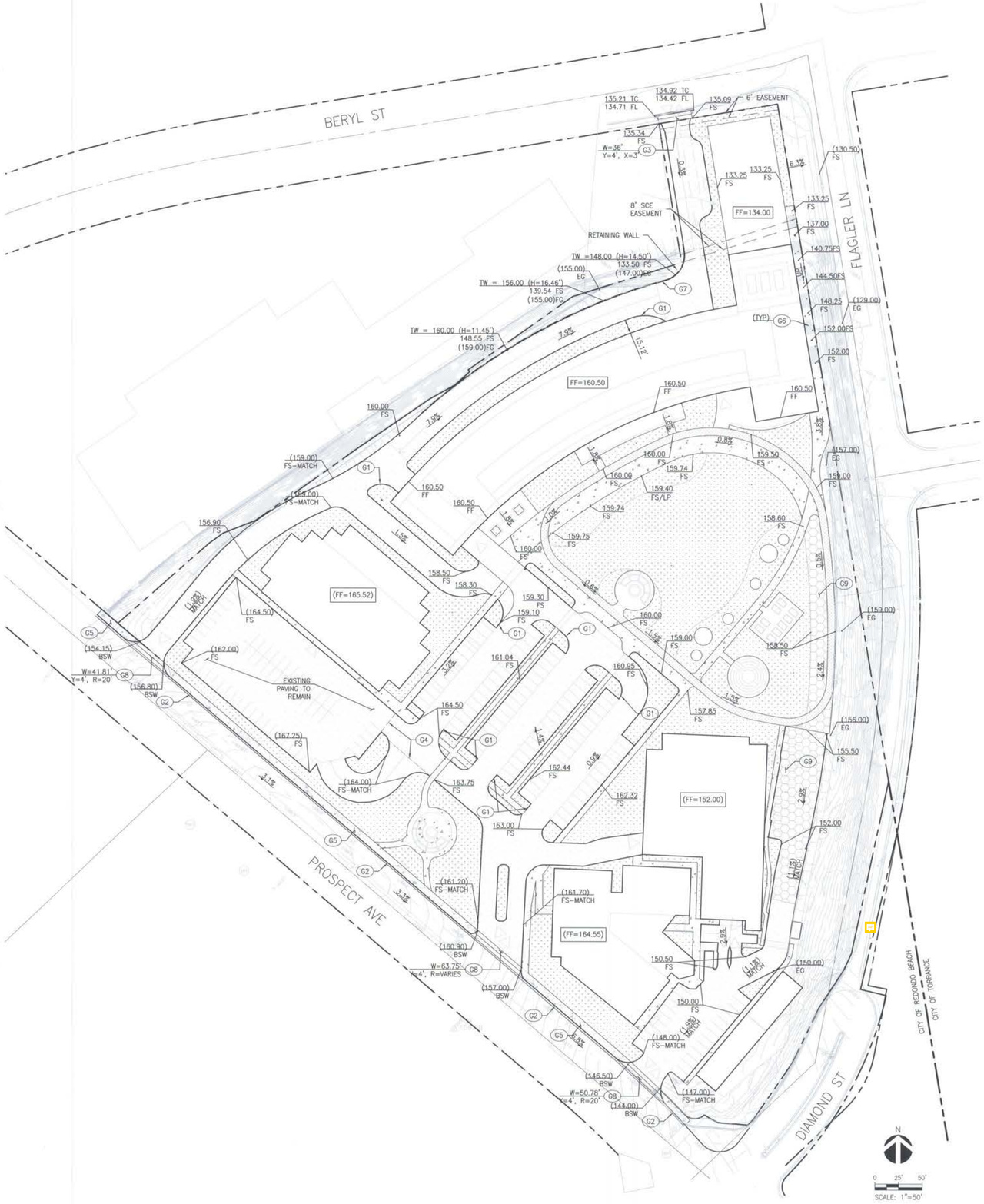
DRAWING TITLE
EROSION CONTROL PLAN

SCALE
AS NOTED

DATE
01/06/20

DRAWN: Author
CHECKED: Checker

SHEET NO.
C100



LEGEND

- LANDSCAPE BY OTHERS.
- CONCRETE PAVING.
- ASPHALT PAVING. DEPTH OF ASPHALT AND BASE TO MATCH EXISTING.
- COMPACTED DG PER LANDSCAPE PLANS.
- GRASSCRETE.

CONSTRUCTION NOTES

(G1) INSTALL 6" CONCRETE CURB PER DETAIL 1, HEREON.
(G2) INSTALL CURB AND GUTTER PER APWA STD PLAN 120-1.
(G3) INSTALL DRIVEWAY APRON PER APWA STD PLAN 110-2, TYPE B.
(G4) SAWCUT TO LIMIT AS SHOWN.
(G5) INSTALL SIDEWALK PAVING PER DETAIL 3, HEREON.
(G6) STAIRS ON GRADE PER DETAIL 5, HEREON.
(G7) INSTALL RETAINING WALL BY OTHERS.
(G8) INSTALL DRIVEWAY APRON PER APWA STD PLAN 110-2, TYPE C.

ESTIMATED EARTHWORK QUANTITIES

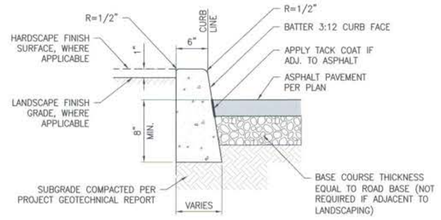
REMOVAL AND RECOMPACTION:	0 CUBIC YARDS
CUT:	7,810 CUBIC YARDS
FILL: (FROM EXISTING HOSPITAL BASEMENT)	16,760 CUBIC YARDS
NET (FILL/IMPORT):	8,950 CUBIC YARDS

EARTHWORK CALCULATION NOTES:

1. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, AND CONSTRUCTION MEANS AND METHODS.
2. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
3. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, REPLACEMENT.
4. REMEDIAL GRADING INCLUDES OVEREXCAVATION OF 3' VERTICAL AND 5' HORIZONTAL EXCAVATIONS BELOW ANY PROPOSED FOUNDATION.

NOTES:

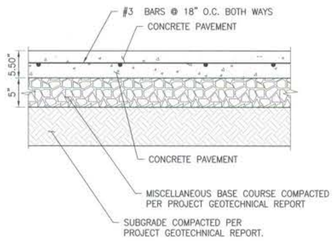
1. ALL PAVING AND PAVERS SHALL BE INSTALLED PER RECOMMENDATIONS STATED IN THE PROJECT GEOTECHNICAL REPORT.



NOTES:

1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.
3. WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

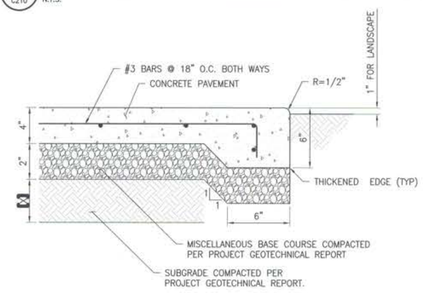
1 CONCRETE CURB DETAIL
C210 N.T.S.



NOTES:

1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.
4. CONCRETE STRENGTH f'c = 3500 PSI MIN.

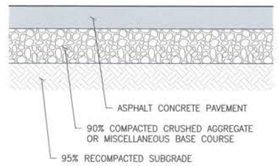
2 VEHICULAR CONCRETE DETAIL
C210 N.T.S.



NOTES:

1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.

3 CONCRETE WALK SECTION
C210 N.T.S.

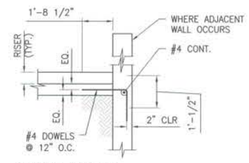


A.C. PAVEMENT TYPE	ASPHALT CONCRETE (INCHES)	BASE COURSE (INCHES)
VEHICULAR PARKING	2.5"	3.5"
HEAVY TRUCK TRAFFIC	6"	5.5"

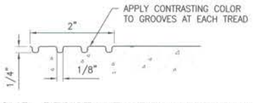
NOTE:

1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM THE PROJECT GEOTECHNICAL REPORT.
2. SUBGRADE PREPARATION SHALL BE PERFMOED PER THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT

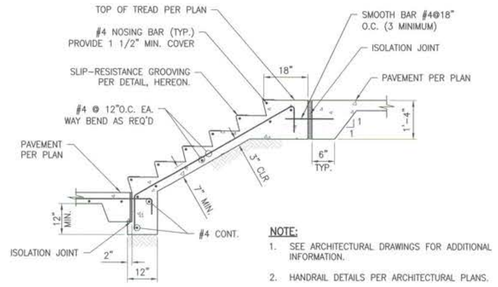
4 ASPHALT PAVING DETAIL
C210 N.T.S.



DOWEL DETAIL



SLIP-RESISTANT GROOVING DETAIL



NOTE:

1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. HANDRAIL DETAILS PER ARCHITECTURAL PLANS.

5 CONCRETE STAIRS ON GRADE
C210 N.T.S.

PAUL MURDOCH ARCHITECTS

8820 Wilshire Blvd. Suite 330
Beverly Hills, California 90211
310 358-0993 F.310 358-9196

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SIGN DATE 01/28/2022

NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.: 19010

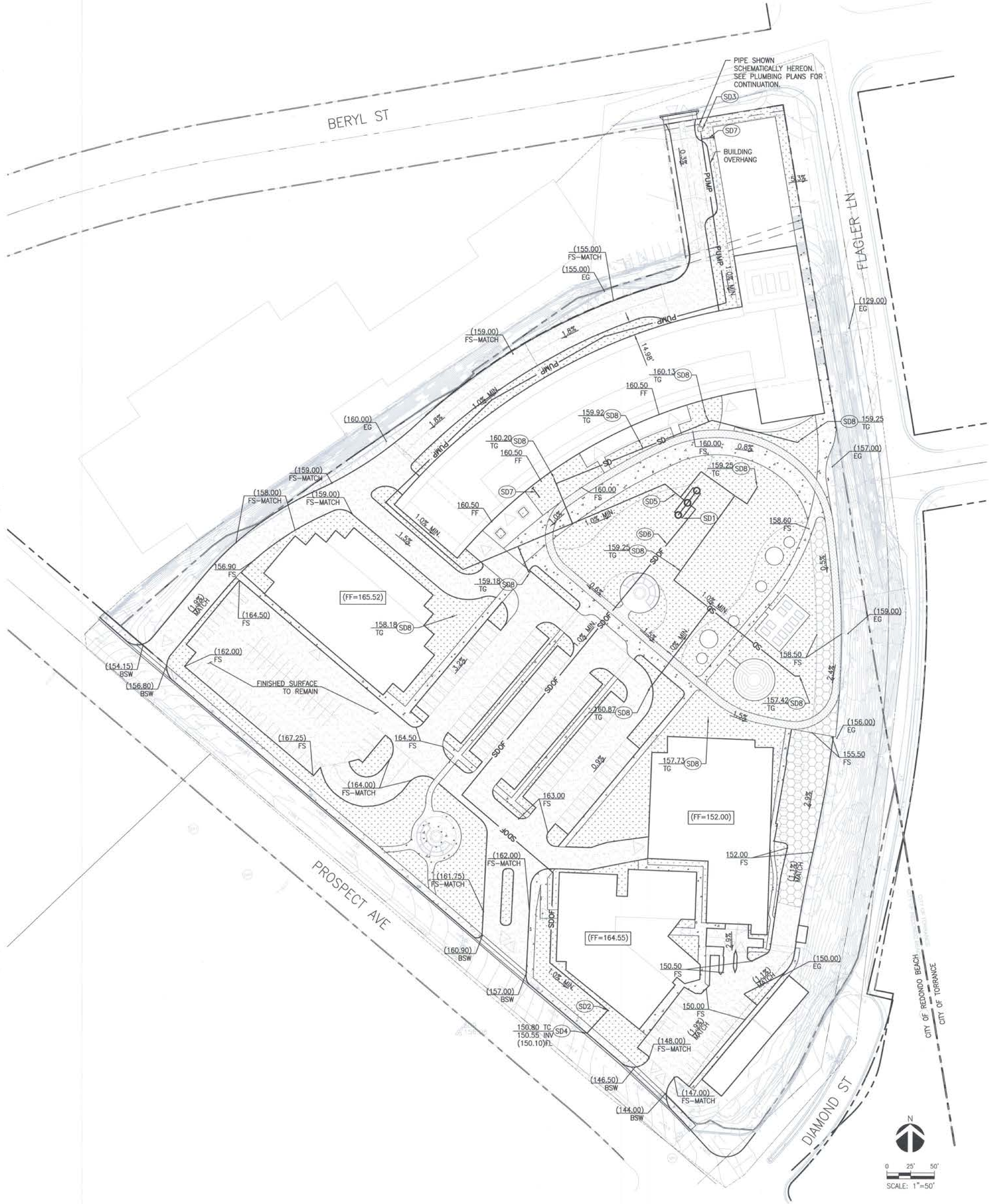
DRAWING TITLE: GRADING PLAN

SCALE: AS NOTED

DATE: 01/06/20

DRAWN: Author | CHECKED: Checker

SHEET NO.: C210



LEGEND

- LANDSCAPE BY OTHERS.
- CONCRETE PAVING.
- ASPHALT PAVING. DEPTH OF ASPHALT AND BASE TO MATCH EXISTING.
- COMPACTED DG PER LANDSCAPE PLANS.
- GRASSCRETE.

PROJECT SITE CHARACTERISTICS	QUANTITIES
TOTAL SITE AREA (S.F.)	433,194
PROPOSED BUILDING FOOTPRINT(S.F)	46,807
EXISTING BUILDING FOOTPRINT(S.F)	57,336
PROPOSED HARDSCAPE(S.F)	183,954
EXISTING HARDSCAPE TO REMAIN(S.F)	27,947
IMPERVIOUS %	72%
LANDSCAPE	109,097
GRASSCRETE	11,053
TOTAL PERVIOUS AREA (S.F.)	120,150
RAINFALL INTENSTITY (IN/HR)	0.75
DCV(cf)	8,696

CONSTRUCTION NOTES

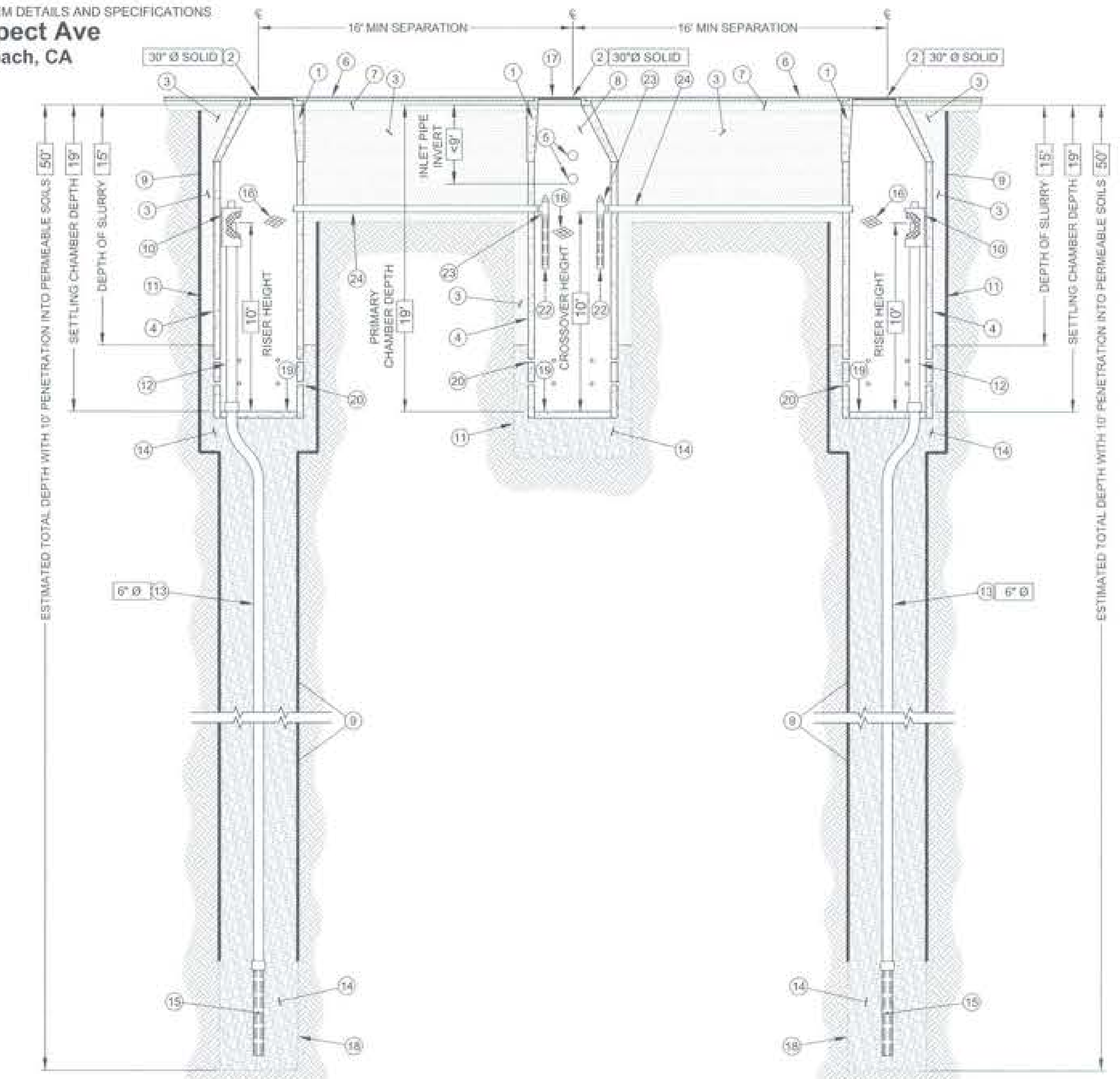
STORM DRAIN

- (SD1) INSTALL DRYWELL PER DETAIL 1, HEREON.
- (SD2) STORM DRAIN OVERFLOW POINT OF CONNECTION.
- (SD3) SUMP PUMP PER OTHERS. SHOWN SCHEMATICALLY HEREON.
- (SD4) INSTALL CURB DRAIN APWA STD. PLAN 151–4.
- (SD5) PVC STORM DRAIN CONVEYANCE PIPING.
- (SD6) PVC OVERFLOW PIPE.
- (SD7) STORM DRAIN POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION FROM ROOF DRAINS.
- (SD8) 6" AREA DRAIN BY NDS PRO OR APPROVED EQUAL.

NOTES

1. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPS. SEE PLUMBING PLANS.
2. INSTALL STENCIL EPR DETIAL AT ALL APPLICABLE LOCATIONS

The MaxWell® Plus
DRAINAGE SYSTEM DETAILS AND SPECIFICATIONS
514 Prospect Ave
Redondo Beach, CA



ITEM NUMBERS

1. MANHOLE CONE - MODIFIED FLAT BOTTOM.
2. BOLTED RING & COVER - DIAMETER & TYPE AS SHOWN. CLEAN CAST IRON PRESSURIZED COVER WITH GASKET (NEENAH R-6462-HH). BOLTED. RIM ELEVATION±0.02' OF PLANS.
3. STABILIZED BACKFILL - TWO-SACK SLURRY MIX.
4. PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
5. INLET PIPE/OUTLET PIPE (BY OTHERS). SEE SEPARATE PLAN FOR INVERT ELEVATIONS.
6. GRADED BASIN OR PAVING (BY OTHERS).
7. COMPACTED BASE MATERIAL, IF REQUIRED (BY OTHERS).
8. FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY AND SECONDARY CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE RISER PIPE.
9. NON-WOVEN GEOTEXTILE SLEEVE - MIRAFI 140 NL. MIN. 6 FT Ø. HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
10. PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 0.265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
11. MIN. 6' Ø DRILLED SHAFT.
12. RISER PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
13. DRAINAGE PIPE - ADS HIGHWAY GRADE OR SCH. 40 PVC WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS. DIAMETER AS NOTED.
14. ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2".
15. FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. OVERALL LENGTH VARIES, UP TO 120" WITH TRI-B COUPLER.
16. ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL 2 PER CHAMBER.
17. FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION. GRATED ONLY.
18. MIN. 4' Ø DRILLED SHAFT.
19. BASE SEAL - CONCRETE SLURRY.
20. 6 PERFORATIONS MINIMUM PER FOOT, 2 ROWS MINIMUM.
21. NOT USED.
22. INTAKE SCREEN - 4" Ø SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/ FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
23. VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR.
24. CONNECTOR PIPE - 4" Ø SCH. 40 PVC.

Manufactured and Installed by TORRENT RESOURCES
An evolution of McGuckin Drilling
www.torrentresources.com
CALIFORNIA 909-829-0740
ARIZONA 602-268-0785

DETAIL DPD-4-SS-CA	REVISED BY AB	USE W5 WWF AT 5" ON CENTER
DRAWN ON 05-17-19	REVISED DATE 01-27-22	SCALE N.T.S

1 MAXWELL IV DRYWELL (C300) NTS

Maxwell® Plus Drainage System Calculations Prepared on January 27, 2022
Project: **Beach City Health District - Redondo Beach, CA**
Contact: Connor Crowley at Labib Funk + Associates - Los Angeles, CA

TORRENT RESOURCES

Given:

Design Infiltration Rate	4.18 in/hr
Mitigated Volume	8,696 ft^3
Required Drawdown Time	96 hours
Min. Depth to Infiltration	10 ft
Groundwater Depth for Design	61 ft

Proposed:

Drywell Rock Shaft Diameter	4 ft
Primary Chamber Depth	19 ft
Drywell Chamber Depth	19 ft
Rock Porosity	40 %
Depth to Infiltration	15 ft
Drywell Bottom Depth	50 ft

Convert Design Rate from in/hr to ft/sec.
$4.18\ \frac{in}{hr} \times \frac{1\ ft}{12\ in} \times \frac{1\ hr}{3600\ sec} = 0.000097\ \frac{ft}{sec}$

A 4 foot diameter drywell provides 12.57 SF of infiltration area per foot of depth, plus 12.57 SF at the bottom.

For a 50 foot deep drywell, infiltration occurs between 15 feet and 50 feet below grade. This provides 35 feet of infiltration depth in addition to the bottom area. Infiltration area per drywell is calculated below.
$6\ ft \times 18.85\ \frac{ft^2}{ft} + 29\ ft \times 12.57\ \frac{ft^2}{ft} + 12.57\ ft^2 = 490\ ft^2$

Combine design rate with infiltration area to get flow (disposal) rate for each drywell.
$0.000097\ \frac{ft}{sec} \times 490\ ft^2 = 0.04742\ \frac{ft^3}{sec}$

Volume of disposal for each drywell based on various time frames are included below.
96 hrs: 0.0474 CFS x 96 hours x $\frac{3600\ sec}{1\ hr}$ = 16,389 cubic feet of retained water disposed of.

Chamber diameter = 4 feet. Drywell rock shaft diameter = 4 feet.
Volume provided in each primary settling chamber with depth of 19 feet.
$19\ ft \times 12.57\ ft^2 = 239\ ft^3$
Volume provided in each drywell with chamber depth of 19 feet.
$19\ ft \times 12.57\ ft^2 + 2\ ft \times 28.27\ ft^2 \times 40\% + 29\ ft \times 12.57\ ft^2 \times 40\% = 407\ ft^3$

The MaxWell System is composed of 3 drywell(s) and 1 primary chamber(s).
Total volume provided = 1460 ft^3
Total 96 hour infiltration volume = 49,166 ft^3
Total infiltration flowrate = 0.14226 $\frac{ft^3}{sec}$

Based on the total mitigated volume of 8696 CF, after subtracting the volume infiltrated as quickly as it enters the drywell of 7358 CF, the remaining volume is 1338 CF. The storage provided in the drywell system is 1460 CF.

For any questions, please contact Alex Bennett at 213-248-4167 or via email at Alex.Bennett@Oldcastle.com

Torrent Resources (CA) Incorporated
9950 Alder Avenue
Bloomington, CA 92316
Phone 909-829-0740

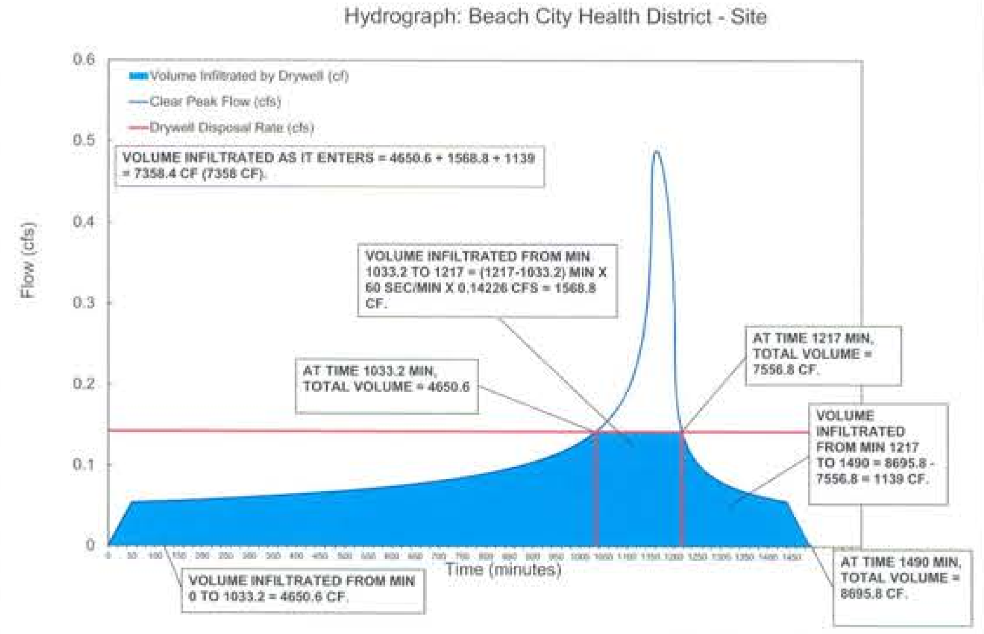
HydroCalc Volume Analysis

Project: Beach City Health District - Subarea Site * *(Values from project "Peak Flow Hydrologic Analysis")*

HydroCalc Output Results*	
Clear Peak Flow (CFS)	0.4883
24-Hr Clear Runoff Volume (AC-FT)	0.1996
24-Hr Clear Runoff Volume (CF)	8696

Analysis	
Drywell Disposal Rate (CFS)	***0.14226***
Total Volume Infiltrated During 1st Phase (CF)	4650.6
[2nd Phase] Storm Flow Rate Exceeds Drywell Disposal Rate @ (MIN)	1033.2
Total Volume Infiltrated During 2nd Phase (CF)	1568.8
[3rd Phase] Drywell Disposal Rate Exceeds Storm Flow Rate @ (MIN)	1217
Total Volume Infiltrated During 3rd Phase (CF)	1139
Total Time of Storm Event (MIN)*	1490
Total Volume Infiltrated as it Enters Drywell (CF)	***7358***
Total Storage within MaxWell System (CF)	1460
Remaining Detention Required (CF)	N/A

Hydrograph: Beach City Health District - Site



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JLA Job No. 19725

REGISTERED PROFESSIONAL ENGINEER FRANCIS JOSEPH LAROCCA No. C75121 Exp. 12/31/2021 CIVIL STATE OF CALIFORNIA
SIGN DATE 01/28/2022

NO.	DATE	REVISION

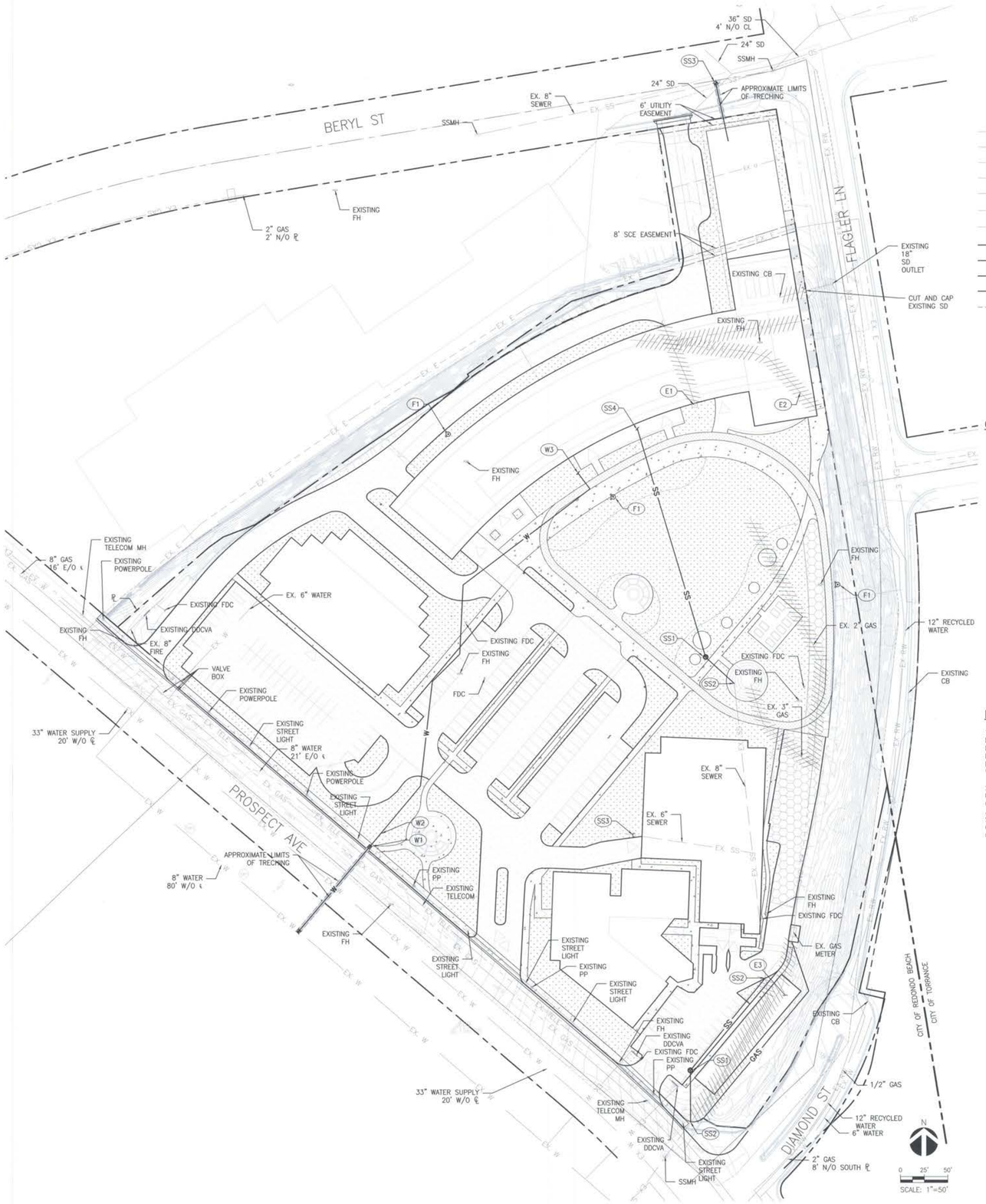
BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO. 19010

DRAWING TITLE: LOW IMPACT DEVELOPMENT/ DRAINAGE PLAN

SCALE: AS NOTED
DATE: 01/06/20
DRAWN: Author CHECKED: Checker
SHEET NO. C300



LEGEND

- POINT OF CONNECTION
- UNKNOWN UTILITY CONTINUATION
- BACKFLOW ASSEMBLY
- WATER METER
- FIRE DEPARTMENT CONNECTION (FDC)
- DEMO UTILITY PIPE
- EX. W — EXISTING WATER PIPE
- EX. SD — EXISTING STORM DRAIN PIPE
- EX. GAS — EXISTING GAS PIPE
- EX. TELE — EXISTING TELECOM CONDUIT
- EX. E — EXISTING ELECTRICAL SERVICE
- EX. RW — EXISTING RECYCLED WATER
- EX. U — EXISTING UTILITY (UNKNOWN)
- W — PROPOSED WATER SERVICE
- SS — PROPOSED SEWER
- E — PROPOSED ELECTRICAL SERVICE
- GAS — PROPOSED GAS SERVICE
- EASEMENT
- LANDSCAPE.
- CONCRETE PAVING.
- ASPHALT PAVING. DEPTH OF ASPHALT AND BASE TO MATCH EXISTING.
- COMPACTED DG PER LANDSCAPE PLANS.
- GRASSCRETE

CONSTRUCTION NOTES

DOMESTIC WATER

- (W1) PROPOSED WATER METER.
- (W2) PROPOSED BACKFLOW PREVENTER.
- (W3) POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.

FIRE WATER

- (F1) PROPOSED FIRE HYDRANT.

SANITARY SEWER

- (SS1) PROPOSED MANHOLE.
- (SS2) CONNECT TO EXISTING SEWER LINE. CONTRACT TO VERIFY IN FIELD.
- (SS3) CUT AND CAP EXISTING SEWER AT NOTED LOCATION.
- (SS4) POINT OF CONNECTION TO BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.

ELECTRICAL

- (E1) EXISTING TRANSFORMER
- (E2) DEMO EXISTING ELECTRICAL LINE. CONTRACTOR TO COORDINATE SAFE-OFF PRIOR TO DEMOLITION.
- (E3) PROPOSED ELECTRICAL YARD.

EXISTING UTILITY NOTES

1. THE PROPOSED UTILITY DESIGN IS BASED ON EXISTING UTILITIES AND PROVIDED HEREON FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO PERFORM POTHOLES AT UTILITY CROSSINGS MARKED ON THIS PLAN TO VERIFY DEPTHS OF EXISTING UTILITIES USING HYDRO-EXCAVATION METHOD. CONTRACTOR TO NOTIFY DISTRICT AND ENGINEER OF RECORD ON ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW UTILITIES.

2. EXISTING ACP PIPE LOCATIONS HAVE BEEN NOTED HEREON BASED ON EXISTING UTILITIES. ADDITIONAL ACP PIPE MAY BE LOCATED WITHIN THE PROJECT LIMITS. CONTRACTOR TO TAKE PROPER PRECAUTIONS WHEN EXCAVATING FOR CONSTRUCTION AND DEMOLITION. IF PIPE MATERIAL IS DETERMINED TO BE ACP, CONTRACTOR SHALL NOTIFY DISTRICT AND CAMPUS PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL REFER TO PROJECT HAZ. MAT. REPORT FOR ALL DEMOLITION OF EXISTING ACP PIPE.

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CIVIL
STATE OF CALIFORNIA

SIGN DATE 01/28/2022

NO.	DATE	REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

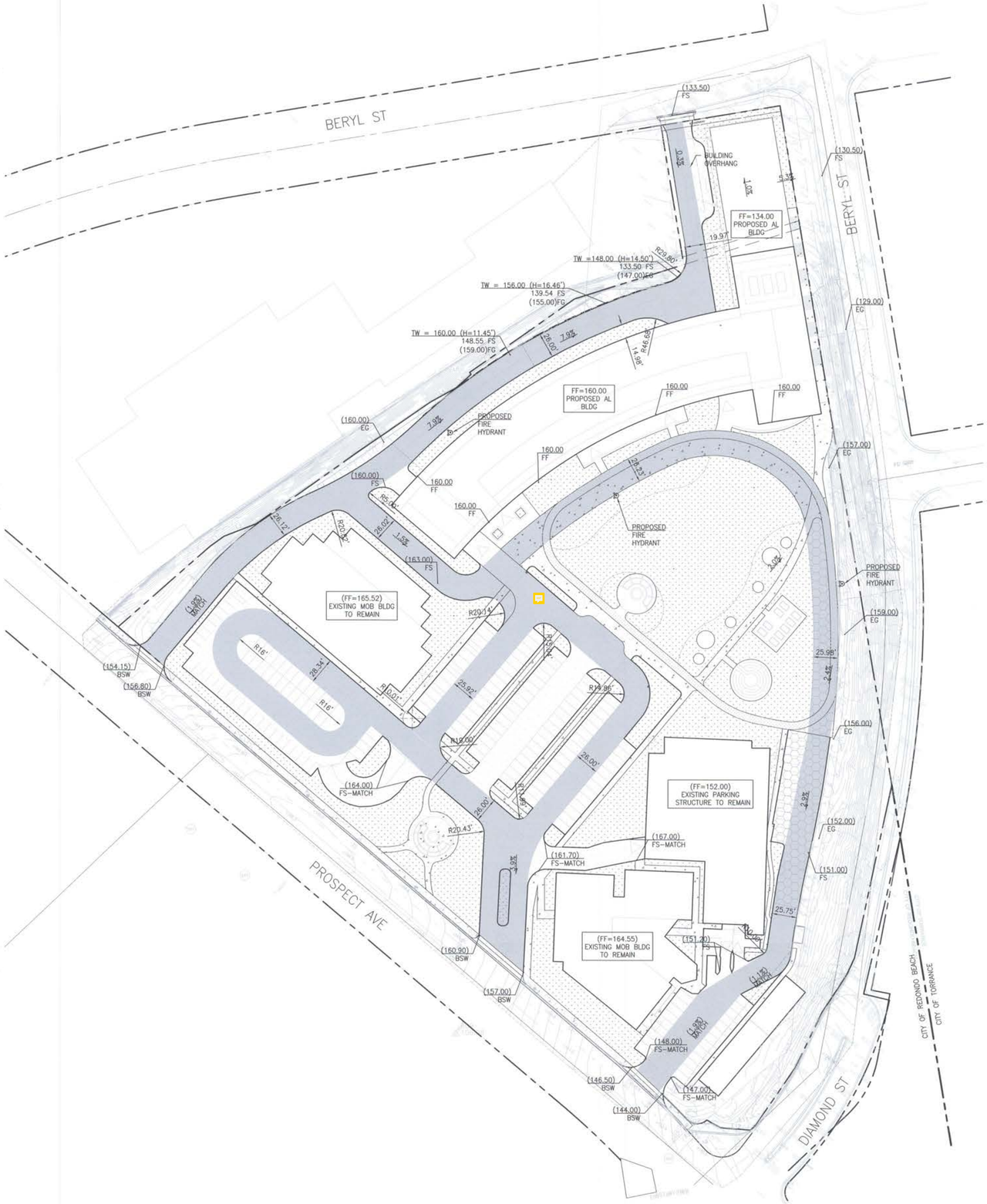
DRAWING TITLE
UTILITY PLAN

SCALE
AS NOTED

DATE
01/06/20

DRAWN: Author
CHECKED: Checker

SHEET NO.
C400



LEGEND

- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- FIRE ACCESS ROAD
- LANDSCAPE.
- CONCRETE PAVING.
- ASPHALT PAVING. DEPTH OF ASPHALT AND BASE TO MATCH EXISTING.
- COMPACTED DG PER LANDSCAPE PLANS.
- GRASSCRETE.

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PMA PROJECT NO.
19010

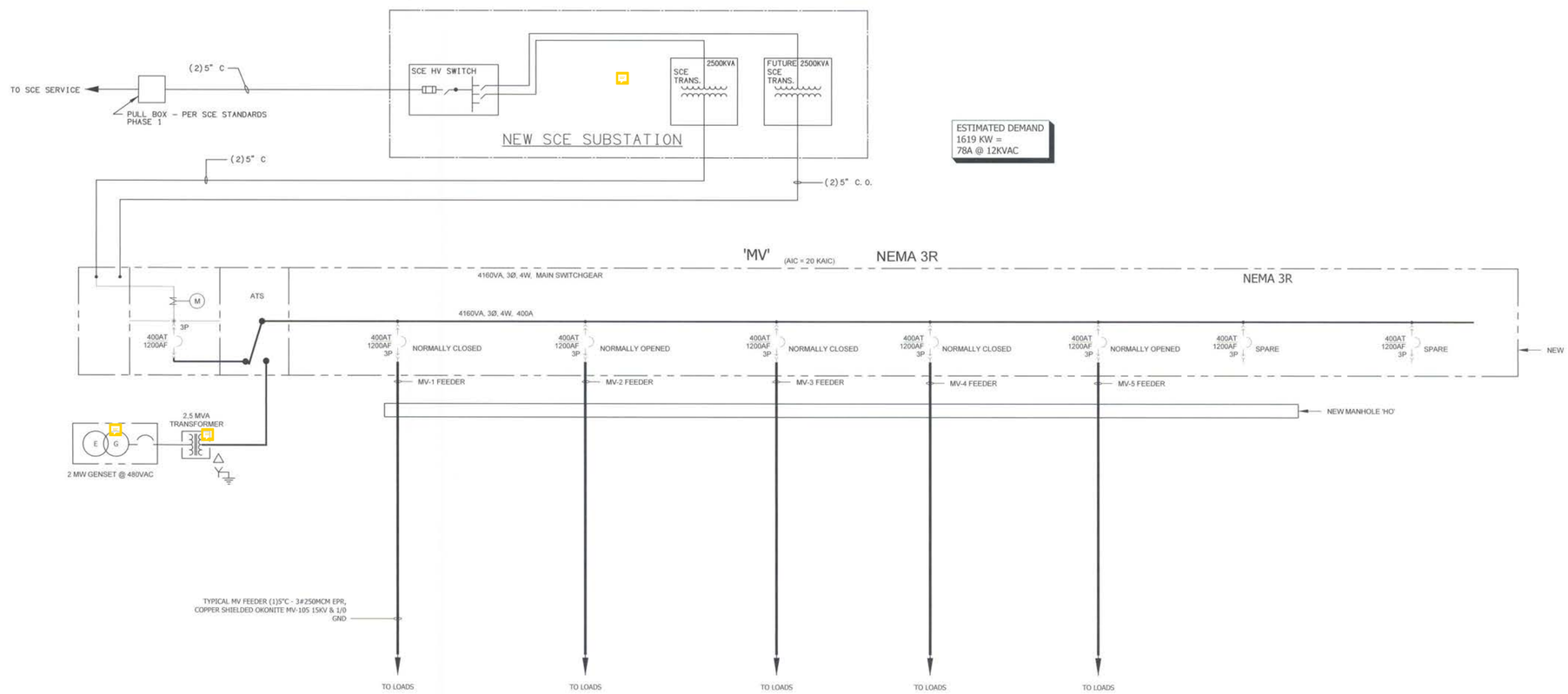
DRAWING TITLE
FIRE ACCESS PLAN

SCALE
AS NOTED

DATE
01/06/20

DRAWN: Author
CHECKED: Checker

SHEET NO.
C500



NEW 4160VA MEDIUM VOLTAGE SERVICE FROM SCE SINGLE LINE DIAGRAM

SCALE: NONE

1 / E200

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LUCCI & ASSOCIATES INC.
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DRAWING TITLE
NEW 4160VA MEDIUM VOLTAGE SERVICE FROM SCE SINGLE LINE DIAGRAM

SCALE
As indicated

DATE
01/29/2022

DRAWN L. K./D. S.
CHECKED K.L.

SHEET NO.
E200

L.A.I.# 22-503 PAPER SIZE 42"x30"

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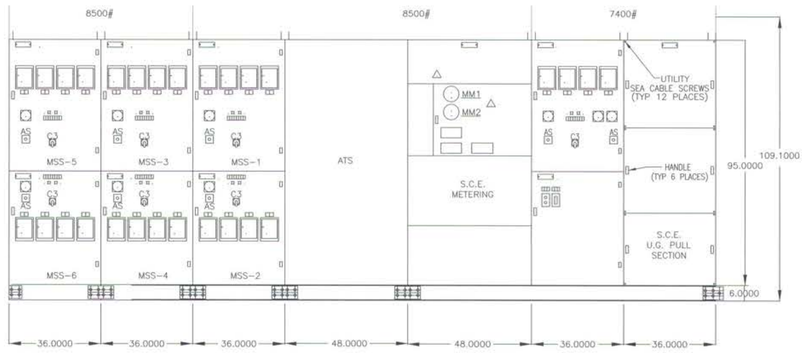
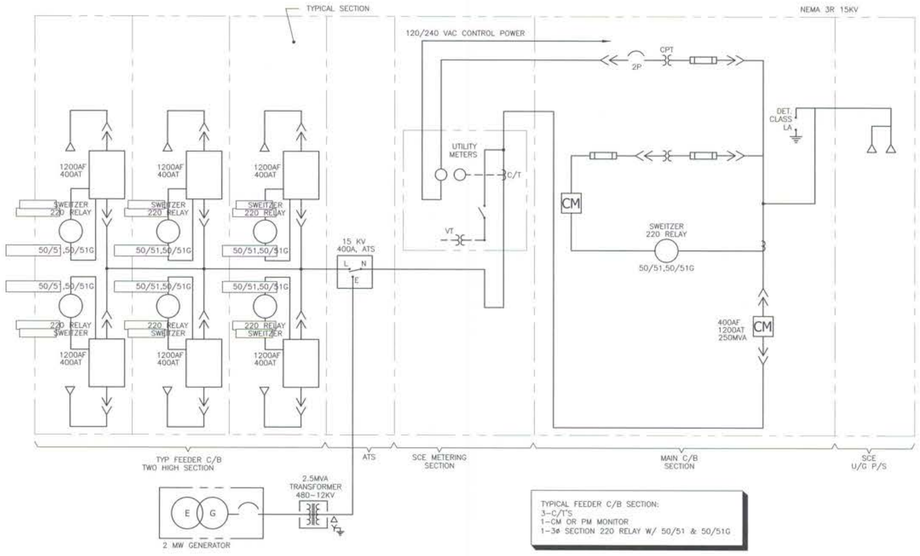


METAL CLAD 15KV SWITCHGEAR FRONT ELEVATION

SCALE: NONE

NEMA 3R

2 / E201

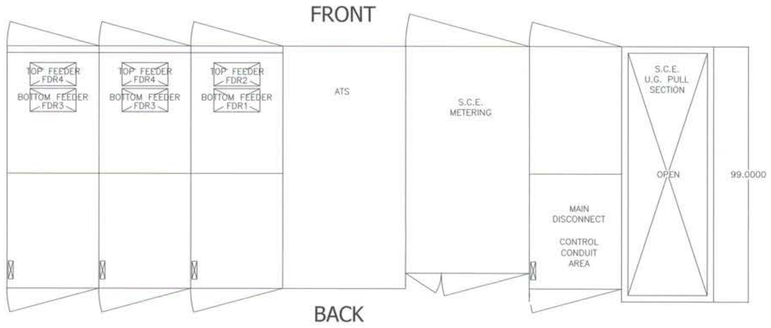


METAL CLAD 'HVMSB' 15KV SWITCHGEAR SINGLE LINE

SCALE: NONE

NEMA 3R

3 / E201



15KV SWITCHGEAR PLAN VIEW

SCALE: NONE

NEMA 3R

1 / E201

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PMA PROJECT NO.
19010

DRAWING TITLE
METAL CLAD 5KV SWITCHGEAR ELEVATIONS

SCALE
As indicated

DATE
01/29/2022

DRAWN L. K./D. S.
CHECKED K.L.

SHEET NO.
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L.A.I.# 22-503 PAPER SIZE 42"x30"

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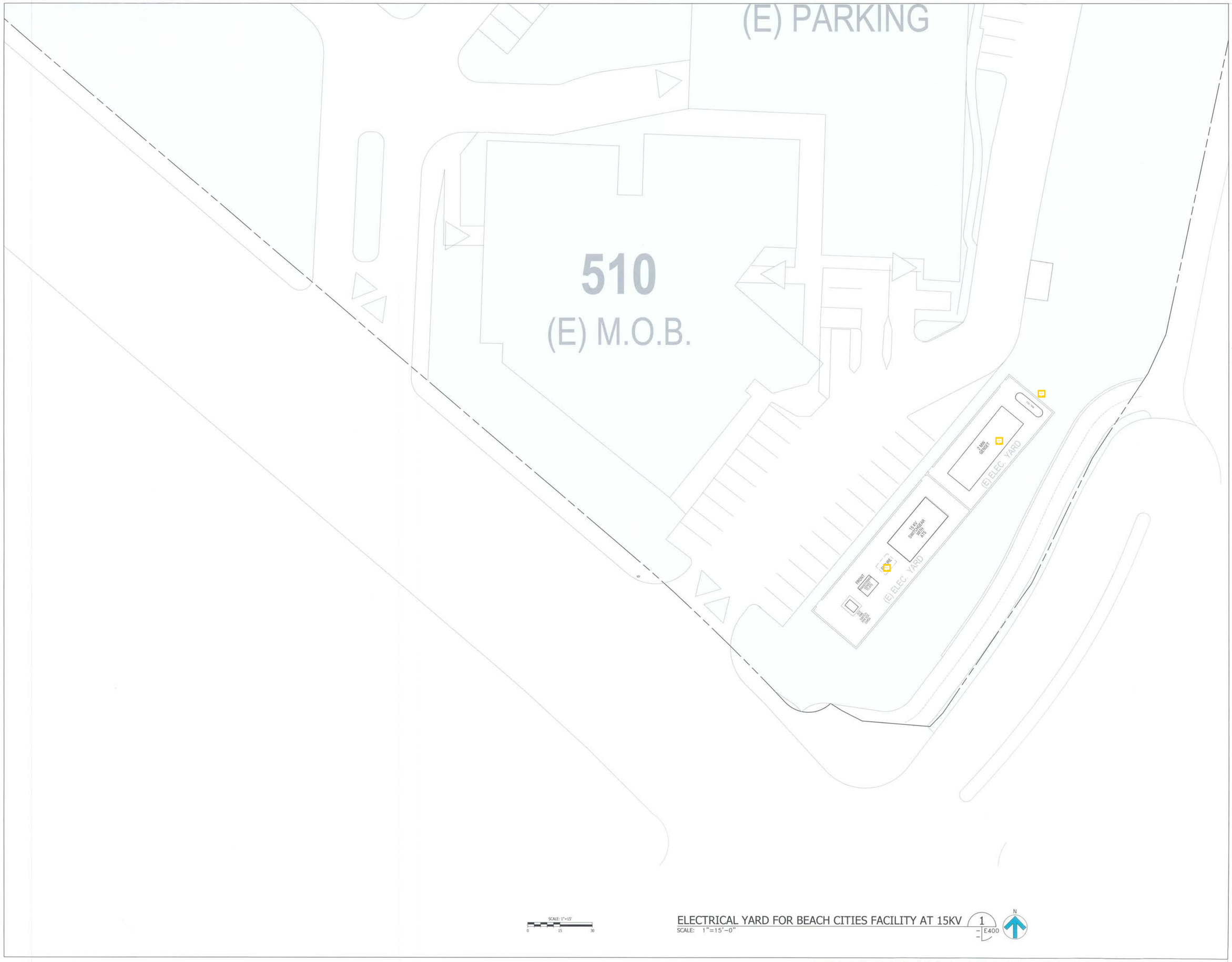

ELECTRICAL YARD FOR BEACH CITIES FACILITY AT 15KV

SCALE: 1"=15'-0"

1 / E400

N

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514 NORTH PROSPECT AVE.
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
ELECTRICAL YARD FOR BEACH CITIES FACILITY AT 15KV

SCALE
As indicated

DATE
01/29/2022

DRAWN L. K./D. S. CHECKED K.L.

SHEET NO.
E400

L.A.I.# 22-503 PAPER SIZE 42"x30"

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DRAWING: G:\22\503\EL\Sheets\22-503E400.dwg

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From: Frank Briganti <fjbriganti@aol.com>
Sent: Saturday, April 16, 2022 4:07 PM
To: Planning Redondo <Planningredondo@redondo.org>
Subject: BCHD Power plant at that massive 15 yr Project on Prospect!

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

For The Public Record.
To all Members & City Officials
Re: BCHD Massive Project
On site Power Plants

*NO Unconditional or Conditional Permits for the BCHD Project be GRANTED

1.Question what official documents have been filed & reviewed by The RDB city , Planning Comm, RDB Fire Dept, etc.
Why we're the area residents West Torrance (300+ homes & Towers School) Who will be impacted not notified.
EPA & Coastal Comm fillings .

2. Where are the BCHD & Developers Bonds in place with RDB city for Finance & Completion of the Project?
3. Where are the Emergency Plans (Hazardous waste, Fire, Comtamination, etc)?
On file at and approved but the RDB Fire & RDB police depts?
4.Where is the plan for Discovery(ancient , tribial,etc) Dept of Interior?
Thanks Dr. Briganti
4.00 PM April 16, 22

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Tuesday, March 8, 2022 11:33 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: BCHD CUP and PCDR Comments from StopBCHD.com Neighborhood Group

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

The attached is public comment to the Planning staff and Commission regarding the BCHD CUP and PCDR.

Analysis and Summary of BCHD February 2, 2022 Plan Set

Withheld from the Public until February 24, 2022

Stop BCHD Overdevelopment

Protect Our Neighborhood and Home Values for Future Generations

Contents of this Summary

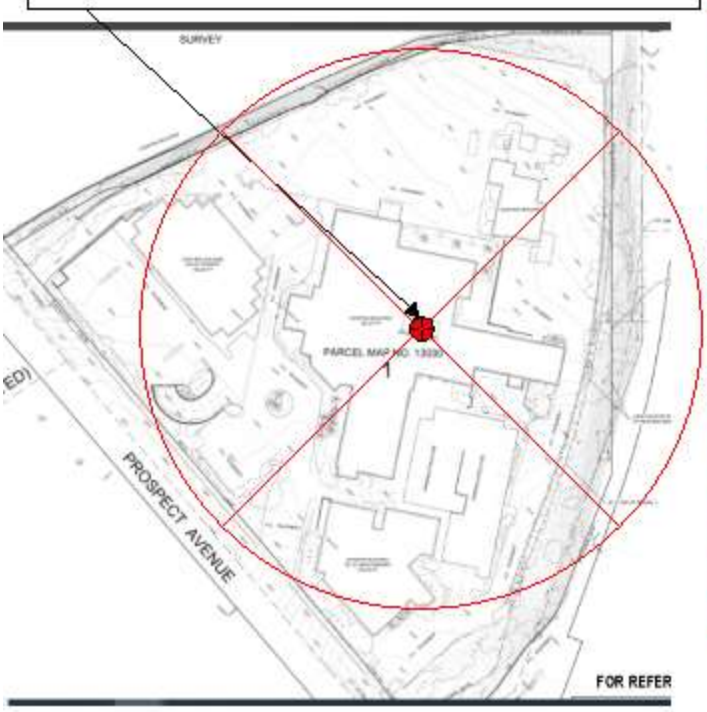
- Important pages of the BCHD 2/2/22 presentation are analyzed

- **FRAMING COMMENTS**
- BCHD is using a single, 968 sqft "Penthouse" on the failed hospital building to establish the height of hundreds of thousands of square feet of development
- BCHD fails to include Phase 2 concepts in the design
  - In 2020, BCHD removed 160,000 sqft of underground parking from the Phase 1 buildings
  - BCHD instead added an 8-10 story parking ramp at Prospect & Diamond
  - Planning Commission, City Council, and Courts if needed must also accept the Phase 2 ramp plan – OR – they must deny BCHDs current plan and require underground parking
- Highest Point (another "Penthouse"?) appears to be 127.5-ft above Beryl St. and 97.5 feet above the base of the building
- Building rooflines appear to be at 106.5-ft above Beryl and 76.5-ft above the base of the building

Campus maximum height of 76-feet represents 968 sqft (0.3%) of building floor space and nearly centered on plot

"Penthouse"
968 sqft / 76-ft height
Represents only 0.3% of campus floor space (CEQA NOP Jun 2019)

Rest of All Prospect Ave Campus Buildings
51.5-ft or SHORTER for 99%+ of floor space



Comment: South Bay Hospital was sited nearly centered in the land plot in order to minimize bulk, mass, and visual disturbance to the surrounding areas. BCHD proposes to exceed the height of over 99% of the existing campus buildings with its perimeter, mass and bulk maximizing buildings.

BCHDs proposal to site the RCFE on the North and East perimeters; an 8-10 story parking structure caused by removal of 160,000 sqft of subterranean parking from the 2019 CEQA NOP Plan; and a 4-story building on the west perimeter must be rejected.

BCHD 02/02/2022 Drawing Set 3/35

BCHD effectively drew a line across the top of the 968 sqft "Penthouse" at 76-feet above ground and claimed the right to build up to 76-feet ANYWHERE on the 10 acres

"Penthouse"
968 sqft / 76-ft height
Represents only 0.3% of campus floor space (CEQA NOP Jun 2019)

Comment: When peak height is centered in a lot, it is minimized. When peak height is only 0.3% of total buildings sqft, it is visually small.

BCHD is moving that maximum height to the perimeter and also increasing it to approximately 300,000 sqft or a 30,000% increase.

BCHD exploded the 968 sqft "penthouse" in the center at 75-feet high into a 292,170 sqft building set on the far north and east perimeter of campus

Comment: BCHD Deceptive Practice #1: Only 0.3% of the campus buildings are at 76-feet high

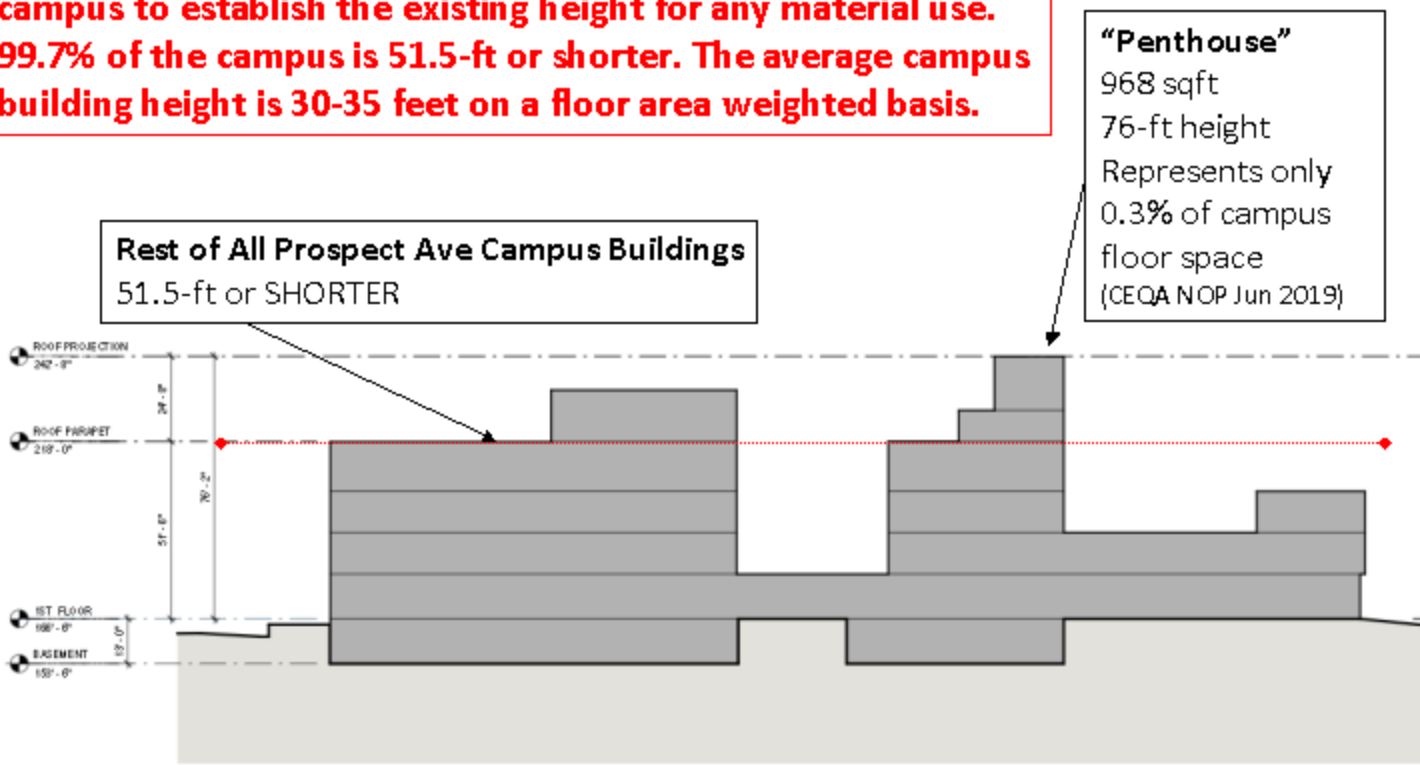
BCHD Deceptive Practice #2: The 0.3% at 76-feet is nearly centered on the parcel, thereby minimizing its negative impact, lack of similar character, mass, and inconsistent design with surrounding neighborhoods and design guidelines

BCHD Deceptive Practice #3: Building 30,000% more building at the same maximum height on the North and East perimeter accentuates the lack of consistency in scale, mass, design, height, and maximizes property value declines.

BCHD 02/02/2022 Drawing Set 8/35

Over 99% of the existing South Bay Hospital (BCHD) campus floor space is at 51-feet tall or lower

Comment: BCHD cannot be allowed to use 0.3% of the campus to establish the existing height for any material use. 99.7% of the campus is 51.5-ft or shorter. The average campus building height is 30-35 feet on a floor area weighted basis.



EXISTING 514 BUILDING

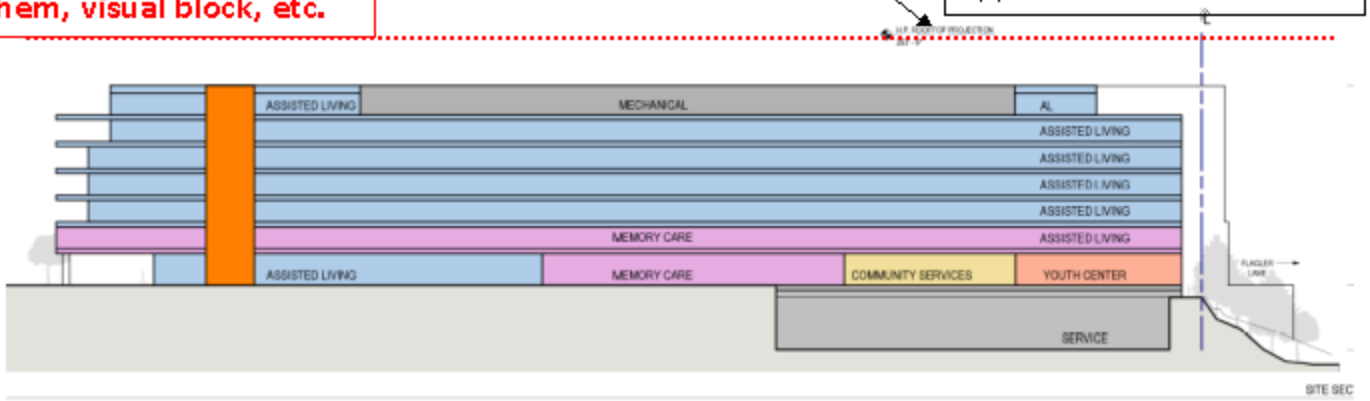
BCHD 02/02/2022 Drawing Set 13/35

Maximum proposed roofline height is 76-feet, however maximum building height with mechanical rooms, etc. is 97-feet on the 300,000 sqft structure.

Comment: BCHD continues to leave the public in the dark about the design and visual blight by failing to provide details of the 21-foot projections, such as location, number of them, visual block, etc.

H.P. ROOFTOP PROJECTION
263' - 6"

"HP – Highest Point"
At 97-feet tall, there are some unknown mechanical rooms, "penthouses" and other apparatus



BCHD 02/02/2022 Drawing Set 15/35

All of BCHD visualizations are "gamed" to minimize the size of the buildings and viewblocks

Why is BCHD Gaming the Perspective? So their buildings look SMALLER.
The simulation on the LEFT is from Google Earth Pro. In order to gain the same perspective as BCHD claims to be street views – the Point-of-View had to be moved 16-feet above the ground to match BCHDs deception
The simulation on the RIGHT is a deliberately deceptive view by BCHD to minimize the size of their development.

Comment: On the Google Earth Pro model you can see through the walls back to the existing buildings. Note how much larger the proposed structure is because of its incorrect location on the perimeter vs. being in the center of the site. The BCHD proposal is inconsistent with the neighborhood and inconsistent in mass, scale, and bulk.

--
STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

Stop BCHD Comment

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Monday, March 7, 2022 6:50 PM
To: cityclerk@hermosabeach.gov; CityClerk <CityClerk@redondo.org>; cityclerk@torranceca.gov; cityclerk@manhattanbeach.gov; Brandy Forbes <Brandy.Forbes@redondo.org>; Martinez, Oscar <OMartinez@torranceca.gov>
Subject: PUBLIC COMMENT - BCHD CONDITIONAL USE AND DESIGN REVIEW

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Dear Mayors, Councils, Planning Commissioners and Planning Directors:

The following represent questions from the local group StopBCHD (StopBCHD.com) regarding the BCHD private RCFE and other commercial ventures on the P-CF property at the site of South Bay Hospital.

History shows that BCHD will not answer them, so they are formally submitted to the owners of BCHD (Redondo, Hermosa and Manhattan) and the Torrance and Redondo Beach planning processes.

Thank you.

QUESTION LINKS
https://www.stopbchd.com/post/questions-1-for-bchd-at-conditional-use-permit-meetings-this-week

https://www.stopbchd.com/post/questions-2-for-bchd-cup-meetings

https://www.stopbchd.com/post/10-hard-questions-for-bchd-on-its-over-development-proposal

Questions for BCHD CUP Meetings

1. Over 1,200 surrounding residents petitioned to reduce the size of the project. BCHD increased the height from 60-ft (2019) to 76-ft (2020) to 103-ft (2021) to a current High Point of 97-ft. WHY DID BCHD DISRESPECT RESIDENTS?

2. BCHD removed 160,000 sqft of underground parking after the petition and replaced it with an 8-10 story ramp at Prospect & Diamond. WHY DID BCHD DISRESPECT RESIDENTS and INCREASE the amount of surface building size?

3. BCHD is building 76 to 97-foot tall buildings on the edge of the lot along Beryl, Flagler, Prospect and Diamond. The lot is already 30+ feet above surrounding residential neighborhoods. WHY IS BCHD FAILING TO "RESPECT THE NATURAL TERRAIN" as required to meet Redondo Beach Municipal Code (RBMC)?

4. South Bay Hospital failed in 1984 as a public owned hospital after only 24 years. WHY WON'T THE BCHD BOARD FAIL YET AGAIN?

5. BCHD is planning to build 792,000 sqft of buildings – which is more square feet than all the Beryl Heights homes added together. HOW CAN BCHD CLAIM THAT ITS PLAN IS COMPATIBLE WITH SURROUNDING USES AND PROPERTIES?

6. BCHDs plan will have buildings up to 160-feet above surrounding properties. HOW IS THAT COMPATIBLE AS REQUIRED BY RBMC?

7. According to BCHDs marketing firm, less than 10% of tenants in the $12,500/month senior housing will be from Redondo Beach. WHY SHOULD REDONDO BEACH SUFFER THE DAMAGES FOR NON-RESIDENTS?

8. Less than 20% of tenants will be from the beach cities that OWN and FUND BCHD. WHY SHOULD THIS BE ALLOWED ON TAXPAYER PURCHASED LAND?

9. The City of Redondo Beach declared that RCFE on P-CF zoning is a PRIVATE USE. WHY SHOULD THE PUBLIC ALLOW A PRIVATE USE ON OUR LAND?

BCHD Health District

Questions #2 for BCHD CUP Meetings

1. BCHD also needs a Planning Commission Design Review (PCDR) that occurs concurrently with the CUP. WHY IS BCHD HIDING THE CONCURRENT DESIGN REVIEW?

2. CUP requires "will not adversely affect surrounding uses and properties" and surrounding neighbors report adverse impacts from the current 1/3rd the size compound. HOW WILL BCHD PROVE NO ADVERSE IMPACTS?

3. The 30-foot elevated hospital site is only adequate for development with setbacks that place new contruction away from residenital areas and in the center of the site. WHEN WILL BCHD PROVIDE A DESIGN THAT CONFORMS WITH THE CUP AND HAS DEEP SETBACKS ON 100-FT TALL BUILDINGS?

4. BCHDs horseshoe shape will direct noise directly into Torrance neighborhoods to the east. HOW WILL BCHD GUARANTEE NO OUTDOOR NOISE AFTER 7PM?

5. BCHDs horseshoe shape will direct noise directly into Torrance neighborhoods to the east. WHEN WILL BCHD PROVIDE A FULL COURTYARD DESIGN WITHOUT SOUND LEAKAGE?

6. The PCDR "is established to ensure compatibility." The City of Redondo Beach declared that Kensington at 35-feet is compatible with its surrounding 2-story neighborhoods. WHY IS BCHD FALSELY CLAIMING ITS COMPOUND IS NEIGHBORHOOD COMPATIBLE?

7. The PCDR requires "location of buildings and structures shall respect the natural terrain of the site " BCHD is building on the perimeter of a 10-acre, 30-foot elevated site. WHEN WILL BCHD PROVIDE DESIGNS THAT RESPECT THE SITE BY REDUCING HEIGHT AND INCREAING SETBACKS?

8. PCDR designs are "consistent with the intent of residential design guidelines." WHEN WILL BCHD PROVIDE COMPLYING DESIGNS FOR ITS CONCRETE COMPOUND?

9. An intent of residential design guidelines includes "site design, architectural design, and high quality materials that are compatible with the existing neighborhood." BCHDs design is incompatible with Beryl Heights and Torrance Hill Overlay. WHEN WILL BCHD PROVIDE DESIGNS THAT ARE COMPATIBLE?

10. An intent of residential design guidelines includes designs that are "compatible in mass, scale, and other design features with surrounding development; and preserve and contribute to the unique character of established neighborhoods." BCHDs design is incompatible with Beryl Heights and Torrance Hill Overlay. WHEN WILL BCHD PROVIDE DESIGNS THAT ARE COMPATIBLE?

10 Hard Questions for BCHD on its Over Development Proposal

Updated: 2 days ago

1. **WHY DID BCHD ABANDON ITS COMMITMENT TO PROTECT NEIGHBORS WITH A BUFFER ZONE?** In June of 2017, BCHD committed to protect surrounding neighborhoods with a buffer zone of surface parking and greenspace. Why did BCHD abandon protecting the neighbors and instead propose a 100-foot tall building on the north & east; an 8-10 story parking ramp on the southwest, and a 76-foot tall building on the west? (June 2017 Community Working Group presentation by BCHD)
2. **WHY DID BCHD IGNORE THE VOICES OF OVER 1,200 SURROUNDING RESIDENTS?** BCHD has increased the height and square feet of above ground buildings since the presentation of a petition from neighbors to BCHD and Assemblymember Muratsuchi. BCHD increased compound height from 60-feet to 76-feet to 103-feet and is now at 97-feet.
3. **WHY DOES BCHD CLAIM THE EXISTING CAMPUS IS 76-FEET TALL?** Only 0.3% or 968 sqft of the campus's 312,000 sqft is 76-feet tall. The rest of the campus, over 99%, is 51-feet tall or less. Why should BCHD be allowed to go above 51-feet tall?
4. **WHY IS BCHD BUILDING $12,500/MO SENIOR HOUSING THAT IS ONLY AFFORDABLE FOR A SMALL NUMBER OF HERMOSA, MANHATTAN, AND REDONDO RESIDENTS?** BCHDs consultant report Exhibit 3-3 shows less than 20% of income qualified senior tenants are expected to be from the three beach cities that own and tax fund BCHD.
5. **WHY SHOULD BCHD BE ALLOWED TO DAMAGE LOCAL NEIGHBORHOODS TO LEASE OUR PUBLIC LAND TO A PRIVATE DEVELOPER TO HOUSE 80% WEALTHY NON-RESIDENTS?** The land was condemned by South Bay Hospital and paid for by voter approved bonds. Why should local residents suffer 100% of the damage from construction and 50-100 years of operation to allow 80% non-resident tenants on our public land?
6. **WHY DID BCHD IGNORE THE DAMAGES ITS LOUD NOISE WILL MAKE?** Many studies were presented to BCHD about the mental and physical health damages from noise. Because BCHD wants to build 100-feet tall, it will damage surrounding neighborhood health for 5 years of construction (and longer in operation). BCHD ignored the noise damages and the solution of reducing the height of the massive BCHD compound.
7. **WHY IS BCHD BUILDING AN $8,000 PER MONTH "PACE" (ADULT DAYCARE) FACILITY FOR ONLY 17 RESIDENTS OF MANHATTAN, HERMOSA, AND REDONDO BEACH?** BCHD is planning a PACE facility for 400 patients. Only 1 in every 1,000 seniors in the U.S. uses PACE. The three beach cities that own BCHD have only 17,000 seniors, so that's only 17 likely patients or 4% of facility capacity. Over 95% of BCHDs PACE patients will be NON-RESIDENTS based on US averages and will be bussed in using polluting vehicles that add traffic to our streets. 99% of PACE patients receive Medicare and MediCaid and 100% of PACE patients are MediCaid certified for nursing home care. Those are very limiting requirements.
8. **WHY SHOULD REDONDO BEACH RESIDENTS BE FORCED TO ENDURE THE DAMAGES OF BCHD CONSTRUCTION AND CONTINUED OPERATION?** Fewer than 10% of the wealthy tenants are predicted to be from Redondo Beach according to BCHD Exhibit 3-3. About 2% of the PACE patients are expected to be from Redondo Beach. Why should Redondo Beach suffer 100% of the damages for generations for trivial benefits?

9. **HOW IS A 100-FOOT TALL COMMERCIAL BUILDING ON THE EDGE OF A 30-FOOT ELEVATED SITE COMPATIBLE WITH SURROUNDING NEIGHBORHOODS?** Surrounding Torrance and Redondo Beach neighborhoods have height limits of 30-feet and below. BCHD believes that it has a RIGHT to build to heights over 150-feet above the neighbors. That cannot be compatible with Conditional Use, Design Review, or Design Guidelines.
10. **WHY DOES BCHD REFUSE TO USE LOW-COST PUBLIC BONDS TO BUILD THIS AS A PUBLIC FACILITY?** BCHD is planning to lease our public land to a commercial developer to make a for-profit facility. Why is BCHD circumventing voters that could provide low-cost bond financing, the same way they did for the South Bay Hospital?

Email these and any other concerns to the Redondo Beach Council and Planning Commission at cityclerk@redondo.org and brandy.forbes@redondo.org BCHD must be able to answer these questions and more - and honestly - its doubtful they have answers.

--

STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

From: **Tim Ozenne** <tozenne@gmail.com>
Date: Wed, Mar 2, 2022 at 11:52 AM
Subject: BCHD and its HLC Application
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: <investor@ttc.lacounty.gov>, <steven.diels@redondo.org>, Paul Novak <pnovak@lalafco.org>, Eleanor Manzano <cityclerk@redondo.org>

Dear Redondo Planning Commission:

This is my preliminary comment on BCHD's "Health Living Campus Project" (HLC). If additional details on this project are made public, I would expect to extend these comments.

Background

It is my understanding that Beach Cities Health District (BCHD) has applied for approval of its design for a residential facility and a conditional use permit for that facility, and that BCHD submitted a pre-application for the facility on February 24. While BCHD has posted part of the pre-application package on its own website, only a 35-page "Drawing Set" contains specific information about the project. So, like most people affected by the plan, I lack specifics about it or the issues that Redondo will address in the review and CUP application. Nevertheless, I am especially interested in how the proposed facility would be taxed.

Please take note that in 2015 the Redondo city council approved the EIR for the Kensington retirement facility in Redondo. Plainly, the Kensington and the proposed BCHDD facility are both residential facilities for the elderly, so I would expect similar treatments.

Comment

Here, I would point out that, in the case of the Kensington, the EIR declared that converting to a private use necessarily would result in a new property tax treatment. At page 220 of the approved EIR, it states:

> As the proposed project would be a private use on a public site, the use would be subject to standard property taxes, contributing revenue to the City.

So, as a matter of simple equity, I would expect the tax treatment of Kensington and the tax treatment of BCHD's facility would be the same. Obviously, Redondo's property tax revenues for each will depend on land

values, on the value of improvements, and so forth. But I can't imagine a reason for one facility to bear taxes while the other does not.

Also, as to fairness not just for Kensington but for virtually all taxpayers, I would add that the proposed BCHD facility will impose costs on the city of Redondo, including police, fire and emergency medical assistance. BCHD's current tax exemption makes little sense in view of its reliance on the city for services.

Thus, I am interested in learning what arrangements, if any, have been made to tax the land and improvements for the BCHD HLC project. If BCHD has, indeed, proposed to bear property taxes on its new facilities if the CUP application is approved, I think the public should know what terms and conditions would apply. If no such terms are being considered, that too should be made clear to the public.

Thank you.

Tim Ozenne

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, March 9, 2022 11:35 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Formal Comment to the BCHD CUP/PCDR/RDG Compliance Record

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

BCHD does not appear to be in compliance with state law regarding the re-use of its site for a private, non-hospital use, and as such, it seems as though issuance of a Conditional Use Permit (or other permits) to an entity without California statute legal compliance to develop the project is not possible by Redondo Beach. And even if possible, it fails to meaningfully protect the taxpayers and residents of Redondo Beach.

As a taxpayer and property owner in Redondo Beach, I am concerned that our P-CF land could be encumbered for 50-100 years via the issuance of permits from the City of Redondo Beach to an entity that has not followed State code, and has not perfected the right to reuse an eminent domain parcel that was subject to public necessity for the use of a hospital for the benefit of the 3 cities that formed the district.

CONDEMNED FOR A HOSPITAL VIA RESOLUTION
1. SBHD condemned the Prospect site and executed an eminent domain taking with a resolution that explicitly stated the development of a hospital for the benefit of Redondo, Hermosa, and Manhattan Beach.

https://997a1793-f35a-4723-b5b6-cceb315a50be.usrfiles.com/ugd/997a17_214dec8184424e118a3e34488ad5d3f0.pdf

1 VI
2 That the public interest, convenience and necessity
3 require the acquisition by plaintiff of fee title to certain real
4 property hereinafter described for the purpose of constructing
5 upon said real property and operating on said real property a
6 hospital in order to provide hospital facilities for the various
7 residents who reside within the South Bay Hospital District.

REQUIRES A RESOLUTION OF NECESSITY TO CHANGE USE
2. Since the land was taken through eminent domain, and the District is changing the use of the land from a Hospital - the explicit use of the condemnation, the code states that a Resolution of Necessity is required to change the use.

State Code Regarding the Definition of the Taking

Mark Nelson Comment

1245.245. (a) Property acquired by a public entity by any means set forth in subdivision (e) that is subject to a resolution of necessity adopted pursuant to this article shall only be used for the public use stated in the resolution unless the governing body of the public entity adopts a resolution authorizing a different use of the property by a vote of at least two-thirds of all members of the governing body of the public entity, or a greater vote as required by statute, charter, or ordinance. The resolution shall contain all of the following:

(1) A general statement of the new public use that is proposed for the property and a reference to the statute that would have authorized the public entity to acquire the property by eminent domain for that use.

(2) A description of the general location and extent of the property proposed to be used for the new use, with sufficient detail for reasonable identification.

(3) A declaration that the governing body has found and determined each of the following:

(A) The public interest and necessity require the proposed use.

(B) The proposed use is planned and located in the manner that will be most compatible with the greatest public good and least private injury.

(C) The property described in the resolution is necessary for the proposed use.

Subdivision (e) is clear that the requirement for a Resolution of Necessity binds on eminent domain takings, as was completed by BCHD.

(e) The following property acquisitions are subject to the requirements of this section:

(1) Any acquisition by a public entity pursuant to eminent domain.

(2) Any acquisition by a public entity following adoption of a resolution of necessity pursuant to this article for the property.

(3) Any acquisition by a public entity prior to the adoption of a resolution of necessity pursuant to this article for the property, but subsequent to a written notice that the public entity may take the property by eminent domain.

BCHD ACKNOWLEDGES IT HAS NO STUDIES OR FINDINGS OF NECESSITY

3. BCHD has no Resolution of Necessity, nor does it have any evidence of such necessity.

c. According to the Needs and Market Assessment Studies or any other resource in the possession of BCHD, what is the total estimated number of RCFE units required for the "Beach Cities" that chartered the BCHD that are REQUIRED to be built by BCHD instead of the private sector in order to avoid a significant change in market cost of RCFE for the "Beach Cities" due to a short fall in the total supply of units without the BCHD units? If a change is identified, what is the estimated value per month paid by average RCFE tenant of the change?

This request does not reasonably describe identifiable records as required CA Government Code 6253, however, the District has no records to provide in response to this request. For this particular request the District does not have a chartered number of RCFE units.

1200 Del Amo Street
Redondo Beach, CA 90277
(310) 374-3426, Fax (310) 376-4738

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, March 11, 2022 3:26 PM
To: CityClerk <CityClerk@redondo.org>; CityClerk <CityClerk@torranceca.gov>; Brandy Forbes <Brandy.Forbes@redondo.org>; Michael Webb <Michael.Webb@redondo.org>; Martinez, Oscar <OMartinez@torranceca.gov>
Cc: Paul Novak <pnovak@lalafco.org>
Subject: Re: Public Comment - CUP Determination for BCHD Proposed 793,000 sqft, 103-foot tall RCFE/PACE/Medical Office Building Project

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

The public comment below (email and PDF) is being resubmitted, as recently, BCHD's CEO has been informing the public that BCHD already has a valid and usable CUP for 60 memory care units (120 beds) and is only required to gain a CUP for the incremental units.

That is simply not true. The current CUP in use by Silverado was for conversion of existing hospital rooms inside the 514 building. A new build, in a different building, at a different location of the site has whoilly different impacts that what was originally permitted. RCFE is a conditional use, not a "by right" use.

For example, under the BCHD CEO's tortured logic, BCHD could new build a 6-story building with 10 rooms per floor, on the farthest extremes of the lot and not require a new CUP. That is simply nonsensical.

BCHDs CUP for existing 60 rooms of memory care should be invalidated at the time of decommissioning of the 514 building. The new, 110-foot tall above Beryl Street, 300,000 sqft RCFE facility is a unique permitting requirement.

Mark Nelson
Redondo Beach
3+ Year BCHD Volunteer

On Mon, Dec 6, 2021 at 8:00 AM Mark Nelson (Home Gmail) <menelson@gmail.com> wrote:
Mayors, City Councils, Planning Commissioners, City Attorney and Planning Directors of Torrance and Redondo Beach:

BCHD has engaged a member of its Board-approved Properties Committee to a roughly $300,000 no-bid contract to develop and prosecute a Conditional Use Permit for BCHDs proposed Staples Center-sized project. The contract contains a bonus payment for completion within 1 year. The attached document contains excerpts from various City of Redondo Beach CUP applications, planning commission memos, and council resolutions regarding the failed Sunrise memory care project and the current Silverado project in the 514 N Prospect Medical Office Building. It is very clear that all CUP deliberation and CEQA review was conditioned exclusively on the conversion of internal space in the 514 MOB. Therefore, BCHD's future CUP consideration must set aside the existing record and be conducted with a *de novo* standard of review.

Mark Nelson
Redondo Beach
3+ Year BCHD Volunteer

cc: LALAFCO Record of BCHD Activity

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, March 11, 2022 3:26 PM
To: CityClerk <CityClerk@redondo.org>; CityClerk <CityClerk@torranceca.gov>; Brandy Forbes <Brandy.Forbes@redondo.org>; Michael Webb <Michael.Webb@redondo.org>; Martinez, Oscar <OMartinez@torranceca.gov>
Cc: Paul Novak <pnovak@lalafco.org>
Subject: Re: Public Comment - CUP Determination for BCHD Proposed 793,000 sqft, 103-foot tall RCFE/PACE/Medical Office Building Project

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3+ Year BCHD Volunteer

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Mark Nelson
Redondo Beach
3+ Year BCHD Volunteer

cc: LALAFCO Record of BCHD Activity

BCHD's Conditional Use Permit Application Must be Subject to *de novo* Review

CEO Bakaly has previously asserted that BCHD may not even require a new CUP for its proposed project and may be able to reuse the existing CUP of Silverado. Further, Bakaly recently asserted that the City was bound by the prior CUP and Design Review Findings.

That assertion is in error and BCHD's CUP application must be subject to *de novo* review and processing. The prior underlying CUP was conditioned on the conversion of an existing facility and bears no relationship to the current over 100-foot tall, roughly 250,000 sqft RCFE proposal by BCHD. In fact, the proposed Campus Master Plan requires the demolition of the existing 514 Medical Office Building (MOB) also referred to as the failed former South Bay Hospital building. Further, the information regarding the facility size, occupancy, non-resident tenancy level, and other consideration required to protect the surrounding uses and process the permit are stale. Thus, all findings of the prior CUP are inapplicable to the new build facility.

The publication description that underlies the current CUP is reproduced below and quite clearly conditions any issuance on the use of the existing 514 MOB.

CASE NUMBER: 2006-04-PC-017

APPLICANT'S NAME: SUNRISE SENIOR LIVING

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a Mitigated Negative Declaration and Conditional Use Permit to allow the conversion of three floors of an existing medical facility to a residential care facility (assisted living) with 72 beds, on property located within the Public-Community Facility (P-CF) zone.

Further, BCHD provided additional confirmation of the request being conditioned on the use of the existing building

RESOLUTION NO. 2006-05-PCR-020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING A NEGATIVE DECLARATION AND GRANTING THE REQUESTS FOR A CONDITIONAL USE PERMIT AND PLANNING COMMISSION DESIGN REVIEW TO PERMIT THE CONVERSION OF THREE FLOORS OF AN EXISTING MEDICAL FACILITY TO A RESIDENTIAL CARE FACILITY (ASSISTED LIVING) WITH 84 BEDS ON PROPERTY LOCATED WITHIN A PUBLIC-COMMUNITY FACILITY (P-CF) ZONE AT 514 NORTH PROSPECT AVENUE (CASE NO. 2006-04-PC-017)

The subsequent amendment for the use of Silverado also clearly stated the use was limited to the existing building and conversion of beds and its publication description is reproduced below.

CASE NUMBER: 2010-10-PC-023

APPLICANT'S NAME: SILVERADO SENIOR LIVING

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and amendments to an existing Conditional Use Permit and Planning Commission Design Review to allow an expansion of a residential care facility within an existing medical building on property located within a Public-Community Facility (P-CF) Zone.

And again, BCHD via a CPRA response provides confirmation that the 2010 action was conditioned on the use of the existing building:

> At its meeting on October 21, 2010 the Planning Commission granted the requests for an Exemption Declaration and amendments to an existing Conditional Use Permit and existing Planning Commission Design Review to allow the expansion of a residential care facility within an existing medical building on property located at 514 N. Prospect Avenue, Redondo Beach. Enclosed is Resolution No. 2010-10-PCR-035 which sets forth the decision and findings pertaining to your request.

Specifically, Findings 1(a) through 1(c) of the 2010 case above are conditioned on the exclusive use of the existing 514 MOB and the conversion of existing beds for memory care use. Those findings cannot be generalized to the proposed BCHD project for a facility with general assisted living, memory care, approximately 5-times the square feet, and over twice the height of 99.7% of the existing campus buildings. The proposed plan requires demolition of the 514 "existing" MOB, the basis of the prior CUP and its amendment.

Further, the entirety of Finding 2 (2(a) through 2(d)) is inapplicable to the proposed BCHD project. Finding 2 refers exclusively to the reuse of the existing 514 MOB. Findings 3, 4 and 5 are specific to the 2010 request and are also irrelevant to the proposed BCHD project. Given the irrelevance and non-applicability of the Findings to the proposed BCHD project, it follows that the Conditions and any subsequent decisions are irrelevant to the proposed BCHD project as well.

With regard to the concluded need for the facility in the 2005 application, the following claim was asserted based on the conditions in place over 15 years ago:

> undesirable impacts. The proposed facility will provide a much needed residential care facility for the elderly who require living assistance and who wish to remain living in the South Bay area.

A review of the 2005 record fails to provide any documented support for the claim as stated, so it is unclear if it were an accurate claim even then. Recent concerns regarding safety, drug use, and homelessness on the BCHD campus yielded public comments from outside the three beach cities that own and fund BCHD, clearly demonstrating that Silverado is using Redondo Beach P-CF publicly zoned land to serve mostly non-residents of both Redondo Beach and the three beach cities.

According to the CEQA record of BCHD, the project proponent and self-certifying lead agency, 92% of the RCFE tenancy will be from outside Redondo Beach and 81% will be from outside the three beach cities. Hence, with 100% of the construction and operation damages and property devaluation

damaging Redondo Beach, it is very difficult to imagine that the project has any net benefit to Redondo Beach residents. It seems far more likely to assert that the project net damages the area.

Therefore, BCHD must provide a CUP application and that application requires *de novo* review, setting aside the current use and any prior approvals based on stale data and changed conditions. The proposed project is significantly changed from the proposed Sunrise and existing Silverado projects including:

roughly 400% increase in the number of rooms;
roughly 500% increase in square footage;
practical doubling of facility height compared to 99.7% of the current campus;
move to the far north perimeter of the lot adjacent to young, lower income, brown non-homeowners with limited financial and political ability to protect themselves from BCHD's proposed project;
demolition of the "existing" building that was referred to in both the 2006 and 2010 publication descriptions; and
no foreseeable net benefits (local benefits less damages) to Redondo Beach residents.

The existing conditional use permit is fully conditioned on the use of an existing, permitted facility and bears no relationship to the much larger, taller, perimeter located facility that BCHD proposes.

Mark Nelson
Redondo Beach
3+ Year BCHD Volunteer

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, March 12, 2022 1:06 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comment - Concerns over Errors in BCHD Materials

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BCHDs documents appear to be fraught with errors.

SUBSTATION ERROR
BCHDs certified FEIR described the proposed electric substation area on Diamond St as a 4,180V facility. The design documents provided to the City of Redondo Beach and the public describe the facility as a 15kV (15,000V) substation. There is no 15kV on the SCE system, so that is an error, and is more likely 16kV. In any event, the substation is apparently a 16kV to 4kV dedicated BCHD substation, instead of a 4kV distribution substation as BCHD approved in the EIR and received public comment on.

BACKUP GENERATOR FUEL STORAGE
BCHD is proposing to have a 2,000kW diesel generator and fuel tank adjacent to Diamond St and neighbors. BCHD never disclosed to neighbors that it would have a generator or fuel tank next to their homes and the road. The facilities are currently well within the campus. Because this was non-disclosed, it is also not covered in the certification of the EIR by BCHD.

FACILITY HEIGHT
BCHD simultaneously claims in its design documents that the facility has 2 different maximum heights. BCHD has a $4.5M budget for architecture, so these sorts of errors must now be systemic in BCHDs filings.

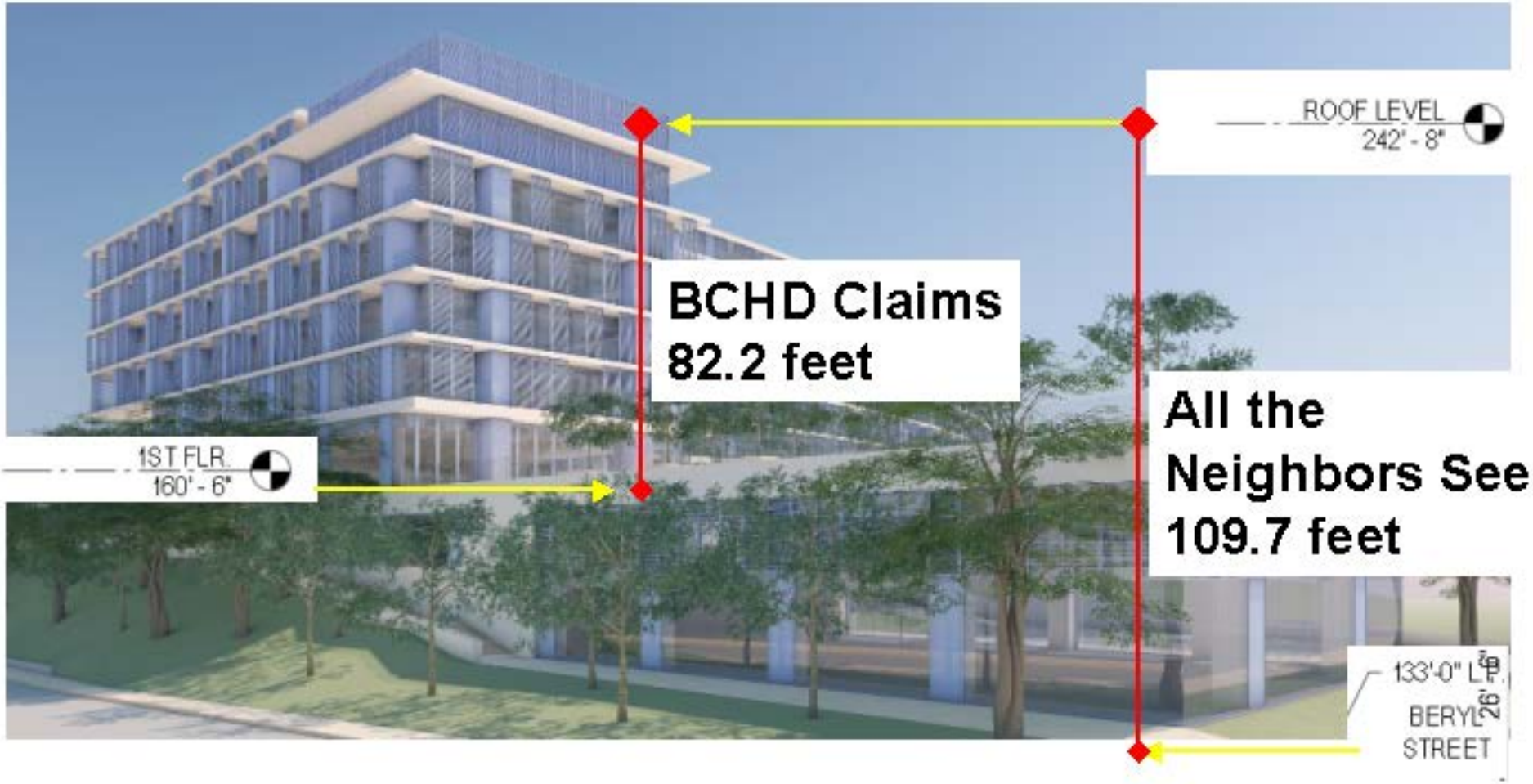
The City is obligated to proof BCHDs work on behalf of residents, and reject the certified EIR in the area of the substation and the backup generator.

--
STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

H.P. ROOFTOP PROJECTION
263' - 6"

The building HIGH POINT is marked on BCHD Drawings

Where is it? What is it? Air conditioners? View blocks? Water tanks? Elevators? Penthouses?



BCHD measures the building height from the COURTYARD

The NEIGHBORS measure from the STREET

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, March 12, 2022 4:03 PM
To: Martinez, Oscar <omartinez@torranceca.gov>; Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comment - BCHD Development Project - Redondo Beach and Torrance Planning Commissions & Directors

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According to Torrance code found at

https://www.codepublishing.com/CA/Torrance/html/Torrance09/Torrance0901.html#91.41

The Torrance Hillside Overlay Development Standards preclude the issuance of any permits by the City of Torrance to BCHD or its agents that would facilitate the development of the so-called "Healthy Living Campus" that is proposed to be roughly 110 to 150 foot above the surrounding Torrance Hillside Overlay jurisdictional development.

Specifically, the development standards require compliance with the following provisions:

a) The **proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity**;

b) The **development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity**;

c) The design provides an orderly and **attractive development in harmony with other properties in the vicinity**;

d) The **design will not have a harmful impact upon the land values and investment of other properties in the vicinity**;

e) **Granting such application would not be materially detrimental** to the public welfare and **to other properties in the vicinity**;

f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

The BCHD proposed project fails all of these criteria, and as such, the City of Torrance is precluded by its own ordinances and standards from taking any action that does not prevent, to the full extent possible, the development's negative impacts on privacy, value, view, and other key characteristics of the Torrance Hillside Overlay neighborhood.
--
STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

FULL TEXT
91.41.6 PLANNING AND DESIGN.
(Amended by O-3477)

No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, have been planned and designed in such a manner as to comply with the following provisions:

a) The proposed development will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;

b) The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;

c) The design provides an orderly and attractive development in harmony with other properties in the vicinity;

d) The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;

e) Granting such application would not be materially detrimental to the public welfare and to other properties in the vicinity;

f) The proposed development will not cause or result in an adverse cumulative impact on other properties in the vicinity.

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Monday, March 14, 2022 12:11 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>; Martinez, Oscar <omartinez@torranceca.gov>
Subject: Public Comment - BCHD CUP/Design Review - Beryl & Flagler

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Public Comment Torrance and Redondo Beach Planning Commissions and Directors:

We see at least two distinct problems with BCHDs plans as they impact the Beryl & Flagler area.

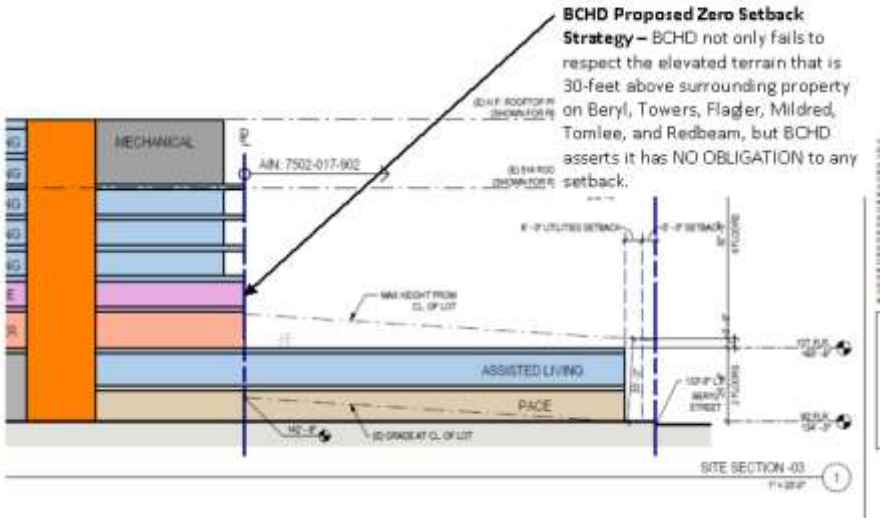
1) BCHD is attempting to build with zero setback between the P-CF lot and the C-2 lot. That is unacceptable to the surrounding neighborhoods.

2) BCHD proposed height of approximately 110 feet above Beryl & Flagler is visually twice the height of the current 0.3% of the campus at 76-feet tall, and is visually thrice the height of over 99% of the campus which is 51-feet or less. That is unacceptable to the surrounding neighborhoods. It fails to respect the natural elevated terrain, it fails to protect home values, it fails to preserve either Torrance or Redondo Beach neighborhood character, and it is in direct violation of the Torrance hillside overlay as it represents a taking of privacy, which is not allowed.

We encourage Torrance to uphold the hillside overlay and grant NO PERMITS or APPROVALS of any kind to BCHD regarding this project. Clearly, it would not be allowed in Torrance under the hillside overlay, and as such, Torrance cannot facilitate the project in any manner.

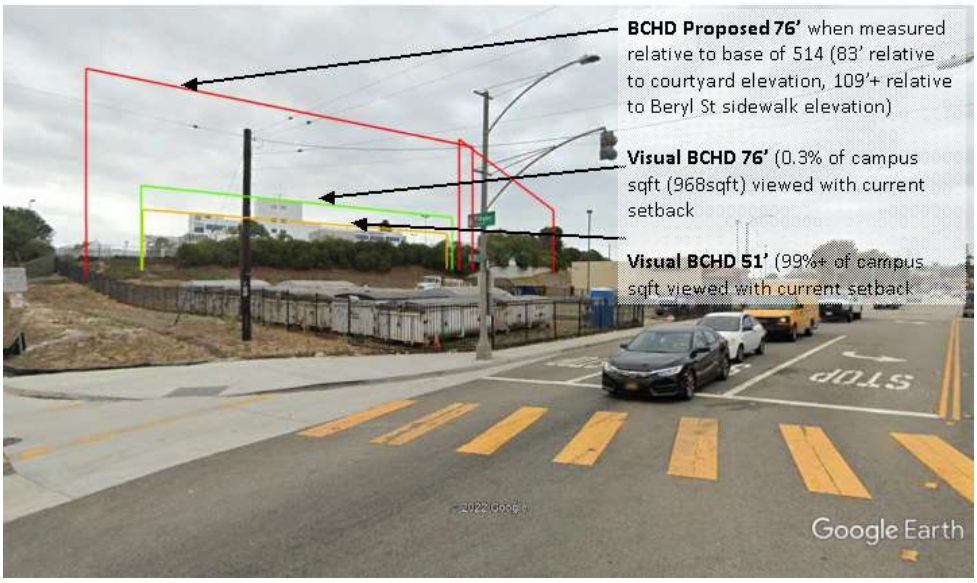
Drawings Show BCHD Building with Zero Setback

BCHDs Plan Demonstrates Additional Failure to Respect Natural Elevated Site Terrain by Eliminating All Setback on the RCFE at its Closest Point to Neighborhoods



Beryl & Flagler Viewblock Simulation

BCHDs Failure to Respect Natural Elevated Site Terrain with Setbacks Creates Significant Impacts to Surrounding Properties and Neighborhood Character



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STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the ec

From: Mike Pirich <ear@mindspring.com>
Sent: Tuesday, March 29, 2022 4:48 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

These Comments are From: Mike Pirich & Family

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

The disruption of traffic will further compound an already congested area and add to commute times. Further, having construction trucks and heavy equipment in a highly residential area will not only be an audible nuisance but will impact our pleasant western sea breeze by adding smoke, dust and other particulates.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

-Mike Pirich

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing
https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-CUP-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cfc6d333c7aa545e3332608da11df9c15%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841949352416932%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=dbD%2F2v1MMqNmmHHFAqZ0fux46f95cCFZNUsiUYY4PSg%3D&reserved=0

Detailed Comments on BCHD Pre-CUP PCDR Filing
https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fbit.ly%2FBCHD-PCDR-1&data=04%7C01%7CLina.Portolese%40redondo.org%7Cfc6d333c7aa545e3332608da11df9c15%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637841949352416932%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=aUVBgjz9wHgm9GXTOSZC%2F04XJChz2zLvqnc4yBJtgPk%3D&reserved=0

Mike Pirich Comment

RBMC CUP Ordinance Comments Grid
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General BCHD Policy Comments
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From: Joan Davidson <j1525cooper@icloud.com>
Sent: Tuesday, March 29, 2022 3:52 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

These Comments are

From: Joan Davidson, 215 Avenida del Norte, Redondo Beach, 90277

Dear Redondo Beach Planning Commissioners and Director:

The BCHD has not considered the effects of the contaminated soils underground even though acknowledged in the environmental reports upon the immediate community and beyond.
The school is way too close to undertake the unearthing of these soils.
The health and welfare of these children and teachers should be a top priority of the BCHD and yet is not.
The adjacent park is a known landfill formerly the Redondo Beach dump.
One has no idea if the soils under the BCHD match those in the former dump.

I also agree with the comments below.
Thank you
Joan Davidson

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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Joan Davidson Comment

Detailed Comments on BCHD Pre-CUP PCDR Filing
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RBMC CUP Ordinance Comments Grid
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General BCHD Policy Comments
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From: Erin Hicks <Erin@hicksfamily.com>
Sent: Tuesday, March 29, 2022 5:26 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

These Comments are From: Erin Hicks Dawson

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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Detailed Comments on BCHD Pre-CUP PCDR Filing
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Erin Hicks Comment

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From: Stop BCHD <stop.bchd@gmail.com>
Sent: Tuesday, March 29, 2022 6:53 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>; Stop BCHD <StopBCHD@gmail.com>
Subject: Public Comment of Judith Bunch on BCHDs Project

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

First Name: JUDITH
Last Name: BUNCH
Email: beachjazz14@aol.com

PLEASE STOP THIS OVERBUILT, ILLEGAL BUILD AS NONE OF THE NEARBY RESIDENTS WANT IT.
ALSO, THE MONTHLY CHARGES ARE OUTRAGEOUS AND NO ONE IN REDONDO OR TORRANCE CAN AFFORD IT.
THE BUILDING IS TOO HIGH FOR NEIGHBORHOOD AND SOUNDS LIKE SOME PALMS WERE GREASED TO PASS THIS THROUGH

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

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https://bit.ly/BCHD-CUP-1

Detailed Comments on BCHD Pre-CUP PCDR Filing
https://bit.ly/BCHD-PCDR-1

RBMC CUP Ordinance Comments Grid
https://bit.ly/BCHD-PreCUP-Grid-Comments-1

RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

JUDITH BUNCH
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STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

10-2.2502 Planning Commission Design Review.	**Initial Comments to RB Planning on Pre-CUP PCDR**
(a) Purpose. Planning Commission Design Review "is established to **ensure compatibility**, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The provisions of this section will serve to **protect property values**, **prevent the blight and deterioration of neighborhoods**, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City. The Planning Commission shall review:	Property values are much more complex than the criteria listed. In addition, residential real estate generally represents the largest asset of a California family, and is therefore important intergenerational consideration before being value diminished further by construction. Therefore, property values should be explicitly considered in each of the criteria, as well as, the impacts on property values directly. The PCDR process must actively consider the damages to the surrounding neighborhoods and relatively small benefits, resulting in a large NET DAMAGE to 90277 and Redondo Beach – the permitting jurisdiction.
(1) New construction, in all zones except for the W Waterfront and CC Catalina Corridor zones.	CUP and PCDR are required for RCFE in P-CF.
a. Any new commercial, industrial, mixed use or public development of any size on a vacant site involving more than 10,000 square feet of land;	
b. Any new multi-family residential development containing four (4) or more units on any lot and/or any new multi-family residential development on a project site involving more than two (2) residential lots.	
(2) Addition, nonresidential. Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to an existing commercial, industrial, mixed use, or public development, on a site involving more than 10,000 square feet of land area.	

(3) Addition, multi-family residential. Any addition of gross floor area of 1,000 square feet or more, whether attached or detached, to a multi-family residential development containing four (4) or more units.

(4) Other. Other developments as referenced in Title 10, which due to their unique nature, require Planning Commission Design Review, or Harbor Commission Design Review as described in Section 10-5.2512.

(5) W Waterfront zone, appealable area. Any development that is in the portion of the W Waterfront zone within the "appealable area" for Coastal Permits as defined in Section 10-5.2204(a)(1) and not exempt from Coastal Permit requirements pursuant to Section 10-5.2208(a).

(6) W Waterfront and CC Catalina Corridor Zones. Any new development in the W Waterfront Zone or in the CC Catalina Corridor zone on a site of two (2) or more acres in area.

(b) Criteria. The following criteria shall be used in determining a project's consistency with the intent and purpose of this section:

As noted previously, it is unclear that the criteria will fully protect property values as required, and property values should be explicitly discussed within each one of the criteria.

(1) **User impact** and needs. The design of the project **shall consider the impact** and the needs of the user **in respect to circulation, parking, traffic,**

FAIL. The following damaging impacts on surrounding uses and their property values are caused by the current BCHD design and extreme perimeter location:

Parking - BCHD abandoned the 160,000 sqft of subterranean parking

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.

from its 2019 plan. This plan foregoes any possible use of that parking and instead proposes an 8-10 story ramp adjacent to residential uses, with noise, lighting, exhaust, toxic air contaminant and privacy impacts. Additionally, it fails to protect property values.

Utilities - BCHD currently takes its 16kV electric feed into the center of the campus, and currently has its diesel generators and fuel isolated toward the rear of campus. Creating a BCHD-dedicated substation, adding diesel generators and fuel tanks damages surrounding uses with PM2.5, toxic air contaminants, fuel spill hazard, explosion hazard and noise/vibration. Additionally, it fails to protect property values.

Privacy - the proposed plan compromises the privacy of residents on the north and east from the RCFE at 110 feet above the street, the residents to the south and east from the 8-10 story parking ramp, and Beryl Heights residents to the west from the 4-story, 76-foot building that will span from 510 to 520. Additionally, it fails to protect property values.

Noise - the many residential windows and balconies will generate excess noise to the properties to the north and east, the parking ramp will generate excess noise 24/7/365 to the south and east, and events that BCHD asserts will run until 10PM will direct noise to the east. These acts impair residential use and fail to protect property values..

Buffer zones - the use of buffer zones was abandoned by BCHD and damages surrounding residential uses with reduced privacy and increased noise. Additionally, it fails to protect property values.

(2) Relationship to physical features. **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.

FAIL. BCHDs proposed plan for tall structures on the perimeter of the campus disrespects the natural terrain of the elevated site. The BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is proposing a building with outward facing windows and balconies that will range from 40-feet to 110-feet above adjacent residential property. BCHD committed in June 2017 to the Community Working Group to design a campus with a buffer zone of both surface parking and green space. Instead, BCHD has disrespected the terrain, increased the height of the project, moved the RCFE to the perimeter on the north and east, added an 8-10 story parking ramp on the south at elevation, and a straight-walled 4-story on the west. None of these respect the elevated terrain. Terrain respect of an elevated site includes low profile buildings, deep setbacks, non-opening windows in all outward facing walls, and sound walls for both construction and operation.

BCHD is claiming a height of nearly 83-feet as acceptable, when measure from the interior courtyard. When measured from the Beryl St. sidewalk due to the perimeter build, BCHD is proposing 109.7-feet tall. Further, the existing campus is only 968-sqft at 76-feet tall, while over 99% are at 51-feet or less. BCHD wildly exaggerates the campus height and ignores the extreme visual impact of construction on the perimeter.

Further, the design of placing a 2000 kW diesel generator at street level on Diamond fails to respect the terrain and will cause PM2.5 and other

toxic air contaminants to flow to 1410 Diamond and Torrance residences. It is quite clear the proposed design disrespects the natural elevated terrain. The initial 1950s design did respect the natural terrain and located the 968 sqft high point of the 514 building at nearly the center of campus, while holding 99%+ of the rest of square feet at 51-feet or less to minimize privacy, noise, glare, excess nighttime lighting and other impacts on the surrounding residential. These impacts clearly will further degrade property values in direct opposition to the intent of the PCDR process.

(3) **Consistency of architectural style**. 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.	**FAIL**. The architectural style is inconsistent with the surrounding, existing uses and properties. The style is also inappropriate for an elevated site with a 30-foot gain above adjoining streets. A design such as the Kensington or other height appropriates styles is required.
(4) **Balance and integration with the neighborhood. 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.**	**FAIL**. The current BCHD 514 building has only 968 sqft at 76-feet and that 0.3% of total floorspace is located in the center of the parcel. The remaining 99%+ of the campus is at 51-feet tall and lower with generally deep setbacks to the 51-foot. Surrounding neighborhoods are largely 30-foot limited residential and Torrance hillside overlay properties with low FARs. BCHDs proposal is not compatible in design or architecture, and fails to integrate with the low roofed neighborhood. By proposing 110-feet above Beryl St, the RCFE dominates the surrounding neighborhood with no attempt to be in scale, bulk or harmony. The same is true of the proposed 8-10 story parking ramp south of the 510 medical office building. It becomes the dominant mass of the surrounding neighborhoods with no attempt to integrate. This willful lack of integration and scale does not protect property values.
(5) Building design. 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 façades or boxlike construction:	**FAIL**. The design of the RCFE is very similar to 1955 Miami high rise commercial areas (see Hotel Fountainebleau) and has no consistency with the surrounding residential neighborhoods in design, mass, materials or height. Further, the design is dated by 70 years and does not protect property values.
a. The front façade shall have vertical and horizontal offsets to add architectural interest to the exterior of the building and where possible, bay windows and similar	

architectural projections shall be used.	
b. The roof planes of the building, as well as the building shape, shall be varied where feasible, and a visible and significant roof line shall be used **to soften the vertical mass**.	**FAIL**. Vertical mass is excessive given the failure of BCHD to respect the elevated site, the height of the proposed structure that will be 110-feet above Beryl St, and the location on the site perimeter.
c. Harmonious variations in the treatment or use of wall materials shall be integrated into the architectural design.	
(6) Signs. Signs and sign programs shall meet the criteria established in Sign Regulation Criteria, Section 10-2.1802.	
(7) **Consistency with residential design guidelines. The project shall be consistent with the intent of residential design guidelines adopted by resolution of the City Council.**	**FAIL**. To the west, the Beryl Heights RDG are specific. The proposed BCHD campus at 793,000 sqft will be larger than all Beryl Heights homes added together. Further, the height of the 8-10 story parking ramp and the 4-story flat walled health club center that will span from 510 to 520 are inconsistent with the RDG. The neighborhoods to the east and south have the Torrance Hillside Overlay guidelines that provide specific criteria, including privacy requirements. The BCHD proposal violates the intent of the Torrance hillside overlay as well. The neighborhood to the north of Beryl St. relies upon the general RDG for the City, and the 110-foot tall structure above Beryl St. fails to consider the RDG.
(8) Conditions of approval. 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. Such conditions may include, but shall not be limited to:	Integrated within the discussion of the compliance failures of the current design are changes to the design of the buildings and structures. The 83-foot RCFE is 7-feet taller than the existing 76-foot Penthouse, and 32-feet taller than over 99% of the campus buildings' square footage. It is also located on the north and east perimeter, thereby maximizing its bulk, mass, and minimizing integration. The 8-10 story parking ramp must be considered concurrently. The 2019 BCHD design used 160,000 sqft of underground parking to integrate into the neighborhood by removing the need for additional above ground, mid-rise parking. The 8-10 story ramp on the south perimeter is also inconsistent and fails to integrate. As such, the building heights are incompatible and inconsistent with surrounding neighborhoods, uses, and properties, as well as, the existing campus buildings.

a. **Changes to the design of buildings and structures;**	**The following are not intended to be a complete listing of required changes and are representative of the key failures of the BCHD proposal.** RCFE location - the Commission and Council have approved Kensington as consistent with neighborhood design, integration, compatibility and consistency. At a minimum, the design, mass, and height limitations of Kensington are required if BCHD is to pursue a perimeter build. Beginning 30-feet above Beryl St., even the Kensington limitation will fail to integrate into surrounding architecture, design, and RDGs - however, it is the minimum compromise that will make an attempt to be consistent with compatibility and consistency of the surrounding areas. The same limitations would need to be applicable to Phase 2 as well. BCHD Dedicated Substation/Generator/Fuel Storage - the perimeter location of dedicated facilities to BCHD on Diamond street are for convenience of BCHD only, as BCHD currently takes its power feed internal to the upper campus, has 3 generators on the upper campus, and stores its diesel fuel on the upper campus. BCHD should not be allowed to move the noise, vibration, fire and explosion hazard, PM2.5, and toxic air contaminants to a low level next to residential neighborhoods in any scenario. The prevailing wind will blow the exhaust and noise from the 2,000 kW generator directly toward residences. Harmonious Design Revision - the proposed BCHD is consistent with a commercial resort area, not a residential use. The overall design needs to be more residential in scale, design and materials (see Kensington). Relocation of Structures - Respect for the natural terrain would require tall, out of neighborhood scale structures be located at the center of the campus. Only 0.3% of current sqft are 76-feet tall, and 99%+ are 51-feet or less. 51-feet is the limit to usable height if built in the center of the campus. It is inappropriate to consider a 968-sqft single Penthouse as a feasible height limit.
b. **Additional setbacks**, open spaces, and **buffers**;	Per the June 2017 recognition by BCHD of damage to surrounding neighborhoods, properties and uses and a buffering plan, additional setbacks, in conjunction with buffer area are required. Consistent and compatible structures require less, the existing campus demonstrates the buffer required for 51 feet tall.
c. Provision of fences and walls;	
d. Street dedications and improvements, including service roads and alleys;	

e. **The control of vehicular ingress, egress, and circulation**;	It is unclear if an 800 car underground ramp (the equivalent of the inconsistent/incompatible proposed 8-10 story ramp) can be serviced from Prospect north of Diamond. Study is required.
f. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;	
g. Provision of landscaping and the maintenance thereof;	
h. **The regulation of noise, vibration, odor and the like**;	BCHD has proposed noise until 10PM in the form of outdoor events. This is incompatible and inconsistent with the residential neighborhood use, and BCHD must be limited to 7PM outdoor use. BCHD must also be limited to firm compliance with existing Torrance and Redondo Beach external noise limits for surrounding residential property. Noise and vibration from the generator, along with fire and explosion hazard of fuel storage, must be relocated to the upper campus where it currently exists.
i. Requirements for off-street loading facilities;	
j. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b)(7);	
k. Such other conditions as will make possible the development of the City in an orderly and efficient manner and **in conformity with the intent and purposes set forth in this chapter** and the General Plan.	Other conditions are likely required, however until the conditions above are satisfied, those conditions cannot be identified.

COMMENTS ON BCHD PLANNING COMMISSION DESIGN REVIEW (PCDR) IMPACTS OF BCHD CUP PRE-APPLICATION

1. **BCHD is aware that it has negative impacts to surrounding neighborhoods (properties and uses).**

From: Tom Bakaly, Beach Cities Health District <tom.bakaly@bchd.org>
Date: Fri, Oct 9, 2020 at 4:00 PM

BCHD has not denied there are effects on neighbors from our operations, similar to other organizations, schools or businesses located near residences. Further, the draft Environmental Impact Report currently being prepared will assess and analyze any impacts associated with the proposed Healthy Living Campus upgrade.

Since BCHD's Campus opened in 1960, neighbors were certainly aware the campus was nearby before they moved in, especially if they lived adjacent or across the street and could see campus activity. The South Bay Hospital was operating through 1998 in addition to medical office space on the campus at 510 and 520 buildings -- yet neighbors still made the decision to accept the normal activities of a functioning hospital across the street from or near their property. Only now has this become an issue.

BCHD Does Not Service the Local Neigbhorhoods Like Parks and Schools
BCHD fails to acknowledge that unlike fire stations and schools and parks – which are other P-CF zoned public spaces, BCHD deposits 100% of its damages in surrouding neighborhoods and only a small fraction of benefits, thereby leading to NET DAMAGES caused by BCHD on the surrounding residents and their largest asset's value – their homes.

BCHD Majority Service was to Non-Residents During Covid
During the Pandemic, 84% of BCHD Covid tests were performed for non-residents of the 3 beach cities, while 45% of vaccines were for non-residents.

BCHD Fails to Use Taxpayer Funds for the Benefit of Local Residents
The benefit to Redondo Beach and 90277 residents was very, very small compared the overall local damages from BCHD, traffic, noise, emissions, and BCHD misdirecting property tax revenues and taxpayer assets to NON-RESIDENTS. Additionally, LA County Dept of Public Health is both responsible and funded for Covid tests and Vaccines, especially for the 84% non-residents BCHD chose to service using resident taxpayer funding.

BCHD Seems Unable to Understand that Surrounding Residents Desired the Life Saving Emergency Room and Public Hospital that Failed in 1984
Residents surrounding the failed South Bay Hospital knew the bargain of traffic and sirens as quid pro quo for emergency services. BCHD offer traffic, noise, emissions and sirens, with none of the lifesaving support to neighborhoods.

2. **BCHD acknowledges damages but has made no effort to monetize their impacts on property values**.

BCHD ACKNOWLEDGES IT DAMAGES SURROUNDING NEIGHBORHOODS – YET MADE NO ATTEMPT TO UNDERSTAND THE CAUSES OR MAGNITUDE OF PROPERTY VALUE DECLINES IT INDUCES

From: PRR <PRR@bchd.org>
Date: Tue, Oct 5, 2021 at 2:41 PM
Subject: RE: CPRA - Surrounding property values

Please see below for the District's response (in red) to your public records request received 9/29/21 that reads:

Request to BCHD: Provide all studies demonstrating the impact of the current BCHD on surrounding property values.
BCHD Response: No documents responsive.

Request to BCHD: Provide all studies demonstrating the impact of the proposed BCHD self-certified project on surrounding property values.
BCHD Response: No documents responsive.

BCHD is Disinterested in Surrounding Property Value Impacts

Despite the clear fact that BCHD recognizes is has negative impacts, and the clear intent of the RBMC in the PCDR to protect property values, BCHD has no data and clearly no interest in collecting any property value impact data.

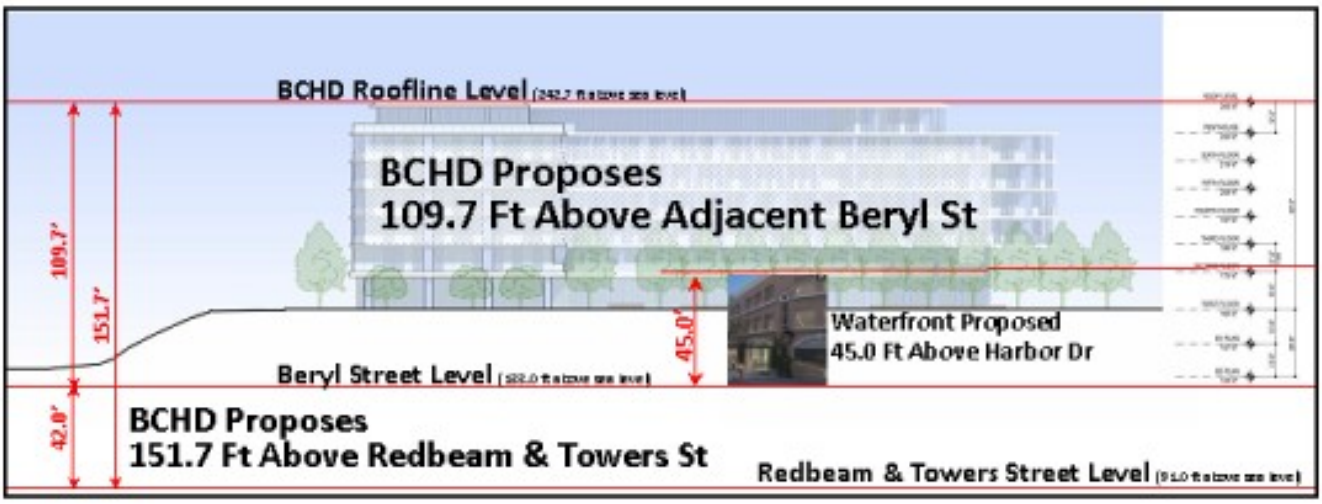
3. **BCHDs proposed development is taller and larger than the voter-rejected CenterCal Mall-by-the-Sea**.

BCHD Highrise-on-the-Hill vs. Waterfront Mall-by-the-Sea

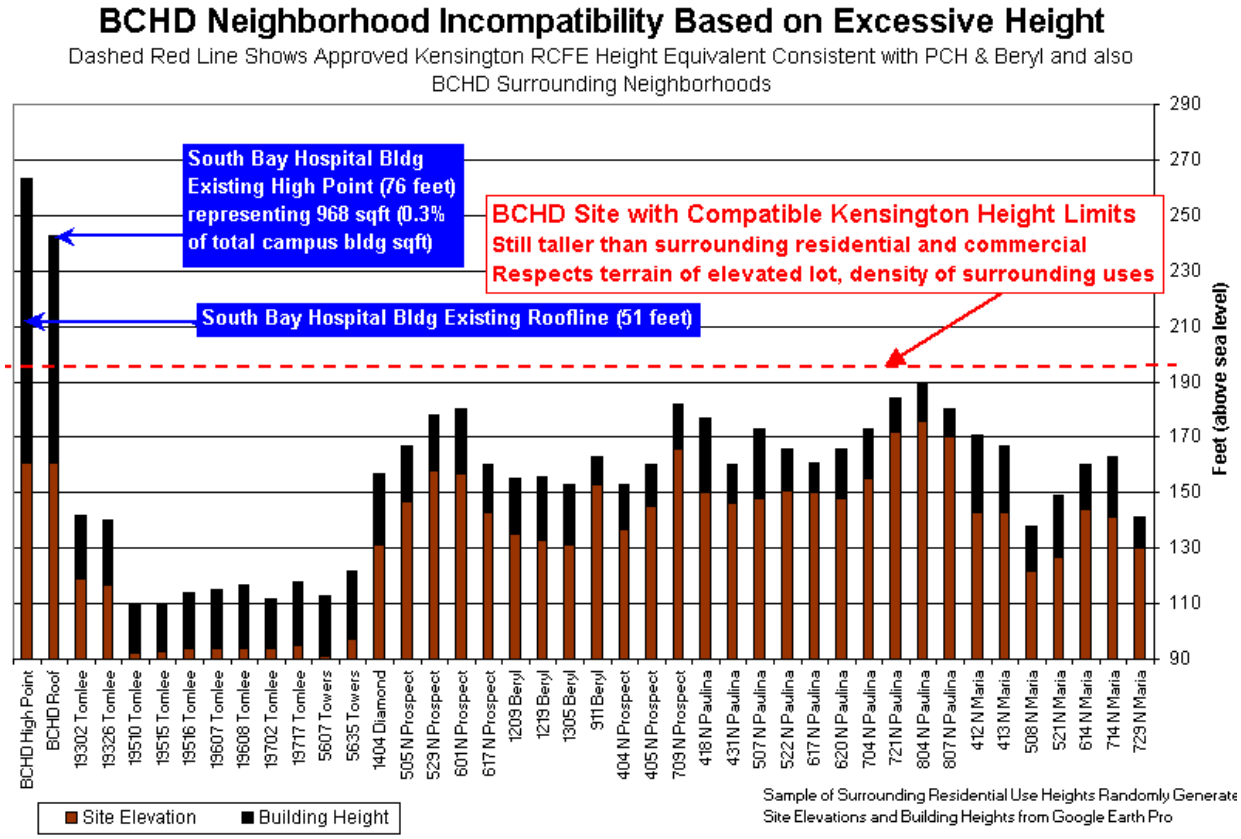
109.7 Ft above Beryl St
792,520 Square Feet

45.0 Ft above Harbor Dr
523,939 Square Feet

BCHD is 51% BIGGER and 144% TALLER



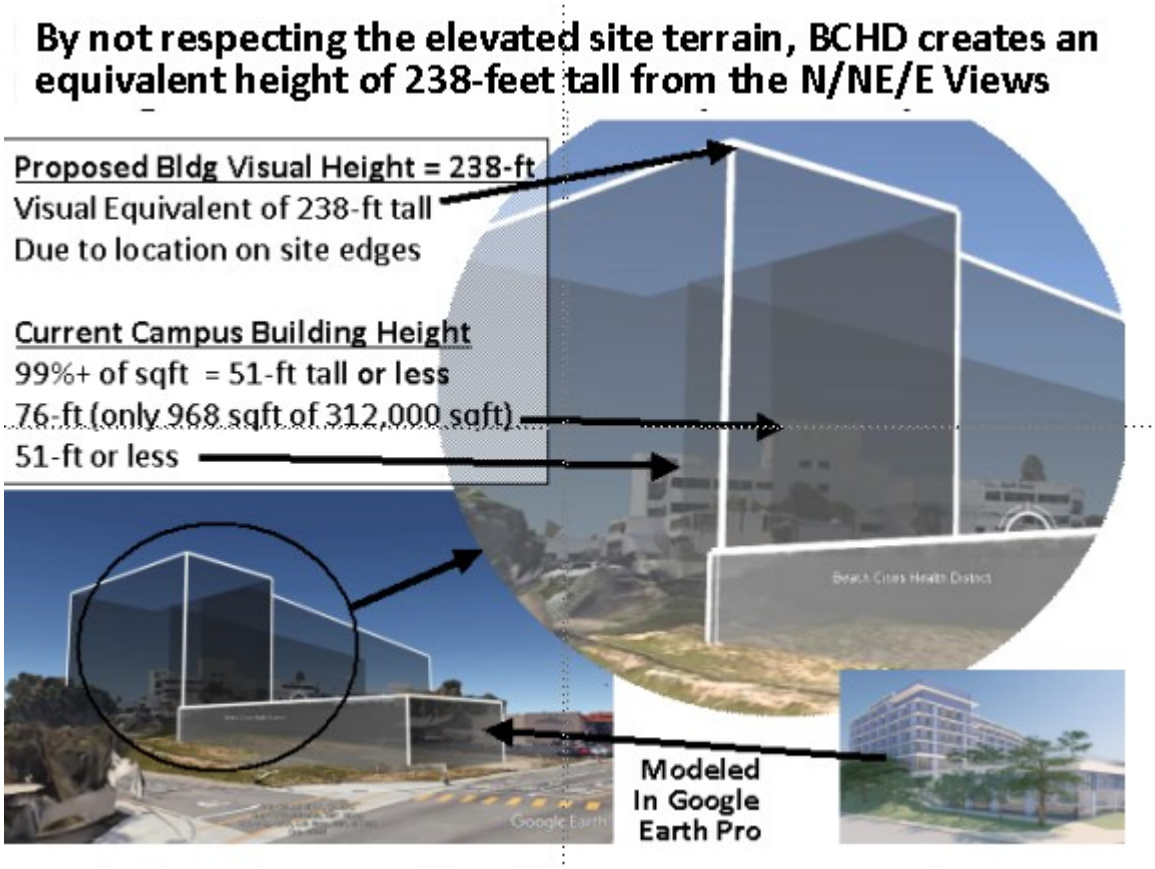
4. **BCHDs desired plan is inconsistent and incompatible with surrounding uses and properties.**



5. **The City has already found that Kensington is compatible with the type, character, and intensity/density** of a corresponding residential area. It is RCFE in P-CF zoning.

"The proposed facility is compatible with the type, character, and density/intensity of the adjacent residential and commercial uses" – City of Redondo Beach

6. **BCHDs desired plan does not respect the site terrain**. BCHD is on a roughly 30-foot elevated site, yet it seeks to build to a height of nearly 110-feet above Beryl & Flagler. BCHD does not respect the elevation of the site, proposes to build on the perimeter, and proposes to build up to 110-feet above street level. All of BCHDs disrespect for the terrain results in a maximization of negative impacts.



7. **BCHD explicitly concluded in 2005 that the seismic hazard of the 514 hospital building was safe for RCFE** when it submitted an application for a Conditional Use Permit following seismic analysis. BCHDs consultant stated there is no requirement to retrofit 514 and best practice allows up to 25 years additional use.

Administrative Report
PC 2005-04-PC-032
Page 2

April 21, 2005

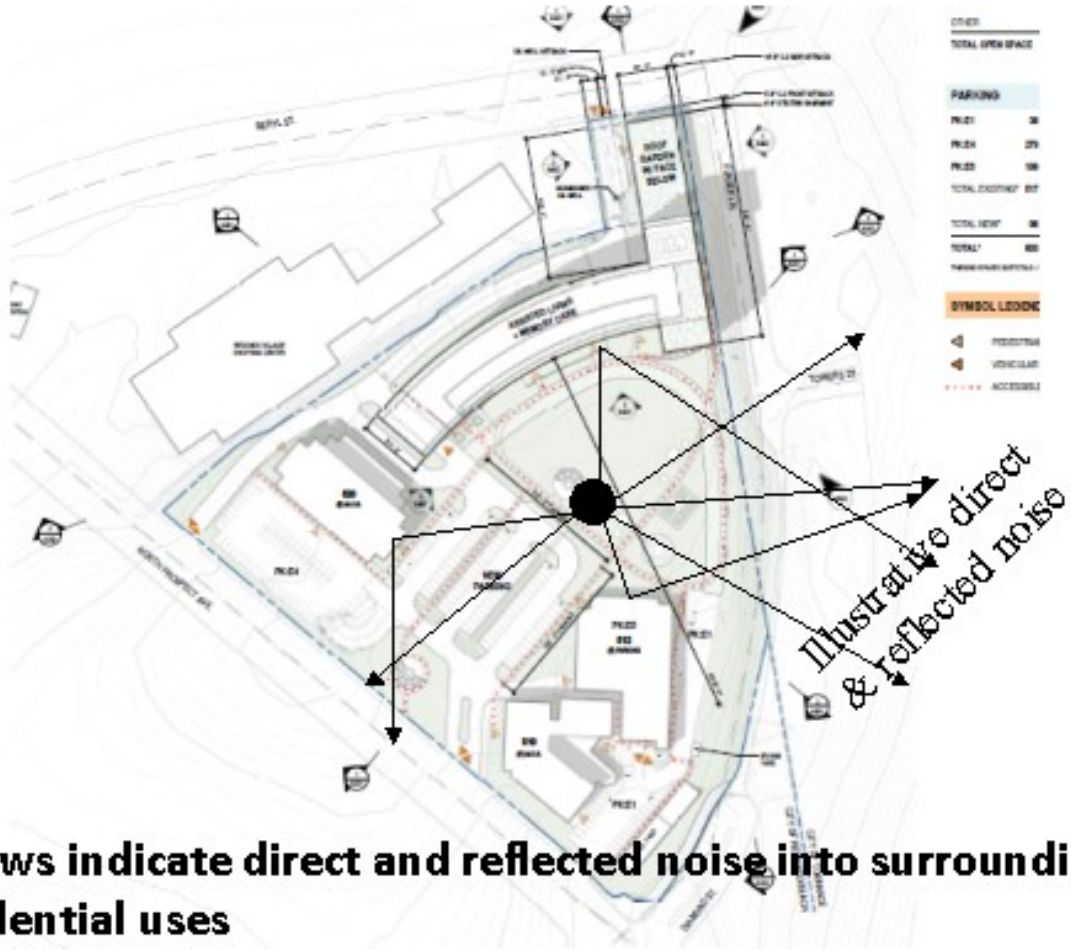
A seismic survey determined that the cost of seismic upgrade on the north tower was prohibitive. Therefore, the north tower was converted to other medical offices and health-related facilities such as an expanded wellness center, aquatic center (supplementing the existing fitness center), lecture and community meeting rooms, and health district administrative offices. A zoning ordinance amendment and conditional use permit were approved in 1999 to allow such uses.

Although it appeared feasible to seismically upgrade the south tower for continued use as an acute care hospital, Little Company of Mary Health Services chose to cease its hospital operation at the site. The Health District, with a new tenant of Sunrise Senior Living, has submitted a proposal to convert the hospital in the south tower to an assisted living residence for care of seniors and patients with Alzheimer's disease.

8. **BCHD permits must be limited to outdoor noise from no more than 7AM to 7PM** for both Phase 1 and Phase 2.

Phase 1 below demonstrates the urban canyon being created by BCHDs remaining buildings and 110-foot above the street, 300,000 SF proposed building.

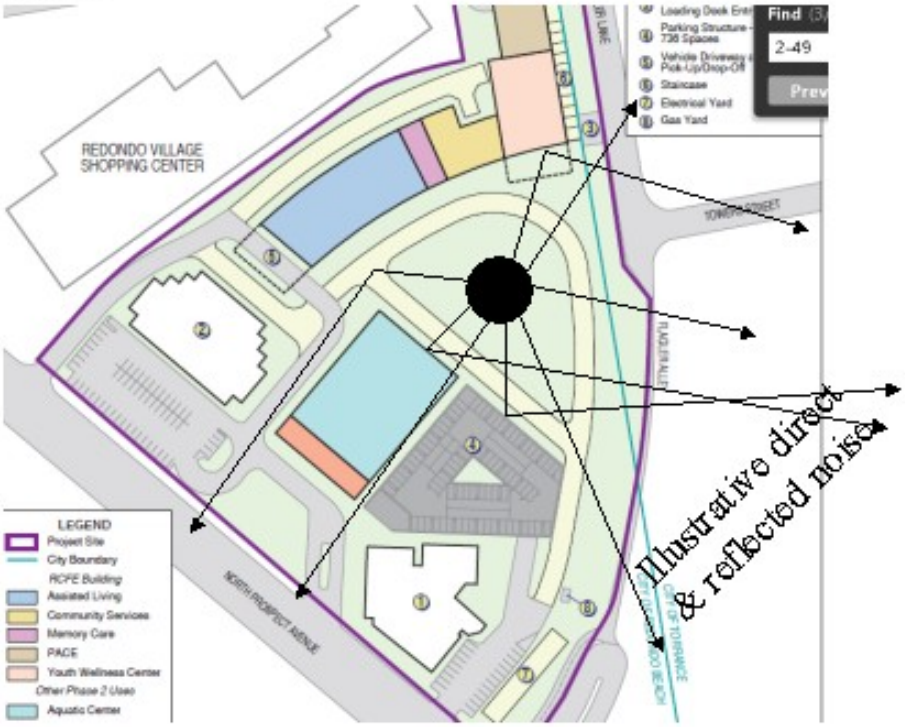
BCHD desires amplified events until 10PM and that must be curtailed in CUP and PCDR conditions to protect property values and use.



Arrows indicate direct and reflected noise into surrounding residential uses

OUTDOOR ACTIVITIES MUST BE LIMITED TO 7AM-7PM (PHASE 2)

Phase 2 below demonstrates the full urban canyon being created by BCHDs proposed 110-foot above the street, nearly 800,000 sqft concrete and glass, noise reflecting structures. BCHD desires amplified events until 10PM and that must be curtailed in CUP and PCDR conditions to protect property values and use.



Arrows indicate direct and reflected noise into surrounding residential uses

Source: BCHD Drawings 2/2/22

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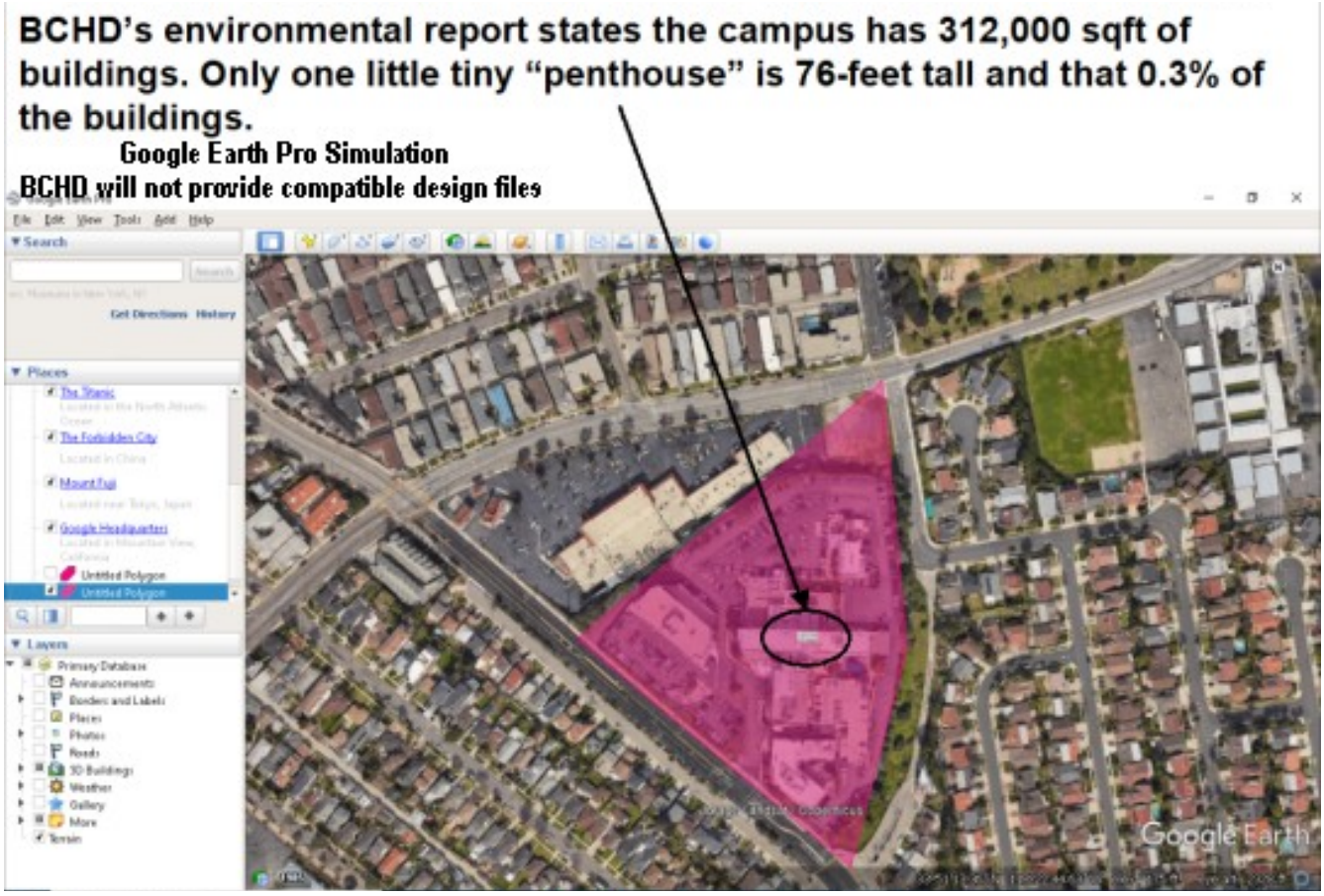
9. **BCHD is attempting an unjustified, inconsistent, and incompatible height for the desired project.**

Only 968 sqft of the current campus (located in the center) is at 76-feet tall.



Over 99% of the existing buildings are 51-ft or shorter.

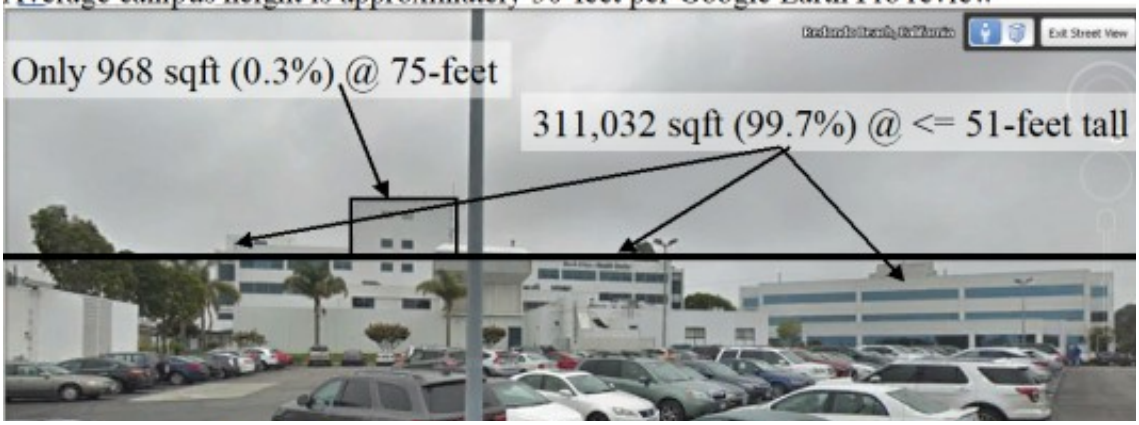
South Bay Hospital Campus Buildings Elevation Review

Per BCHD EIR NOP, the SBHD campus is 76-feet tall and 312,000 sqft

Per BCHD PRA Response, only 968 sqft or 0.3% is 76-feet tall

That leaves **99.7% or 311,032 sqft at 51-feet tall or less (4 stories)**

Average campus height is approximately 30-feet per Google Earth Pro review



10. **BCHD proposed design is incompatible and inconsistent with residential property and uses.**

FONTAINEBLEAU
Miami Beach by VESPER
1955 South Beach
Commercial Area

2022 BCHD Redondo Beach
Residential Neighborhoods
The Healthy Living
Campus Project

11. **BCHD has increased both height and above ground square feet in response to neighborhood concerns**.

BCHD conveniently decided that eliminating 160,000 sqft of UNDERGROUND parking since their 2019 plan and moving it to an 8-10 story parking ramp at the southwest edge of campus has no impact on surrounding residents. Above ground structures/buildings are MUCH MORE IMPACTFUL than completely underground ones. This is a clear example of BCHD manipulation.

	TOTAL SQFT OF STRUCTURES		MAXIMUM HEIGHT	
	Above Ground	Below Ground		
2019	729,700	160,000	60	feet
2022	792,520	-	83	feet
INCREASE	9%		38%	

	ARCHITECT'S NUMBERS (square footage)	
	2019 Master Plan	2020 Master Plan
Residential Care for the Elderly (Assisted Living + Memory Care)	423,000	253,700
Programs of All-Inclusive Care for the Elderly (PACE)	0	14,000
Community Services	6,270	6,270
Pavilion/Center for Health & Fitness/Aquatics	74,000	90,250
Child Development Center	10,000	0
Service/Back of House	31,730	9,100
New Parking Structure	270,000	292,500
Parking Structure Area to Remain	27,000	27,000
510 N. Prospect MOB	0	52,000
520 N. Prospect MOB	47,700	47,700
TOTAL	889,700	792,520
Difference		-97,180
Net Change		-10.92%

DEVELOPED AREA (square footage)		
Total New Developed Building Area	815,000	665,820
Total Developed Building Area	889,700	792,520

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12. **BCHDs desired plan is inconsistent with neighborhood character, design, and property values**

BCHD ATTEMPTS TO INCREASE THE CAMPUS FROM 312,000 SF to 793,000 SF

BCHDs 250% increase in campus size is largely to accommodate over 80% non-residents of the three beach cities and over 90% non-residents of Redondo Beach, the City with permitting authority and responsibility to protect surrounding property values.

BCHD ATTEMPTS TO INCREASE HEIGHT FROM 99%+ 51-FEET AND UNDER TO A VAST MAJORITY OF THE CAMPUS AT 70-FEET AND OVER

Currently, only 968 sqft of the campus (the penthouse) are at 76-feet. Over 99% of the campus is at 51 feet or under. BCHDs Phase 1 plan is to build roughly 300,000 feet at 83-feet, while Phase 2 includes an 8-10 story parking garage and a 4-story regional health club/leisure pool center at 76-feet.

BCHD attempted massive increase in campus impacts surrounding neighborhoods in Redondo Beach and Torrance as demonstrated in the following simulations:

Beryl & Harkness Visual Obstruction Simulation

Beryl & Flagler

Google Earth Pro Simulation
BCHD will not provide compatible design files

Towers & Flagler

North Tomlee Culdesac Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

Tomlee & Towers Visual Obstruction Simulation

Mildred & Tomlee Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

Tomlee Turn Visual Obstruction Simulation

Tomlee & Norton Visual Obstruction Simulation

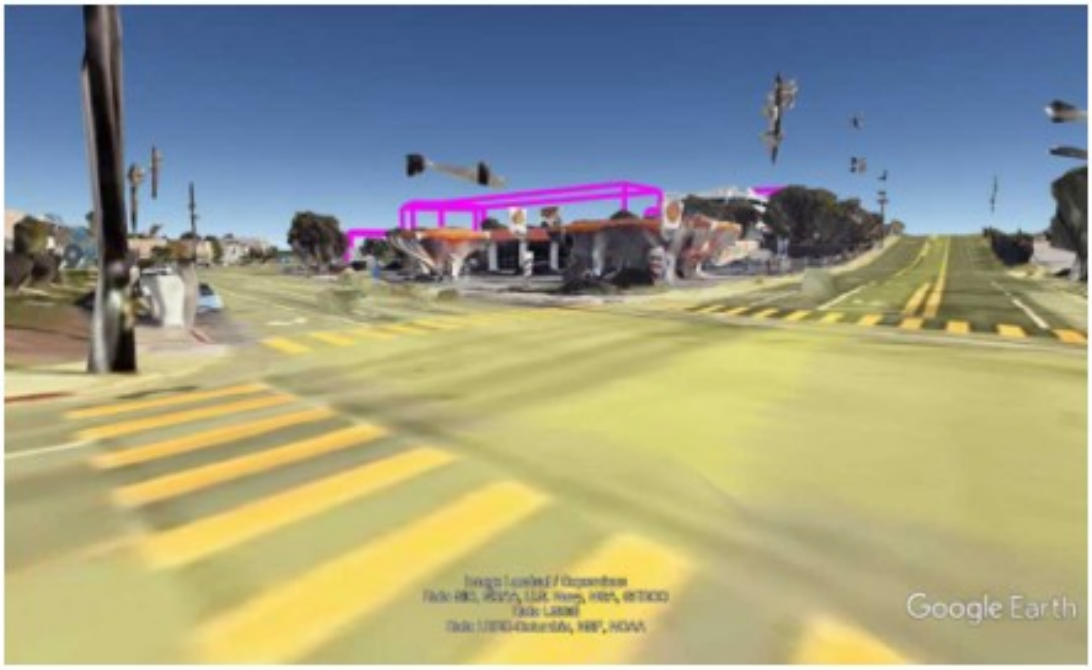
Google Earth Pro Simulation
BCHD will not provide compatible design files

Redbeam & Towers Visual Obstruction Simulation

Diamond Culdesac Visual Obstruction Simulation

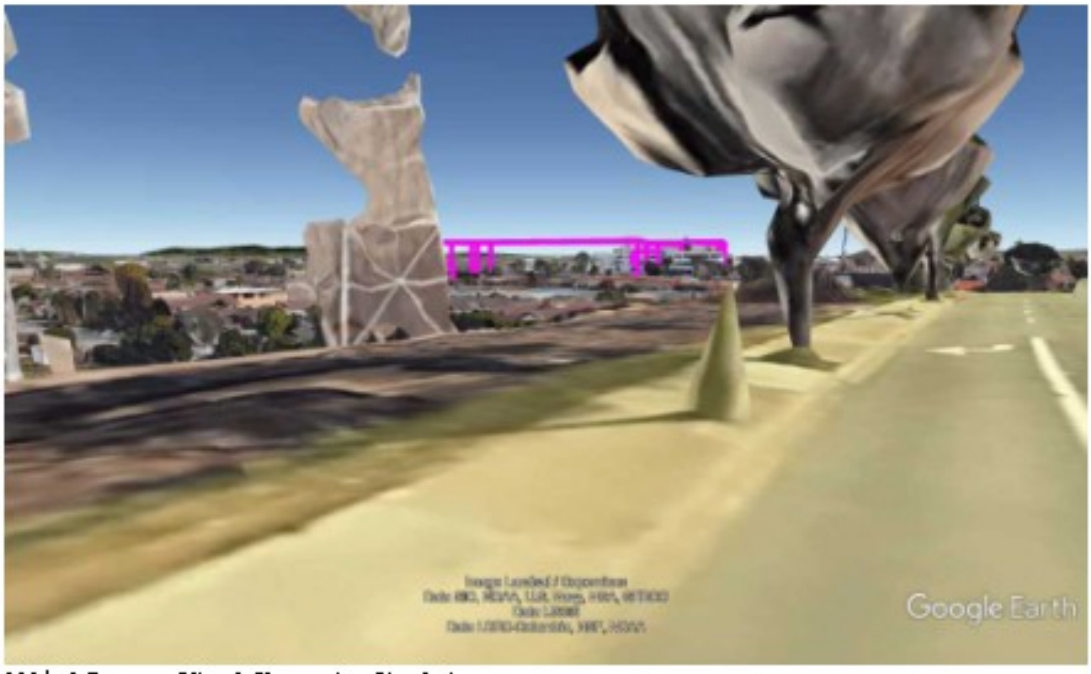
Google Earth Pro Simulation
BCHD will not provide compatible design files

Prospect Entrance Visual Obstruction Simulation



Prospect and Beryl Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files



190th & Prospect Visual Obstruction Simulation

190th & Harkness Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

190th & Flagler Visual Obstruction Simulation

Towers Fields Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

Tomlee Turn Visual Obstruction Simulation

Tomlee & Norton Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

13. **BCHDs proposed height, lack of deep setbacks, lack of buffers, and perimeter construction must be remedied, along with architecture character, noise limits, and relocation of proposed electrical gear and fossil fuel storage to achieve even marginal consistency, compatibility, and protection of property values.**

Further comments will be forthcoming following a formal CUP application by BCHD.

WHAT DOES BCHD WANT TO DO?

BUILD FOR NON-RESIDENTS - BCHD wants to let commercial developers build for-profit facilities for 80%+ non-residents on our public land.

BUILD TOO BIG - BCHD wants to build a city-block long, 6-story, $12,500/month rent senior facility above the Vons Plaza that turns the corner on Flagler down toward Towers Ave.

BUILD TOO TALL - BCHD wants to build up to 110-feet above the sidewalk on Beryl & Flagler street invading the privacy of all surrounding homes.

GET PERMITS FOR COMMERCIAL DEVELOPMENT - BCHD is attempting to use its status as a public agency against surrounding residents to get Redondo Beach to issue permits that BCHD will allow the commercial developer to use.

BUILD BIGGER THAN ALL OF BERYL HEIGHTS - BCHD wants to build more square feet (nearly 800,000) than all the houses in Beryl Heights added together.

CHARGE $12,500/MONTH PER UNIT RENT ON PUBLIC LAND - BCHD wants to charge the residents of the Beach Cities market rates, like $12,500 a month for assisted living, even though we already paid for the land and all of BCHD and South Bay Hospital's costs since 1960.

#####

GENERAL OBJECTIONS TO THE BCHD DEVELOPMENT (Press here to send to the City)

TOO TALL - BCHD wants to build 110-feet above Beryl and Flagler streets with windows and balconies that destroy privacy for blocks around. That's twice as tall as 99% of the current BCHD campus buildings that are less than 51-feet tall.

TOO BIG – BCHD wants to build more square feet than all of the homes in Beryl Heights added together, increasing its size by two-and-a-half times.

BAD LOT PLACEMENT – BCHD wants to build on the edges of campus so its noise, light, view block, and privacy invasion falls on the residential neighborhoods. The hospital was built in the middle of the campus, away from residential property.

BUILT 80%+ FOR WEALTHY NON-RESIDENTS – BCHD wants to build $12,500/month senior living for over 80% non-residents of Beach Cities of Hermosa, Manhattan and Redondo Beach that own and pay the bills for BCHD.

PRIVATE DEVELOPMENT ON PUBLIC LAND – BCHD wants to charge rent for our public land and have a commercial company build, own and operate the $12,500/month senior living complex.

RESIDENTS ALREADY PAID ALL THE BILLS – BCHD wants to charge market rates to Beach Cities residents, even though we bought the land and paid all of BCHDs bills since day one. Residents should own any facilities and use them at cost and not be charged a high-profit markup.

#####

OBJECTIONS TO REDONDO BEACH ISSUING BCHD A CONDITIONAL USE PERMIT

BCHD WILL ADVERSELY AFFECT SURROUNDING USES AND PROPERTY
Privacy – homes on Prospect, Diamond, Paulina, Beryl, Towers, Tomlee, Mildred, and Redbeam with thousands of residents will have their privacy damaged by BCHD 110-foot tall, $12,500/month senior units, 8-10 story parking ramp, and 4-story/75-foot health club center built in a residential area.
Safety – homes on Prospect and Diamond will be across the street from a 16,000 Volt BCHD electric substation, a large fossil fuel powered electric generator, and a storage tank of flammable and explosive fuel along Diamond street. Towers Elementary and homes to the east of Prospect & Diamond will be forced to breath the particulates and toxic air contaminants from electric generator testing and operation.
Increased Traffic Wait Times – 1000s of heavy, noisy, loaded trucks will come down Del Amo past West High, turn on Prospect to BCHD, leave BCHD on Prospect and head up to 190th, and then go down 190th to the 405. Drop off and pick up times at Parras, RUHS, Beryl Heights, West High and Towers will all be impacted for 5 years or more of construction. Commuters will face delays and students will be at risk crossing streets.
Cut Through Traffic – for at least 5 years of construction, cars and trucks will move off Del Amo and Prospect onto Redbeam, Towers, Flagler, Beryl, Paulina, Maria, Lucia, etc. endangering children and others with speeding vehicles, toxic emissions and clogged streets.
Traffic Emissions – construction traffic and long term traffic for majority the non-resident use of the facilities will spew both particulates and toxic air contaminants into our streets, homes and schools.
Construction Noise – BCHD stated that construction noise will be 85-90 decibels, which is equivalent to chainsaws or gas powered leaf blowers running from 7AM to 7PM
Parking Ramp Noise – BCHD abandoned its plan for underground parking in Phase 1, and now wants an 8-10 story parking ramp. The parking ramp that is planned to be roughly 100-feet above homes will allow headlights, car alarms, brakes, engines, horns, and people to disturb surrounding neighborhoods 7/24/365.
Event Noise – BCHD has proposed farmers markets, amplified events, etc. until 10PM on the site. The concrete horseshoe formed by BCHD 75-100 foot buildings will reflect noise into local neighborhoods impacting residential use and privacy.

AS PROPOSED, THE SITE CANNOT ACCOMMODATE BCHD PLANNED USE – BCHD wants to put buildings on the perimeter of the site, up against residential neighborhoods. At 75-100 feet or more above neighborhoods on all sides, the site cannot accommodate BCHDs desired use. BCHD buildings would need to be lower and built with deep setbacks away from the surrounding neighborhoods. Noise and events need to be prohibited after business hours, and other measures would need to be taken to stop BCHD from damaging the surrounding properties and uses.

NO CUP CAN BE ISSUED FOR BCHD PLANNED USE – BCHDs desired plan adversely affects surrounding property and uses, and, the site cannot accommodate BCHDs planned design for use.

<u>The Conditional Use Permit cannot be issued.</u>

OBJECTIONS TO REDONDO BEACH PLANNING COMMISSION DESIGN REVIEW APPROVAL FOR BCHDs PROPOSED DESIGN

BCHDs PROPOSAL IS NOT COMPATIBLE AND DOES NOT PROTECT PROPERTY VALUES - The following damaging impacts on surrounding uses and their property values are directly caused by the desired BCHD design and extreme perimeter location on an elevated site that cannot accommodate BCHD:

Parking - BCHD abandoned the 160,000 sqft of subterranean parking from its 2019 plan. This plan foregoes any possible use of that parking and instead proposes an 8-10 story ramp adjacent to residential uses, with noise, lighting, exhaust, toxic air contaminants and privacy impacts on surrounding uses. Additionally, BCHDs desired action fails to protect property values.

Utilities - BCHD currently isolates its electric feed, electric switchgear, diesel electricity generators, and hazardous backup fuel storage tank near the center of its campus, safely away from residents. Creating a BCHD-dedicated 16,000 Volt substation, adding diesel generator(s) and fuel tanks damages surrounding land uses and health with PM2.5, toxic air contaminants, fuel spill hazards, explosion hazards and noise/vibration. Additionally, BCHDs desired action fails to protect property values.

Privacy - the proposed plan compromises the privacy of residents on the north and east from the RCFE at 110 feet above the street, the residents to the south and east from the 8-10 story parking ramp, and Beryl Heights residents to the west from the 4-story, 76-foot building that will span from 510 to 520. Additionally, BCHDs desired action fails to protect property values.

Noise - the many windows and balconies BCHD wants on its 6-story, 110 foot above the street building will generate excess noise to the properties to the north and east. The parking ramp will generate excess noise 24/7/365 to the south and east, and events that BCHD asserts will run until 10PM will direct noise to the east and other directions. These acts impair residential use. Additionally, BCHDs desired action fails to protect property values.

Buffer zones - the use of buffer zones was abandoned by BCHD after its presentation June 2017 that discussed damages to surrounding neighborhoods and assurances of buffer zone parking/green space. The lack of buffer damages surrounding residential uses with reduced privacy and increased noise. Additionally, BCHDs desired action fails to protect property values.

Height Disrespects Natural Terrain - the BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is seeking a 110-feet above street level height, disrespecting the elevated terrain. Additionally, BCHDs desired action fails to protect property values.

Perimeter Building Location Disrespects Natural Terrain - the BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is building on the far North, East and South perimeters, and essentially forming an urban cliff across the West face. Additionally, BCHDs desired action fails to protect property values.

Disrespect Natural Terrain, Perimeter Explosive Fuel/Generator – the BCHD placement of hazardous explosive fuel storage and a 2000 kW generator adjacent to Diamond street disrespects the elevated terrain. The current generators and storage are elevated and away from residences. Additionally, BCHDs desired action fails to protect property values.

Generator Location Disrespects Natural Terrain with Particulates/Toxic Air Contaminants – the desired low-lying exhaust stream from BCHD 2000kW generator will follow the prevailing winds to Torrance residences and Towers Elementary. Additionally, BCHDs desired action fails to protect property values.

Architectural style is inconsistent with the surrounding, existing uses and properties - the style is also inappropriate for an elevated site with a 30-foot gain above adjoining streets. A design such as the Kensington or other height appropriates styles is required. Additionally, BCHDs desired action fails to protect property values.

No attempt to integrate with the neighborhood, is inconsistent, and does not protect property values - BCHD bases its purported "right" to build an incompatible and inconsistent height on the elevation of the "Penthouse." The "Penthouse" is a single 968 sqft room, located on top of the hospital building, almost exactly in the center of the campus. BCHDs attempt to claim a "right" to build on the edges of the campus at that height makes no attempt at consistency, compatibility or integration with the surrounding neighborhoods, uses, and design guidelines. Additionally, BCHDs desired action fails to protect property values.

Inconsistent/Inappropriate Design - the dated 1950s design of the RCFE is very similar to Miami commercial tourist and high rise apartment areas (see Hotel Fountainebleau as an example). BCHD makes to attempt for consistency with the surrounding residential neighborhoods in design, mass, materials or height (see Kensington at Knob Hill & PCH for an example of P-CF zoned assisted living declared consistent with surrounding neighborhoods and low-rise commercial). Additionally, BCHDs desired action fails to protect property values.

Excessive Vertical Mass - BCHD's desired vertical mass is excessive given the failure of BCHD to respect the elevated site. The height of the proposed structure that will be 110-feet above Beryl St, and the location on the site perimeter. The proposed 4-story health club facility/aquatic center and associated parking ramp are also excessive vertical mass adjacent to residential neighborhoods. Additionally, BCHDs desired action fails to protect property values.

From: Pam Absher <pamabsher@yahoo.com>
Sent: Tuesday, March 29, 2022 6:12 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: stopbchd@gmail.com
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

These Comments are from: Pam Absher

I have lived in Redondo Beach for 54 years and I have watched various city councils destroy, and try to destroy, our quaint beach community. I grew up when there was one home on a lot in north Redondo, the homes in South Redondo were under 1200 square feet, and there were no condos on the Esplanade.

I am appalled at the audacity of the BCHD in their flagrant disregard of the comments, and the actions, of the citizens in the beach communities. The beach community has repeatedly conveyed a message we do not want our community to be a cookie cutter city. I am disheartened by what the City of Huntington Beach allowed to happen to their oceanfront....behemoth hotels overshadowing the quaint downtown area of the city. What BCHD is proposing to be built, on what is primarily a resident street, is an example of greed. Traffic is already congested on Prospect. The construction will make the lives of those living in the immediate area of the project miserable for years. You are trying to convince the residents of the beach cities of the need for a care facility that costs more per month than most of us can afford. The only ones who will benefit from this project will be the developer and the contractors. This project will have a negative impact on our community for years, just as the 2 on a lot and 4 on a lot did to the community years ago.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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https://bit.ly/BCHD-CUP-1

Detailed Comments on BCHD Pre-CUP PCDR Filing
https://bit.ly/BCHD-PCDR-1

RBMC CUP Ordinance Comments Grid
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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Wednesday, March 30, 2022 1:46 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: brianonizuka@gmail.com
Subject: Public Comment - BCHD Pre-CUP Filing -

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

FROM: Brian Onizuka brianonizuka@gmail.com

Please resend on my behalf, my email to Torrance city council members. See below:

The following is a copy of correspondence from Mr Onizuka that he wants entered into the record:

City of Redondo Beach Planning Commissioners and Director,

I am writing to you to express my concern about the over development of our Redondo neighbors with the construction of the new Beach Cities Health District live-in retirement community center. Which will block the skyline view of Torrance residents.

I have been actively participating in local city council meetings, and continuously voicing my concerns and issues with the development, which included the closure of Flagler. Clearly it is not working.

I am writing to you directly to demand you take drastic action to ensure our voices are heard and the over development stops, or, at the very least, be drastically modified to a one story building and Flagler remains open to two lanes. These decisions need to include your neighboring cities. These kinds of development impacts local communities, property tax, and quality of life for residents that have poured there investment into living in the great city of Torrance. By ignoring our voices you are choosing profit over people.

1) I request you conduct the proper EIR process because they clearly ignored Torrance residents and our voices.

2) I request BCHD is denied access to Flagler Lane. You have prospect as a Main Street.

3) contingency plan should be purposed. What happens when the live in residential operations goes under. You are clearly unaware or market trends. Seniors are choosing to live in their homes, multi-generational homes with family and more personalized care settings. Healthcare costs are going up despite best efforts, cost of living are also going up. I don't think these large model of care facilities are sustainable in the long term. What's your plan when this business goes out of business?

Also Don't cheat the system ensure BCHD EIR process is done correctly and all our voices are heard.

Regards

Brian Onizuka Comment

Concerned Torrance resident

In addition, find the following comments as well,

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid
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General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: D Kelley <dbkdjk@icloud.com>
Sent: Wednesday, March 30, 2022 4:18 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

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These Comments are From: David Kelley

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

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Thank you.

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From: Stop BCHD <stop.bchd@gmail.com>
Sent: Thursday, March 31, 2022 5:38 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Glen and Nancy Yokoe <ninjabytes@hotmail.com>
Subject: Public Comment - BCHD Pre-CUP Filing - From Glen Yokoe

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Please find the following comments below from Glen Yokoe.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Additionally, there is a disregard for the health and well being of the surrounding community by the BCHD CEO and Board of Directors. Our concerns and overwhelming opposition to the massive, incompatible, dangerous, and so-called "Healthy" Living Campus have been ignored. Residents of West Torrance and students at Towers Elementary School will bear the brunt of 5+ years of excessive noise, traffic dangers, and toxic air pollution that will affect the citizenry immediately and for years to come. It's inconceivable that three of the members of the Board of Directors are MDs who swore to an oath to "FIRST DO NO HARM," yet agree to a massive project obviously dangerous to our health and well being. NOTHING should take precedence over the safety and health of residents, especially the more vulnerable developing children and the elderly.

Thank you,

Glen H. Yokoe, PharmD
19307 Tomlee Ave.
Torrance, CA 90503

P.S.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Mark Levy <deparko@gmail.com>
Sent: Saturday, April 2, 2022 8:51 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

These Comments are From:

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C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637846832749557199%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=a4YYfYNePNrYRFBabRJxpTg8jdR3SEMgwmZobMz3%2FPk%3D&reserved=0

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Sent from my iPhone

From: Tim Ozenne <tozenne@gmail.com>
Sent: Monday, April 11, 2022 9:57 AM
To: Lina Portolese <Lina.Portolese@redondo.org>
Cc: Planning Redondo <Planningredondo@redondo.org>
Subject: Re: BCHD's CUP Pre-authorization

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Hi Lina:

Thank you for the message and attachments.

I expect I'll have more to say once the application and attachments are published, but I do want to point out what may be an error in the Tree Inventory.

At page 15 (internal pagination at the lower right, Exhibit 2) we have a diagram that documents existing trees, based on a recent inventory by Carlburg Associates dated 8/22/2019. It appears to be based on a prior survey from Denn Engineers, but that survey is not in the exhibits. I have, however, another survey of this exact area from Denn dated April 20, 2016 and have attached it here.

I hope you will note some apparent errors in the Denn materials. I don't have the proper tools to document various errors, but I would have you take note of an error regarding the width of the Towers Street right-of-way included in both the 2019 and 2016 surveys. The width of the right-of-way is 60 feet, not 80 feet as presented here.

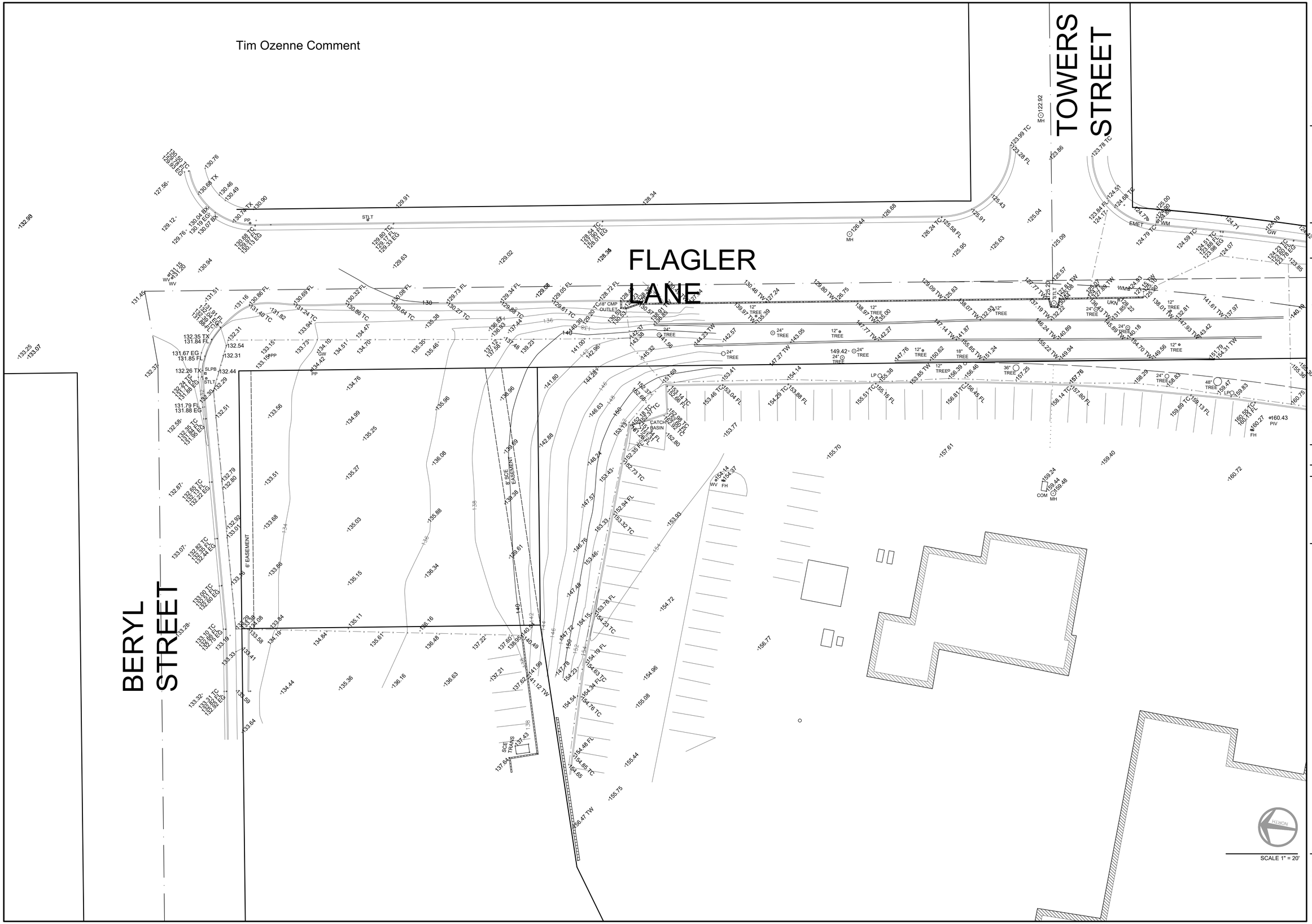
A more consequential difference has to do with the trees adjacent to the property line between Torrance to the east and Redondo to the west. Please consider the location of trees in Denn 2016 compared to the exhibit. In the prior survey, all of the trees in the area proposed for the RCFE east of the property line. That is, in Torrance. In the Carlson version, there are several trees just west. Which is right? I don't know, and I lack the tools to do my own survey. But perhaps *before* accepting the Tree Inventory, RB can verify the accuracy of the exhibit? Or correct the exhibit?

I have already brought this issue to Torrance planners as I believe Torrance must be involved when BCHD seeks to tear up the hillside in Torrance. In particular, some of the "renderings" from BCHD indicate that nearly all the trees--will be replaced with a different species, that the existing retaining walls in Torrance will be modified (removed?), and that the much of the slope will have to be regarded to accommodate the buildings adjacent to Flagler Lane. I know that BCHD named Torrance as a responsible agency, presumably due to the need to obtain permits to tear up the hillside here. But I am not clear as to whether Redond, in processing the applications, will inventory the changes in Torrance that will be required to accommodate the buildings and landscaping.

In any case, I do expect to follow this issue, so I hope you can let me know when any new materials are made public.

Thank you,
Tim Ozenne

Tim Ozenne Comment



DENN ENGINEERS
3914 DEL AMO BLVD, SUITE 921
TORRANCE, CA 90503 (310) 542-9433

SURVEY AND TOPOGRAPHY

FOR
NAME
BILLING ADDRESS
CITY, STATE, ZIP
PHONE

JOB ADDRESS

SITE ADDRESS
CITY, CA ZIP

LEGAL DESCRIPTION

LOT, BLOCK
TRACT NO.
M.B.
APN

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

REGISTERED PROFESSIONAL ENGINEER
GARY J. ROEHL
R.C.E. 30826
CIVIL
STATE OF CALIFORNIA

GARY J. ROEHL R.C.E. 30826

DRAWN BY MB CHECK BY GR

DRAWN ON APRIL 20, 2016

REVISIONS
REVISIONS

LEGEND

EXISTING BUILDING
BRICK
CONCRETE
WOOD DECK
106.76 EXISTING ELEVATION
EXISTING CONTOUR
BLOCK WALL
EXISTING FENCE

BCR	BEGINNING OF CURB RETURN
C/L	CENTERLINE
C.L.F.	CHAIN-LINK
E'LY	EASTERLY
EM	ELECTRIC METER
FD	FOUND
FE	FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
N'LY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER
PL, P/L	PROPERTY LINE / PROP. LINE
PP	POWER POLE
PPT	PARAPET
S&W	SPIKE AND WASHER
S'LY	SOUTHERLY
SPK	SPIKE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STK	STAKE
STLT	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL / T.O.W.
TX	TOP OF DRIVEWAY APRON
W'LY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT : (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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SHEET OF

JOB NO. 16-071

From: Mark Oliver <moliver@groupoliver.com>
Sent: Monday, April 11, 2022 3:20 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: StopBCHD@gmail.com
Subject: Public comment - BCHD Pre-conditional use permit

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Dear Planning Commissioners and Director:

Attached are files with comments for inclusion into the public record regarding the February 2022 BCHD pre-conditional use permit filing. In general, the plan by BCHD:

- Is too tall (110-feet above Beryl & Flagler)
-Fails to respect the 30-foot tall elevated site
-Maximizes mass and bulk by being sited on the perimeter against residential neighborhoods
-Invades neighborhood privacy with outward facing windows and balconies
-Damages surrounding property values
-Is inconsistent and incompatible with neighborhood character, design, and mass
-Fails to comply with Redondo Beach residential design guidelines
-Fails to comply with Torrance hillside overlay.

My detailed comments are at the link below and in the attached files. Please download them and enter them into the formal record.
If you have any issues viewing them, contact StopBCHD@gmail.com and they can forward you the documents.

My detailed comments: https://bit.ly/BCHD-PreCUP-Comments and attached.

Thank you,

Mark Oliver

WHAT DOES BCHD WANT TO DO?

BUILD FOR NON-RESIDENTS - BCHD wants to let commercial developers build for-profit facilities for 80%+ non-residents on our public land.

BUILD TOO BIG - BCHD wants to build a city-block long, 6-story, $12,500/month rent senior facility above the Vons Plaza that turns the corner on Flagler down toward Towers Ave.

BUILD TOO TALL - BCHD wants to build up to 110-feet above the sidewalk on Beryl & Flagler street invading the privacy of all surrounding homes.

GET PERMITS FOR COMMERCIAL DEVELOPMENT - BCHD is attempting to use its status as a public agency against surrounding residents to get Redondo Beach to issue permits that BCHD will allow the commercial developer to use.

BUILD BIGGER THAN ALL OF BERYL HEIGHTS - BCHD wants to build more square feet (nearly 800,000) than all the houses in Beryl Heights added together.

CHARGE $12,500/MONTH PER UNIT RENT ON PUBLIC LAND - BCHD wants to charge the residents of the Beach Cities market rates, like $12,500 a month for assisted living, even though we already paid for the land and all of BCHD and South Bay Hospital's costs since 1960.

#####

GENERAL OBJECTIONS TO THE BCHD DEVELOPMENT (Press here to send to the City)

TOO TALL - BCHD wants to build 110-feet above Beryl and Flagler streets with windows and balconies that destroy privacy for blocks around. That's twice as tall as 99% of the current BCHD campus buildings that are less than 51-feet tall.

TOO BIG – BCHD wants to build more square feet than all of the homes in Beryl Heights added together, increasing its size by two-and-a-half times.

BAD LOT PLACEMENT – BCHD wants to build on the edges of campus so its noise, light, view block, and privacy invasion falls on the residential neighborhoods. The hospital was built in the middle of the campus, away from residential property.

BUILT 80%+ FOR WEALTHY NON-RESIDENTS – BCHD wants to build $12,500/month senior living for over 80% non-residents of Beach Cities of Hermosa, Manhattan and Redondo Beach that own and pay the bills for BCHD.

PRIVATE DEVELOPMENT ON PUBLIC LAND – BCHD wants to charge rent for our public land and have a commercial company build, own and operate the $12,500/month senior living complex.

RESIDENTS ALREADY PAID ALL THE BILLS – BCHD wants to charge market rates to Beach Cities residents, even though we bought the land and paid all of BCHDs bills since day one. Residents should own any facilities and use them at cost and not be charged a high-profit markup.

#####

OBJECTIONS TO REDONDO BEACH ISSUING BCHD A CONDITIONAL USE PERMIT

BCHD WILL ADVERSELY AFFECT SURROUNDING USES AND PROPERTY
Privacy – homes on Prospect, Diamond, Paulina, Beryl, Towers, Tomlee, Mildred, and Redbeam with thousands of residents will have their privacy damaged by BCHD 110-foot tall, $12,500/month senior units, 8-10 story parking ramp, and 4-story/75-foot health club center built in a residential area.
Safety – homes on Prospect and Diamond will be across the street from a 16,000 Volt BCHD electric substation, a large fossil fuel powered electric generator, and a storage tank of flammable and explosive fuel along Diamond street. Towers Elementary and homes to the east of Prospect & Diamond will be forced to breath the particulates and toxic air contaminants from electric generator testing and operation.
Increased Traffic Wait Times – 1000s of heavy, noisy, loaded trucks will come down Del Amo past West High, turn on Prospect to BCHD, leave BCHD on Prospect and head up to 190th, and then go down 190th to the 405. Drop off and pick up times at Parras, RUHS, Beryl Heights, West High and Towers will all be impacted for 5 years or more of construction. Commuters will face delays and students will be at risk crossing streets.
Cut Through Traffic – for at least 5 years of construction, cars and trucks will move off Del Amo and Prospect onto Redbeam, Towers, Flagler, Beryl, Paulina, Maria, Lucia, etc. endangering children and others with speeding vehicles, toxic emissions and clogged streets.
Traffic Emissions – construction traffic and long term traffic for majority the non-resident use of the facilities will spew both particulates and toxic air contaminants into our streets, homes and schools.
Construction Noise – BCHD stated that construction noise will be 85-90 decibels, which is equivalent to chainsaws or gas powered leaf blowers running from 7AM to 7PM
Parking Ramp Noise – BCHD abandoned its plan for underground parking in Phase 1, and now wants an 8-10 story parking ramp. The parking ramp that is planned to be roughly 100-feet above homes will allow headlights, car alarms, brakes, engines, horns, and people to disturb surrounding neighborhoods 7/24/365.
Event Noise – BCHD has proposed farmers markets, amplified events, etc. until 10PM on the site. The concrete horseshoe formed by BCHD 75-100 foot buildings will reflect noise into local neighborhoods impacting residential use and privacy.

AS PROPOSED, THE SITE CANNOT ACCOMMODATE BCHD PLANNED USE – BCHD wants to put buildings on the perimeter of the site, up against residential neighborhoods. At 75-100 feet or more above neighborhoods on all sides, the site cannot accommodate BCHDs desired use. BCHD buildings would need to be lower and built with deep setbacks away from the surrounding neighborhoods. Noise and events need to be prohibited after business hours, and other measures would need to be taken to stop BCHD from damaging the surrounding properties and uses.

NO CUP CAN BE ISSUED FOR BCHD PLANNED USE – BCHDs desired plan adversely affects surrounding property and uses, and, the site cannot accommodate BCHDs planned design for use.

<u>The Conditional Use Permit cannot be issued.</u>

OBJECTIONS TO REDONDO BEACH PLANNING COMMISSION DESIGN REVIEW APPROVAL FOR BCHDs PROPOSED DESIGN

BCHDs PROPOSAL IS NOT COMPATIBLE AND DOES NOT PROTECT PROPERTY VALUES - The following damaging impacts on surrounding uses and their property values are directly caused by the desired BCHD design and extreme perimeter location on an elevated site that cannot accommodate BCHD:

Parking - BCHD abandoned the 160,000 sqft of subterranean parking from its 2019 plan. This plan foregoes any possible use of that parking and instead proposes an 8-10 story ramp adjacent to residential uses, with noise, lighting, exhaust, toxic air contaminants and privacy impacts on surrounding uses. Additionally, BCHDs desired action fails to protect property values.

Utilities - BCHD currently isolates its electric feed, electric switchgear, diesel electricity generators, and hazardous backup fuel storage tank near the center of its campus, safely away from residents. Creating a BCHD-dedicated 16,000 Volt substation, adding diesel generator(s) and fuel tanks damages surrounding land uses and health with PM2.5, toxic air contaminants, fuel spill hazards, explosion hazards and noise/vibration. Additionally, BCHDs desired action fails to protect property values.

Privacy - the proposed plan compromises the privacy of residents on the north and east from the RCFE at 110 feet above the street, the residents to the south and east from the 8-10 story parking ramp, and Beryl Heights residents to the west from the 4-story, 76-foot building that will span from 510 to 520. Additionally, BCHDs desired action fails to protect property values.

Noise - the many windows and balconies BCHD wants on its 6-story, 110 foot above the street building will generate excess noise to the properties to the north and east. The parking ramp will generate excess noise 24/7/365 to the south and east, and events that BCHD asserts will run until 10PM will direct noise to the east and other directions. These acts impair residential use. Additionally, BCHDs desired action fails to protect property values.

Buffer zones - the use of buffer zones was abandoned by BCHD after its presentation June 2017 that discussed damages to surrounding neighborhoods and assurances of buffer zone parking/green space. The lack of buffer damages surrounding residential uses with reduced privacy and increased noise. Additionally, BCHDs desired action fails to protect property values.

Height Disrespects Natural Terrain - the BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is seeking a 110-feet above street level height, disrespecting the elevated terrain. Additionally, BCHDs desired action fails to protect property values.

Perimeter Building Location Disrespects Natural Terrain - the BCHD site is elevated 30-feet above surrounding residential property on the north and east. BCHD is building on the far North, East and South perimeters, and essentially forming an urban cliff across the West face. Additionally, BCHDs desired action fails to protect property values.

Disrespect Natural Terrain, Perimeter Explosive Fuel/Generator – the BCHD placement of hazardous explosive fuel storage and a 2000 kW generator adjacent to Diamond street disrespects the elevated terrain. The current generators and storage are elevated and away from residences. Additionally, BCHDs desired action fails to protect property values.

Generator Location Disrespects Natural Terrain with Particulates/Toxic Air Contaminants – the desired low-lying exhaust stream from BCHD 2000kW generator will follow the prevailing winds to Torrance residences and Towers Elementary. Additionally, BCHDs desired action fails to protect property values.

Architectural style is inconsistent with the surrounding, existing uses and properties - the style is also inappropriate for an elevated site with a 30-foot gain above adjoining streets. A design such as the Kensington or other height appropriates styles is required. Additionally, BCHDs desired action fails to protect property values.

No attempt to integrate with the neighborhood, is inconsistent, and does not protect property values - BCHD bases its purported "right" to build an incompatible and inconsistent height on the elevation of the "Penthouse." The "Penthouse" is a single 968 sqft room, located on top of the hospital building, almost exactly in the center of the campus. BCHDs attempt to claim a "right" to build on the edges of the campus at that height makes no attempt at consistency, compatibility or integration with the surrounding neighborhoods, uses, and design guidelines. Additionally, BCHDs desired action fails to protect property values.

Inconsistent/Inappropriate Design - the dated 1950s design of the RCFE is very similar to Miami commercial tourist and high rise apartment areas (see Hotel Fountainebleau as an example). BCHD makes to attempt for consistency with the surrounding residential neighborhoods in design, mass, materials or height (see Kensington at Knob Hill & PCH for an example of P-CF zoned assisted living declared consistent with surrounding neighborhoods and low-rise commercial). Additionally, BCHDs desired action fails to protect property values.

Excessive Vertical Mass - BCHD's desired vertical mass is excessive given the failure of BCHD to respect the elevated site. The height of the proposed structure that will be 110-feet above Beryl St, and the location on the site perimeter. The proposed 4-story health club facility/aquatic center and associated parking ramp are also excessive vertical mass adjacent to residential neighborhoods. Additionally, BCHDs desired action fails to protect property values.

10-2.2506 Conditional Use Permits.	**Initial Comments to RB Planning Pre-CUP**
(a) Purpose. The purpose of a Conditional Use Permit shall be to review certain uses possessing unique characteristics, as listed in Article 2 of this chapter, to insure that the establishment or significant alteration of those uses **will not adversely affect surrounding uses and properties** nor disrupt the orderly development of the community. The review shall be for the further purpose of stipulating such conditions regulating those uses to assure that the criteria of this section shall be met.	Damage to both privacy and property values are adverse impacts on surrounding properties. Given that a structure of 110-150 feet above surrounding residential uses was never anticipated, both property value and privacy are implied in the adverse effects and should be considered explicitly in each of the criteria below for CUP analysis. The CUP process must actively consider the damages to the surrounding neighborhoods and relatively small benefits, resulting in a large NET DAMAGE to 90277 and Redondo Beach – the permitting jurisdiction.
(b) Criteria. The following criteria shall be used in determining a project's consistency with the intent and purpose of this section:	For each of the criteria, privacy and protection of property values should be explicitly considered, as they are significant, adverse impacts.
(1) The site for the proposed use shall be in conformity with the General 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**.	**FAIL**. June 2017 BCHD presentation to the CWG acknowledged damage to surrounding property and committed to a development philosophy that buffered the surrounding residential using both surface parking and green space. Current Phase 1 BCHD proposal is 110 feet above Beryl and Flagler streets and built on the perimeter of the lot. Phase 2 has an 8-10 story parking ramp on the south, a 76-foot tall building on the west, and a 16,000 Volt BCHD dedicated substation and a 2,000 kW generator with fuel storage on the south perimeter along Diamond. As commented above, both privacy and property values are important components of the residential use, as homes are often the largest single source of wealth for California families. The current proposal by BCHD puts balconies from the senior housing 100 feet and more above surrounding residences, reducing privacy and value. The proposal al sites an 8-10 story parking ramp at roughly 100 feet above residential use, also reducing privacy and negatively impacting property values. Surrounding properties are also subjected to a substation and generator that will produce noise, toxic air contaminants, and pose an explosion and fire hazard from stored fuel given current placement and lack of adequate setback. The current BCHD proposed plan is inconsistent with prior commitments by BCHD, negatively impacts surrounding uses, and renders the site inadequate in size and shape based on the current proposed layout.
(2) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to	**FAIL AS ANALYZED**. It is unclear from current traffic studies if the site has adequate access to the 8-10 story parking ramp that will enter/exit onto northbound Prospect, north of Diamond during commute times and school dropoff/pickup. No explicit determination has been

carry the quantity and kind of traffic generated by the proposed use.	provided.
(3) The proposed use shall have **no adverse effect on abutting property** or the permitted use thereof.	**FAIL**. The abutting property at 1410 Diamond will have adverse effects, including but not limited to: 1) noise, exhaust, and excess lighting from the 8-10 story parking structure, 2) close proximity to the explosion and fire hazard of BCHDs fuel storage tank(s), 3) close proximity to the exhaust of BCHDs 2,000 kW generator, 4) close proximity to the noise and vibration from BCHDs 2,000 kW generator, 5) excess traffic, noise, and potential increased crime from BCHDs proposed bike path through Flagler alley, 6) viewblock of the sky and light from BCHDs 8-10 story parking ramp, and 7) reduced property value.
(4) 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. Such conditions may include, but shall not be limited to:	Public health and safety are both threatened by BCHD moving its electrical service, step down transformers, generators, transfer switch, and fuel storage adjacent to residential on Diamond St. Additionally, the general welfare includes the economic well being of surrounding residential uses, which will be damaged the proposed perimeter located development, invasion of privacy, and reduction property values. Health is also impacted by the stress of the 5-year development and construction process, and the additional 50-100 years of operation beyond the current 60 years of negative impacts already suffered by the neighborhood. BCHDs Blue Zones LLC vendor states that Chronic Stress is the "silent killer" and clearly demonstrates the case for the negative public health impact of stress increases.
a. **Additional setbacks**, open spaces, and buffers;	As per BCHD original commitment, and the construction of the original 514 building, deep setbacks are both available and required. Open space and any surface parking should be mandated as a buffer.
b. Provision of **fences and walls**;	Fences and walls must be required during construction to reduce noise and associated public health damages from stress due to 85-92 dB. If adequate sound walls cannot be installed, the height of the project, even with deep setbacks, will require reduction to allow the 400,000 sqft site to accommodate nearly 800,000 sqft and an FAR of 2.0
c. Street dedications and improvements, including service roads and alleys;	
d. The control of vehicular ingress, egress, and circulation;	Due to the 8-10 story parking ramp impacts to north bound Prospect, the site may not have sufficient ability to load/offload the vehicles during

	commute time and school dropoff/pickup resulting in the need for BCHD to potentially close all but emergency access to its parking during those hours.
e. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;	
f. Provision of landscaping and the maintenance thereof;	
g. The **regulation of noise, vibration**, odor and the like;	BCHD indicates that it intends to have activities until 10PM in the internal courtyard that will direct noise to the east as an amphitheatre would. Regulations against outdoor noise beyond 7PM and mandatory perimeter dB monitoring are likely requirements to allow the site to have a CUP.
h. Requirements for off-street loading facilities;	
i. A time period within which the proposed use shall be developed;	7AM-7PM. The project is fully surrounded by residential and the 7pm to 10pm proposed events by BCHD are unacceptable.
j. **Hours of permitted operation** and similar restrictions;	See regulation of noise.
k. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b)(7); and	Existing and future outdoor lighted signage must be banned. BCHD currently has excess nighttime lighting from both building signage and non-directional parking lot lighting.
l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter and the General Plan.	

COMMENTS ON BCHD PLANNING COMMISSION DESIGN REVIEW (PCDR) IMPACTS OF BCHD CUP PRE-APPLICATION

1. **BCHD is aware that it has negative impacts to surrounding neighborhoods (properties and uses).**

From: Tom Bakaly, Beach Cities Health District <tom.bakaly@bchd.org>
Date: Fri, Oct 9, 2020 at 4:00 PM

BCHD has not denied there are effects on neighbors from our operations, similar to other organizations, schools or businesses located near residences. Further, the draft Environmental Impact Report currently being prepared will assess and analyze any impacts associated with the proposed Healthy Living Campus upgrade.

Since BCHD's Campus opened in 1960, neighbors were certainly aware the campus was nearby before they moved in, especially if they lived adjacent or across the street and could see campus activity. The South Bay Hospital was operating through 1998 in addition to medical office space on the campus at 510 and 520 buildings -- yet neighbors still made the decision to accept the normal activities of a functioning hospital across the street from or near their property. Only now has this become an issue.

BCHD Does Not Service the Local Neigbhorhoods Like Parks and Schools
BCHD fails to acknowledge that unlike fire stations and schools and parks – which are other P-CF zoned public spaces, BCHD deposits 100% of its damages in surrouding neighborhoods and only a small fraction of benefits, thereby leading to NET DAMAGES caused by BCHD on the surrounding residents and their largest asset's value – their homes.

BCHD Majority Service was to Non-Residents During Covid
During the Pandemic, 84% of BCHD Covid tests were performed for non-residents of the 3 beach cities, while 45% of vaccines were for non-residents.

BCHD Fails to Use Taxpayer Funds for the Benefit of Local Residents
The benefit to Redondo Beach and 90277 residents was very, very small compared the overall local damages from BCHD, traffic, noise, emissions, and BCHD misdirecting property tax revenues and taxpayer assets to NON-RESIDENTS. Additionally, LA County Dept of Public Health is both responsible and funded for Covid tests and Vaccines, especially for the 84% non-residents BCHD chose to service using resident taxpayer funding.

BCHD Seems Unable to Understand that Surrounding Residents Desired the Life Saving Emergency Room and Public Hospital that Failed in 1984
Residents surrounding the failed South Bay Hospital knew the bargain of traffic and sirens as quid pro quo for emergency services. BCHD offer traffic, noise, emissions and sirens, with none of the lifesaving support to neighborhoods.

2. **BCHD acknowledges damages but has made no effort to monetize their impacts on property values**.

BCHD ACKNOWLEDGES IT DAMAGES SURROUNDING NEIGHBORHOODS – YET MADE NO ATTEMPT TO UNDERSTAND THE CAUSES OR MAGNITUDE OF PROPERTY VALUE DECLINES IT INDUCES

From: PRR <PRR@bchd.org>
Date: Tue, Oct 5, 2021 at 2:41 PM
Subject: RE: CPRA - Surrounding property values

Please see below for the District's response (in red) to your public records request received 9/29/21 that reads:

Request to BCHD: Provide all studies demonstrating the impact of the current BCHD on surrounding property values.
BCHD Response: No documents responsive.

Request to BCHD: Provide all studies demonstrating the impact of the proposed BCHD self-certified project on surrounding property values.
BCHD Response: No documents responsive.

BCHD is Disinterested in Surrounding Property Value Impacts

Despite the clear fact that BCHD recognizes is has negative impacts, and the clear intent of the RBMC in the PCDR to protect property values, BCHD has no data and clearly no interest in collecting any property value impact data.

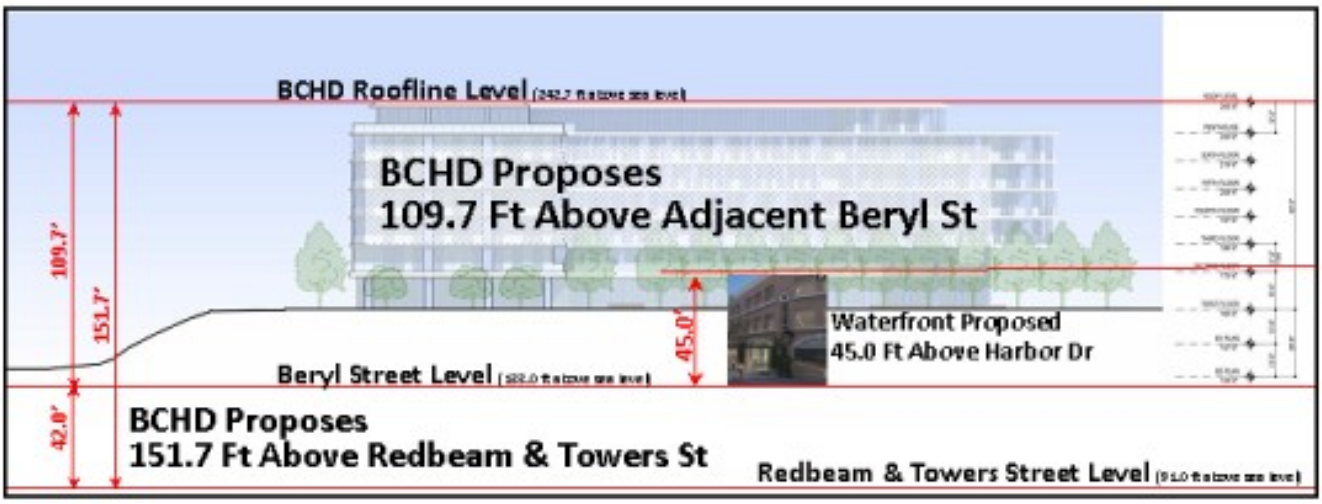
3. **BCHDs proposed development is taller and larger than the voter-rejected CenterCal Mall-by-the-Sea**.

BCHD Highrise-on-the-Hill vs. Waterfront Mall-by-the-Sea

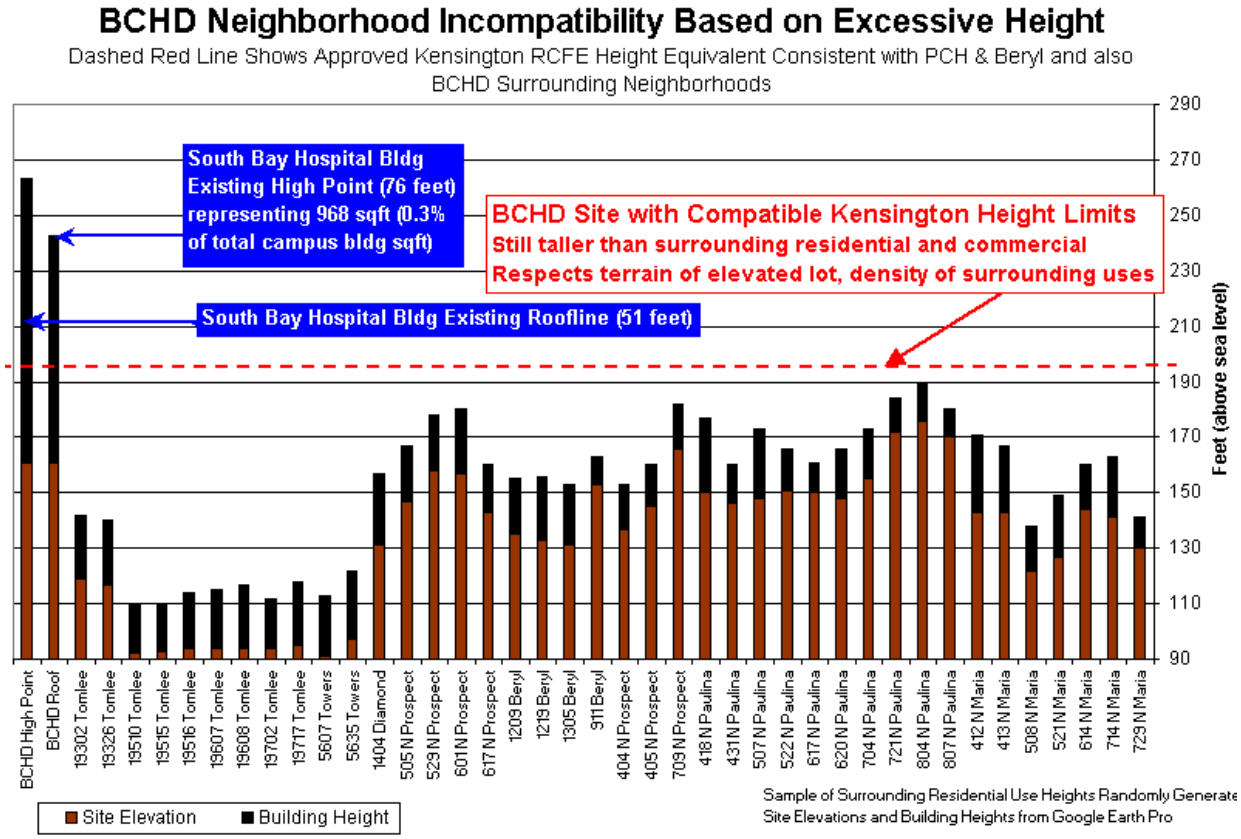
109.7 Ft above Beryl St
792,520 Square Feet

45.0 Ft above Harbor Dr
523,939 Square Feet

BCHD is 51% BIGGER and 144% TALLER



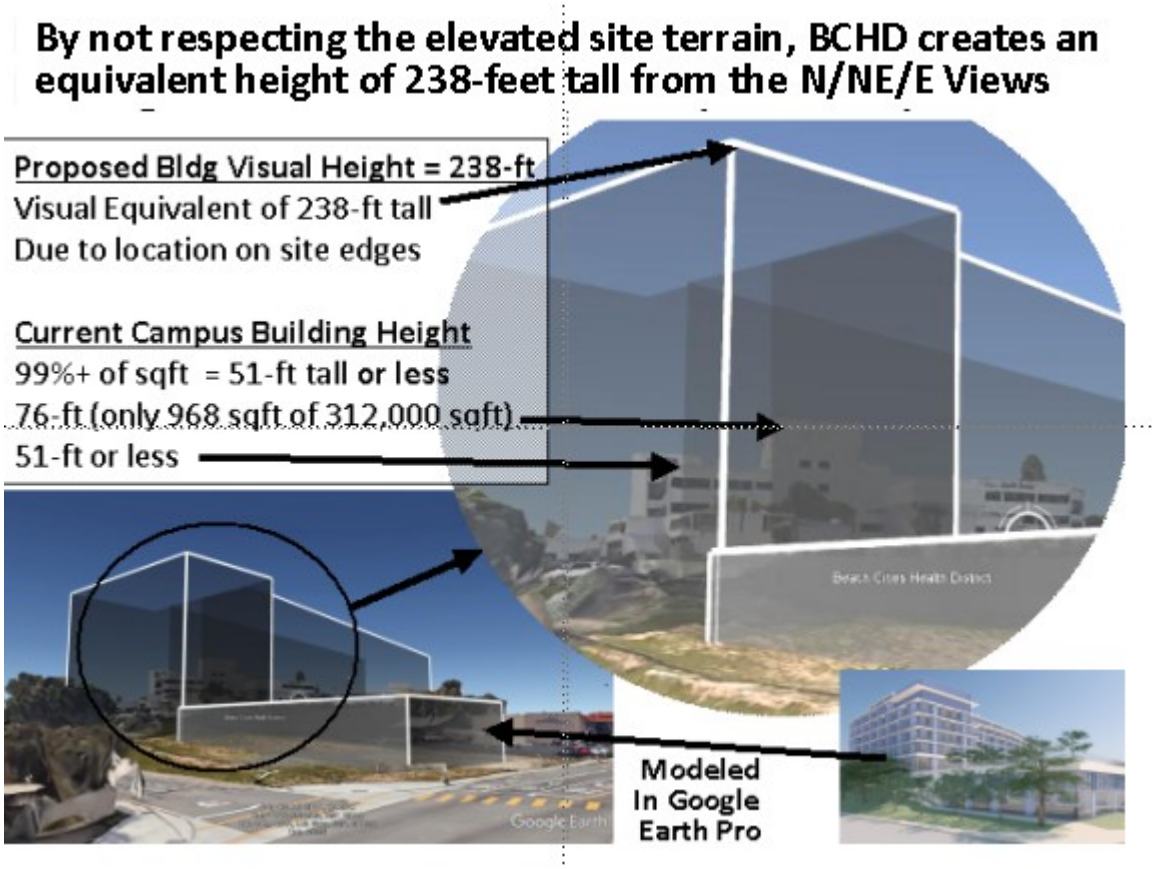
4. **BCHDs desired plan is inconsistent and incompatible with surrounding uses and properties.**



5. **The City has already found that Kensington is compatible with the type, character, and intensity/density** of a corresponding residential area. It is RCFE in P-CF zoning.

"The proposed facility is compatible with the type, character, and density/intensity of the adjacent residential and commercial uses" – City of Redondo Beach

6. **BCHDs desired plan does not respect the site terrain**. BCHD is on a roughly 30-foot elevated site, yet it seeks to build to a height of nearly 110-feet above Beryl & Flagler. BCHD does not respect the elevation of the site, proposes to build on the perimeter, and proposes to build up to 110-feet above street level. All of BCHDs disrespect for the terrain results in a maximization of negative impacts.



7. **BCHD explicitly concluded in 2005 that the seismic hazard of the 514 hospital building was safe for RCFE** when it submitted an application for a Conditional Use Permit following seismic analysis. BCHDs consultant stated there is no requirement to retrofit 514 and best practice allows up to 25 years additional use.

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Page 2

April 21, 2005

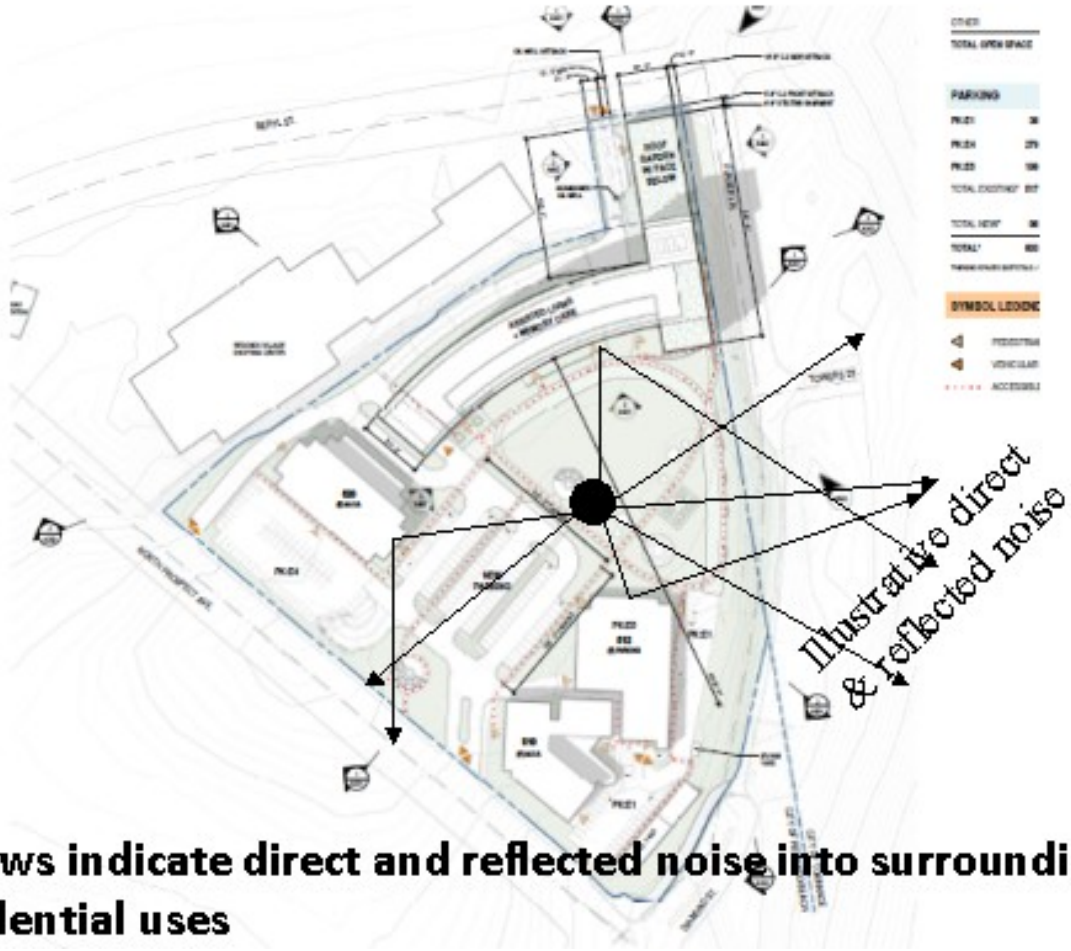
A seismic survey determined that the cost of seismic upgrade on the north tower was prohibitive. Therefore, the north tower was converted to other medical offices and health-related facilities such as an expanded wellness center, aquatic center (supplementing the existing fitness center), lecture and community meeting rooms, and health district administrative offices. A zoning ordinance amendment and conditional use permit were approved in 1999 to allow such uses.

Although it appeared feasible to seismically upgrade the south tower for continued use as an acute care hospital, Little Company of Mary Health Services chose to cease its hospital operation at the site. The Health District, with a new tenant of Sunrise Senior Living, has submitted a proposal to convert the hospital in the south tower to an assisted living residence for care of seniors and patients with Alzheimer's disease.

8. **BCHD permits must be limited to outdoor noise from no more than 7AM to 7PM** for both Phase 1 and Phase 2.

Phase 1 below demonstrates the urban canyon being created by BCHDs remaining buildings and 110-foot above the street, 300,000 SF proposed building.

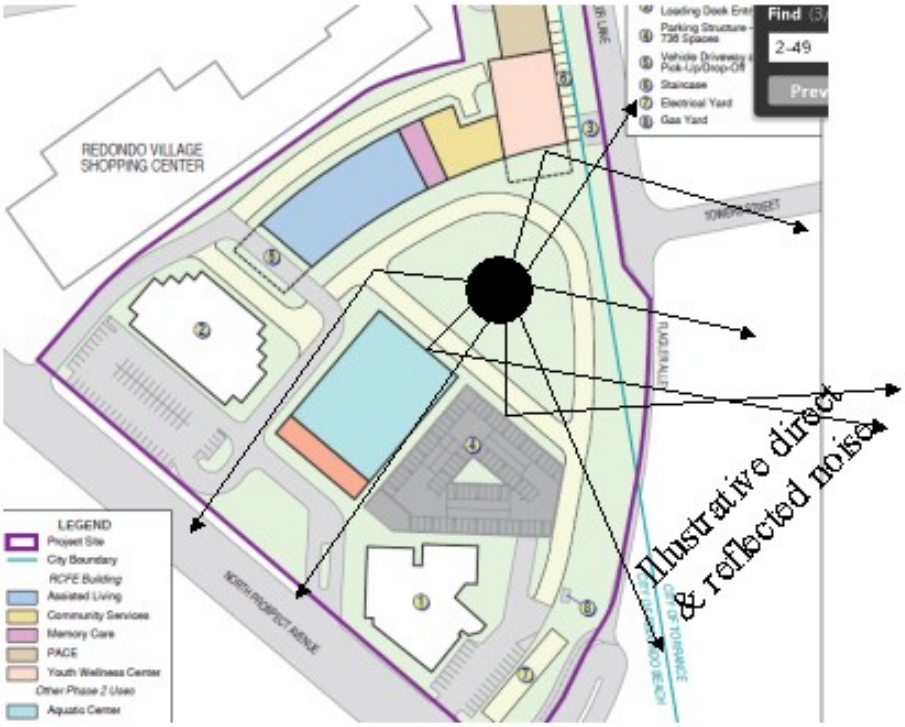
BCHD desires amplified events until 10PM and that must be curtailed in CUP and PCDR conditions to protect property values and use.



Arrows indicate direct and reflected noise into surrounding residential uses

OUTDOOR ACTIVITIES MUST BE LIMITED TO 7AM-7PM (PHASE 2)

Phase 2 below demonstrates the full urban canyon being created by BCHDs proposed 110-foot above the street, nearly 800,000 sqft concrete and glass, noise reflecting structures. BCHD desires amplified events until 10PM and that must be curtailed in CUP and PCDR conditions to protect property values and use.

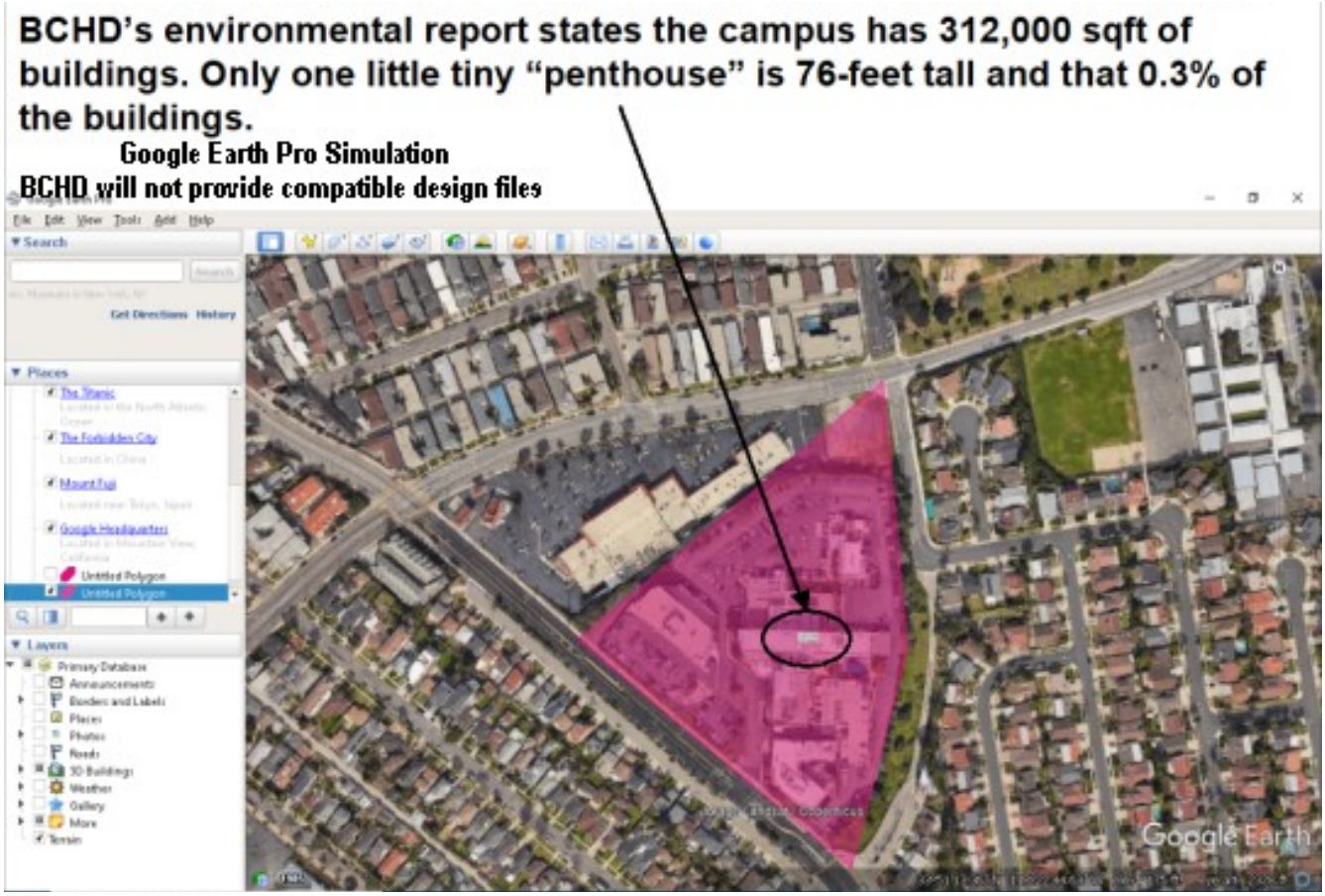


Arrows indicate direct and reflected noise into surrounding residential uses

Source: BCHD Drawings 2/2/22

9. **BCHD is attempting an unjustified, inconsistent, and incompatible height for the desired project.**

Only 968 sqft of the current campus (located in the center) is at 76-feet tall.



Over 99% of the existing buildings are 51-ft or shorter.

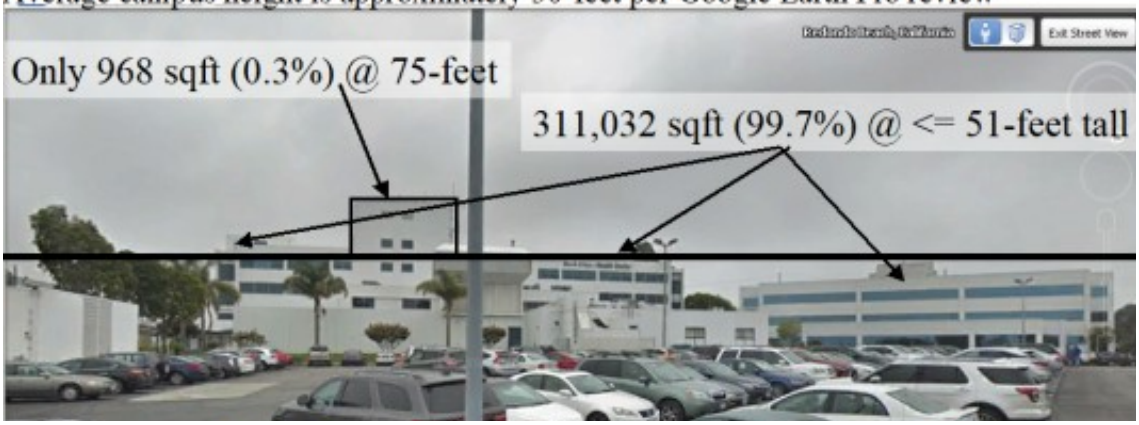
South Bay Hospital Campus Buildings Elevation Review

Per BCHD EIR NOP, the SBHD campus is 76-feet tall and 312,000 sqft

Per BCHD PRA Response, only 968 sqft or 0.3% is 76-feet tall

That leaves **99.7% or 311,032 sqft at 51-feet tall or less (4 stories)**

Average campus height is approximately 30-feet per Google Earth Pro review



10. **BCHD proposed design is incompatible and inconsistent with residential property and uses.**

Mark Oliver comments

11. **BCHD has increased both height and above ground square feet in response to neighborhood concerns**.

BCHD conveniently decided that eliminating 160,000 sqft of UNDERGROUND parking since their 2019 plan and moving it to an 8-10 story parking ramp at the southwest edge of campus has no impact on surrounding residents. Above ground structures/buildings are MUCH MORE IMPACTFUL than completely underground ones. This is a clear example of BCHD manipulation.

	TOTAL SQFT OF STRUCTURES		MAXIMUM HEIGHT	
	Above Ground	Below Ground		
2019	729,700	160,000	60	feet
2022	792,520	-	83	feet
INCREASE	9%		38%	

	ARCHITECT'S NUMBERS (square footage)	
	2019 Master Plan	2020 Master Plan
Residential Care for the Elderly (Assisted Living + Memory Care)	423,000	253,700
Programs of All-Inclusive Care for the Elderly (PACE)	0	14,000
Community Services	6,270	6,270
Pavilion/Center for Health & Fitness/Aquatics	74,000	90,250
Child Development Center	10,000	0
Service/Back of House	31,730	9,100
New Parking Structure	270,000	292,500
Parking Structure Area to Remain	27,000	27,000
510 N. Prospect MOB	0	52,000
520 N. Prospect MOB	47,700	47,700
TOTAL	889,700	792,520
Difference		-97,180
Net Change		-10.92%

DEVELOPED AREA (square footage)		
Total New Developed Building Area	815,000	665,820
Total Developed Building Area	889,700	792,520

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12. **BCHDs desired plan is inconsistent with neighborhood character, design, and property values**

BCHD ATTEMPTS TO INCREASE THE CAMPUS FROM 312,000 SF to 793,000 SF

BCHDs 250% increase in campus size is largely to accommodate over 80% non-residents of the three beach cities and over 90% non-residents of Redondo Beach, the City with permitting authority and responsibility to protect surrounding property values.

BCHD ATTEMPTS TO INCREASE HEIGHT FROM 99%+ 51-FEET AND UNDER TO A VAST MAJORITY OF THE CAMPUS AT 70-FEET AND OVER

Currently, only 968 sqft of the campus (the penthouse) are at 76-feet. Over 99% of the campus is at 51 feet or under. BCHDs Phase 1 plan is to build roughly 300,000 feet at 83-feet, while Phase 2 includes an 8-10 story parking garage and a 4-story regional health club/leisure pool center at 76-feet.

BCHD attempted massive increase in campus impacts surrounding neighborhoods in Redondo Beach and Torrance as demonstrated in the following simulations:

Beryl & Harkness Visual Obstruction Simulation

Beryl & Flagler

Google Earth Pro Simulation
BCHD will not provide compatible design files

Towers & Flagler

North Tomlee Culdesac Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

Tomlee & Towers Visual Obstruction Simulation

Mildred & Tomlee Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

Tomlee Turn Visual Obstruction Simulation

Tomlee & Norton Visual Obstruction Simulation

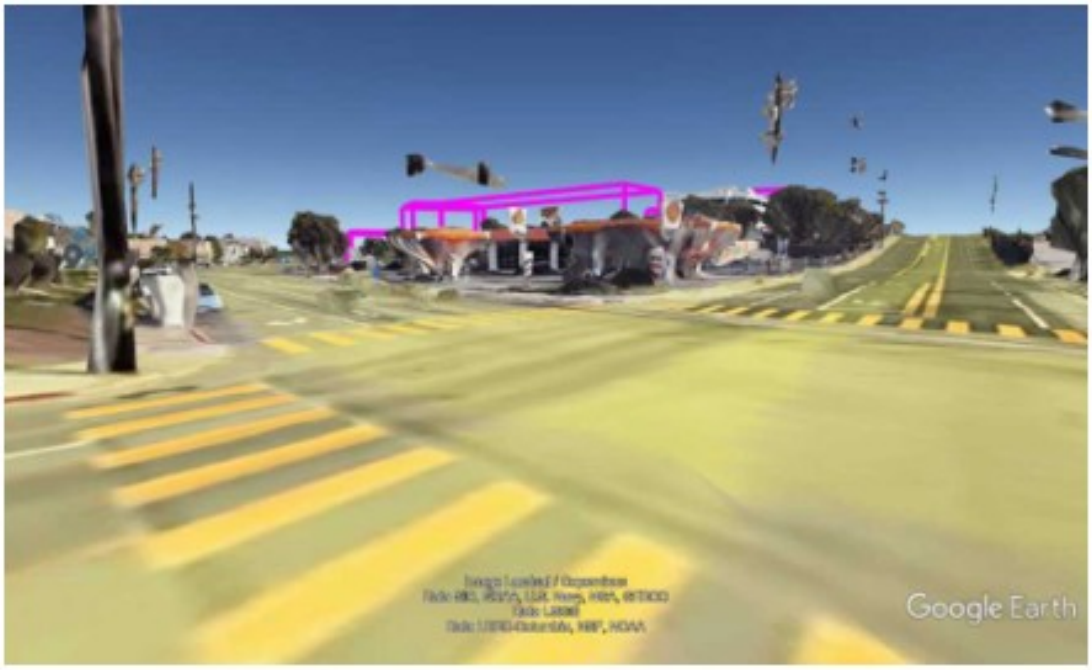
Google Earth Pro Simulation
BCHD will not provide compatible design files

Redbeam & Towers Visual Obstruction Simulation

Diamond Culdesac Visual Obstruction Simulation

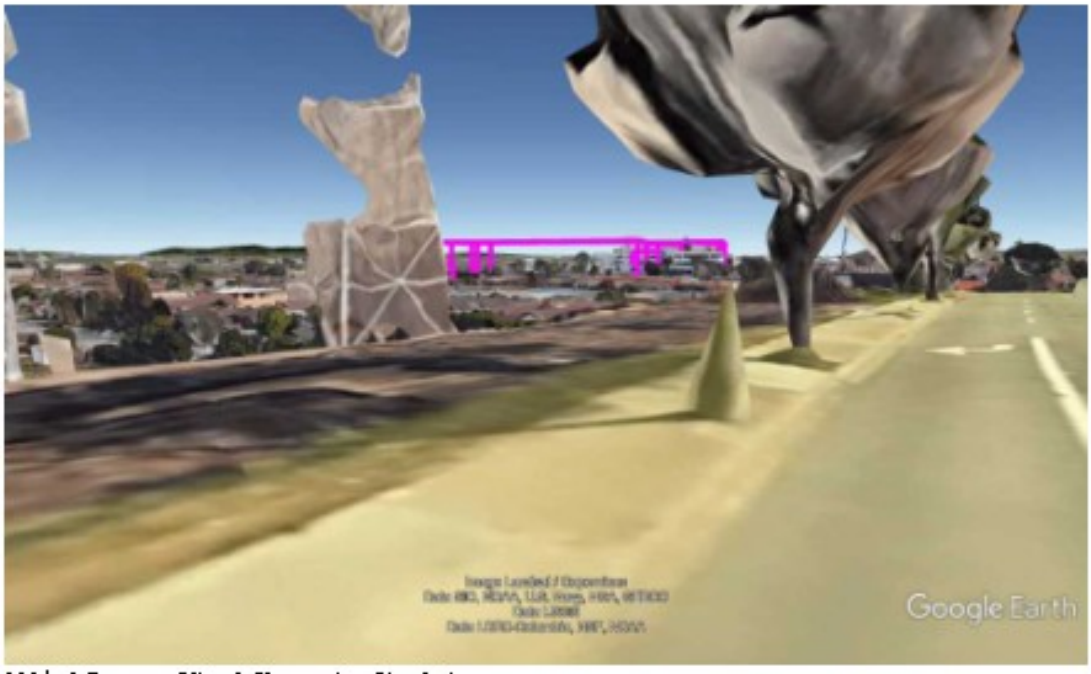
Google Earth Pro Simulation
BCHD will not provide compatible design files

Prospect Entrance Visual Obstruction Simulation



Prospect and Beryl Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files



190th & Prospect Visual Obstruction Simulation

190th & Harkness Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

190th & Flagler Visual Obstruction Simulation

Towers Fields Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

Tomlee Turn Visual Obstruction Simulation

Tomlee & Norton Visual Obstruction Simulation

Google Earth Pro Simulation
BCHD will not provide compatible design files

13. **BCHDs proposed height, lack of deep setbacks, lack of buffers, and perimeter construction must be remedied, along with architecture character, noise limits, and relocation of proposed electrical gear and fossil fuel storage to achieve even marginal consistency, compatibility, and protection of property values.**

Further comments will be forthcoming following a formal CUP application by BCHD.

COMMENTS ON BCHD CONDITIONAL USE PERMIT (CUP) PRE-APPLICATION

1. **The existing CUP for RCFE at 514 N Prospect is limited exclusively to that building** and cannot be transferred to any other location. BCHDs current CUP must be de novo. Any currently approved level of RCFE is fully conditioned on being located in the 514 hospital building.

The applicant explicitly published that the CUP would be valid for expansion within the existing building. If that building is abandoned, the CUP is not valid under the terms of publication.

The original project, as approved in 2006, is located entirely within the 514 N. Prospect structure, with the exception of a small outdoor garden area located on a south-facing terrace and the enclosed balconies located off of the 2nd, 3rd and 4th floors. The

Planning Commission Hearing Date: October 21, 2010

AGENDA ITEM:	12 (PUBLIC HEARINGS)
PROJECT LOCATION:	514 NORTH PROSPECT AVENUE
APPLICATION TYPE:	EXEMPTION DECLARATION, AMENDMENTS TO A CONDITIONAL USE PERMIT AND PLANNING COMMISION DESIGN REVIEW
CASE NUMBER:	2010-10-PC-023
APPLICANT'S NAME:	SILVERADO SENIOR LIVING

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of an Exemption Declaration and amendments to an existing Conditional Use Permit and Planning Commission Design Review to allow an expansion of a residential care facility within an existing medical building on property located within a Public-Community Facility (P-CF) Zone.

2. **Adverse impacts on the surrounding uses and properties cannot consider any non-quantified benefits of BCHD**, since BCHD has no analytically based, quantitative benefits to surrounding uses and properties. Since its formation in 1993 from South Bay Hospital District, BCHD has not conducted budgeting, cost accounting, monetized benefits analysis, or benefit-cost analysis. As a result, BCHD does not have documentation of any net benefits (that is, benefits beyond costs) that can be used to offset damages to surrounding uses and properties caused by BCHDs desired development.

Additionally, a primary BCHD vendor, Blue Zones LLC (MN), its parent company Blue Zones LLC (DE) and the company that supplies Blue Zones product to BCHD, Healthways Corp. make assertions of benefits to the residents of BCHD owning cities. However, those vendors refuse to provide any documentation or analytics of their analyses and BCHD failed in its fiduciary responsibility to assure that its taxpayer-owners had access.

Therefore, those estimated third-party program benefits cannot be relied upon by surrounding uses and properties to offset any damages incurred from BCHD. In addition, benefits are not provided at any granular level, and a simple pro rata methodology is not acceptable, nor supported.

BCHD HAS NOT IMPLEMENTED PROGRAM LEVEL BUDGETING, ACCOUNTING, OR BENEFIT-COST ANALYSIS SINCE ITS CREATION IN 1993. BCHD SPENDS $14M IN TAXPAYER FUNDS ANNUALLY WITHOUT KNOWING IF ITS PROGRAMS ARE A COST-EFFECTIVE USE OF TAXPAYER PROPERTY TAXES, FUNDING, LAND, AND BUILDINGS.

In 25 years of operation, **BCHD has failed** to budget or evaluate its programs, and therefore, **TAXPAYERS HAVE NO HISTORIC RECORD OF BENEFITS FROM BCHD.**

From: **BCHD**
Date: Thu, Aug 13, 2020 at 12:50 PM
Subject: RE: PRA Request - 40 programs

Question to BCHD: Provide the 2018-19 budget for each of the 40 programs
BCHD Response: **No documents responsive; the District is working on setting up a system**

Question to BCHD: Provide all cost-benefit analysis and ratios of the aforementioned 40 programs.
BCHD Response: **No documents responsive**

BCHD is now it its first year of Priority Based Budgeting, a largely vote-based, internal mechanism that lacks sufficient controls to protect taxpayer funds and determine program net benefits.

BCHD AND ITS CONSULTANTS MAKE ASSERTIONS REGARDING THE REDUCED MEDICAL COST FROM BLUE ZONES. HOWEVER BCHD, BLUE ZONES LLC, AND HEALTHWAYS CORP. ALL REFUSE TO PROVIDE ANY DETAIL REGARDING THE ESTIMATES. AS SUCH, THEY MUST BE REJECTED. AS TAXPAYER-OWNERS OF BCHD, WE HAVE A RIGHT TO KNOW HOW OUR $14M ANNUALLY IS SPENT AND HOW IT IS EVALUATED.

Mon, Jan 25, 2021 at 3:20 PM
BCHD wrote:

QUESTION TO BCHD: Provide all documents demonstrating 1) the computation of and 2) the timeframe of the purported savings based on the following: Cost Savings of Blue Zones Project $21 Million Direct Medical Expenses"

BCHD response: As stated in the slide, the source of the information is Gallup-Healthways. The District has identified a document responsive to this request, however the responsive document has been marked as 'Confidential and Proprietary' by the consultant. As such, the document remains properly withheld by the District.

QUESTION TO BLUE ZONES LLC: I'd like to understand the math behind the savings amounts posted on your website at https://www.bluezones.com/blue-zones-project-results-beach-cities-ca/#section-2

BLUE ZONES LLC RESPONSE: neither Blue Zones LLC nor Sharecare are able to provide confidential or proprietary information, including specific analytical method. (TRANSLATION NOTE: TRUST US WITH YOUR MILLION$ IN PUBLIC TAXPAYER SPENDING – BUT WE WON'T PROVIDE EVIDENCE TO WHAT WE PUBLISHED ON THE WEB)

Healthways Corporation, the owner of the Blue Zones LLC products, refused to response to a request for backup on the claim that every man, woman, and child of the 3 beach cities saved nearly $200 on average in medical costs due to Blue Zones.

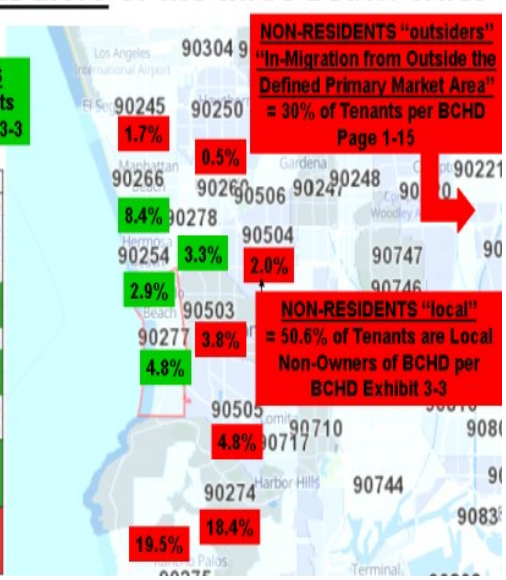
3. **<u>The direct benefits of BCHDs desired RCFE and PACE program will accrue mostly to non-residents and cannot be used to offset damages to surrounding uses and properties.</u>** In the case of BCHDs RCFE, Exhibit 3-3 and other information from the MDS report estimate that over 80% of tenants will be non-residents of the three Beach Cities (Hermosa Beach, Redondo Beach, and Manhattan Beach) that own and fund BCHD via property taxes and the rents from taxpayer funded properties. Further, the PACE facility is estimated to have only 17 of 400 participants from the Beach Cities, with the other 96% being non-residents. Since BCHD or the commercial developer/builder/owner/operator of the RCFE will be charging market rents to Beach Cities residents, there are no monetary benefits to residents over selecting any other market priced RCFE.

BCHDs vendor, MDS, conducted a zip code level analysis of tenancy for the proposed project. 80.6% of tenants are projected to be NON-RESIDENTS of HB/RB/MB cities that own and fund BCHD.

Over 80% of BCHD Senior Housing Tenants will be NON-RESIDENTS of the three Beach Cities

BCHD OWNERS = 19.4% of Tenants per BCHD Exhibit 3-3

Zip	%
90275	19.5%
90274	18.4%
90503	3.8%
90505	4.8%
90277	4.8%
90266	8.4%
90504	2.0%
90278	3.3%
90254	2.9%
90260	0.5%
90245	1.7%
BCHD OWNERS	19.4%
NON-RESIDENTS	80.6%



ONLY 0.1% OF SENIORS PARTICIPATE IN PACE
54,000 PACE Participants in the US
-Key Findings From the National PACE Association

52.8M US Residents over Age 65
-US Census 2020

ABOUT 1 IN 1000 SENIORS USE PACE
Average Fraction of Seniors in PACE = 0.1%

TOTAL POPULATION OVER 65 IN 3 BEACH CITIES = 16,992
Over 65 in Redondo Beach = 8,690
Over 65 in Hermosa Beach = 2,364
Over 65 in Manhattan Beach = 5,938
-US Census 2020

BCHD ANALYSIS SHOWS A "*CEILING*" LEVEL OF 51 HERMOSA, MANHATTAN AND REDONDO BEACH RESIDENTS WILL BE "CAPTURED" BY THE DESIRED HIGH COST ASSISTED LIVING PROJECT

BCHDs vendor's (MDS) data and assumptions were used to compute the MAXIMUM "capture" (MDS's term) of residents of the three Beach Cities that own and fund BCHD.

***MAXIMUM* 21 REDONDO RESIDENTS – THE AREA OF CONSTRUCTION AND OPERATION DAMAGES - WILL BE "CAPTURED" IN THE ASSISTED LIVING**

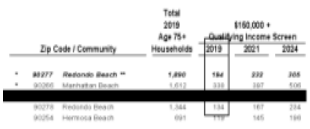
NO MORE THAN 51 BEACH CITIES RESIDENTS WILL BE "CAPTURED" BY BCHD

According to BCHD Consultant MDS Research, A "Ceiling" of Only 51 Beach Cities Residents Will Require Assisted Living, Be Financially Qualified, and Be "Captured" by the Proposed BCHD $12K/mo Assisted Living

City	Total 75+ Households*	Income Qualified Households*	32.1%* Need for Assisted Living	20%* CEILING "Capture" Rate
90277 (RB)	1,890	194	62	12
90278 (RB)	1,344	134	43	9
90266 (MB)	1,612	338	108	22
90254 (HB)	691	119	38	8
TOTAL	5,537	785	251	51
*Source	MDS	MDS	MDS	MDS
	Ex 3-3	Ex 3-3	Pg 1-5	Pg 1-12

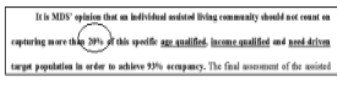
BCHD OWNER CITIES

BCHD CONSULTANT MDS RAW DATA

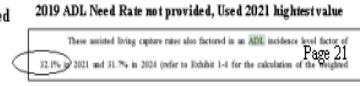


Used 2019 Actual Data – 2021, 2024 are estimated

Capture rate of 20% after age, income, and need qualified



2019 ADL Need Rate not provided, Used 2021 highest value



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USE OF PACE BY THE 3 BEACH CITIES

16,992 SENIORS = 17 PEOPLE

4. **BCHDs proposed campus design, both Phase 1 and Phase 2, must be considered to determine if the a CUP can be issued based on the site being "adequate in size and shape …".** BCHD elimination of 160,000 sqft of underground parking from the 2019 to the 2022 desired plan has increased both the height of the proposed development and the square feet of buildings above ground. Elimination of the underground parking from Phase 1 is an irrevocable act by BCHD, and therefore requires that Phase 2 be considered concurrently.

In addition, the existing CUP is based exclusively on operation inside the existing 514 hospital building that is as close to centered on the site as reasonably possible. BCHDs desired plan maximizes negative impacts on surrounding residents by placing the 110-foot above the street RCFE and the 8-10 story parking ramp up against residential property and uses on the North, East and South perimeters of campus. In addition, the desired plan moves electrical gear, backup generators and explosive/hazardous fuel storage to the South perimeter as well. All must be considered concurrently to accurately assess the site adequacy.

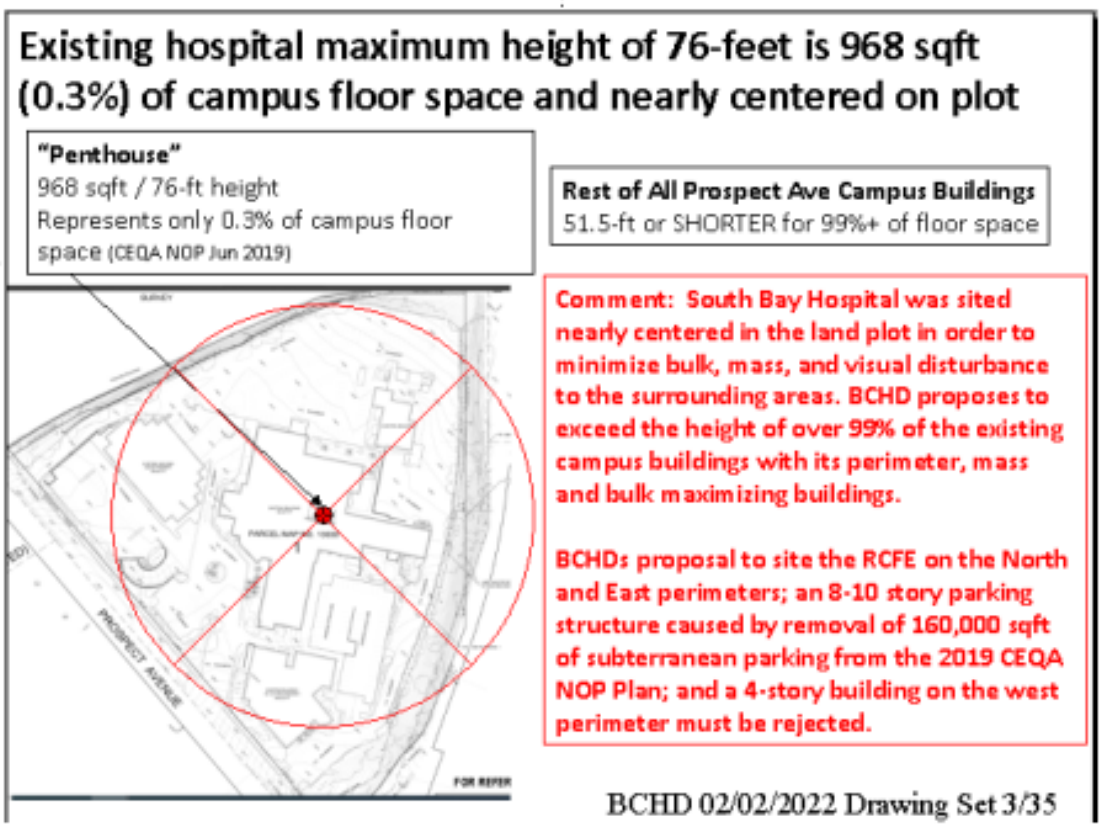
The current campus location of buildings is nearly centered, minimizing impacts on surrounding uses. BCHDs desired plan is largely perimeter based, maximizing negative impacts on surrounding uses.

BCHD CURRENT 76 FOOT "HIGH POINT" IS 0.3% OF TOTAL SQFT AND CENTERED WITH DEEP SETBACKS FROM NEIGHBORHOODS

The desired Phase 1 structure is 300,000 sqft at 83' from the south, inside courtyard and 109.7' from the sidewalk at Beryl St. It is located on the north and east perimeters with no effective setback. The 514 building was located to minimize mass, visual size, and maximize privacy.

Current South Bay Hospital 0.3% 76-foot Maximum Height Location Review

The 968 sqft "penthouse" is roughly centered in the triangular lot
Large setbacks of the maximum height reduce visual impact
Large setbacks of the largest buildings reduce 312,000 sqft mass impacts
Large setbacks hide the inconsistent architecture and shield the neighborhood character



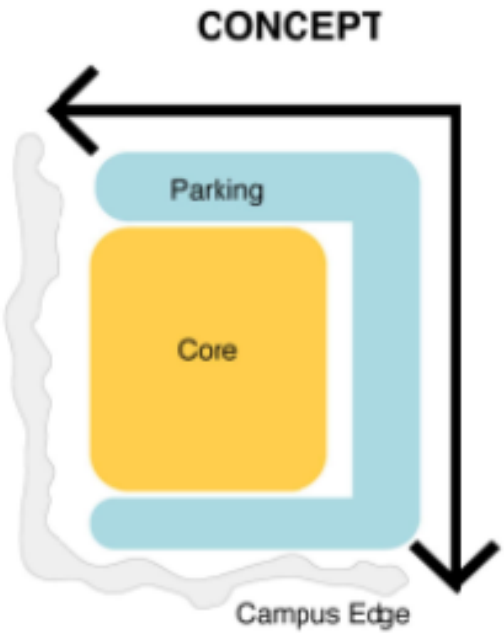
5. **BCHD recognized its proposed project's adverse impacts on surrounding uses and properties** and committed to a buffer area and development in the site center. BCHDs desired plan contains only perimeter construction, thereby de facto adversely affecting surrounding property and uses.

BCHD COMMITMENT TO BUFFER ZONES AND BUILDING PLACEMENT

BCHD recognized its damages to surrounding uses and in the June 2017 Community Working Group meeting committed to an approach that preserved property values and privacy by locating the new buildings in the center of the campus.

BCHD reneged on that commitment to the CWG and the community.

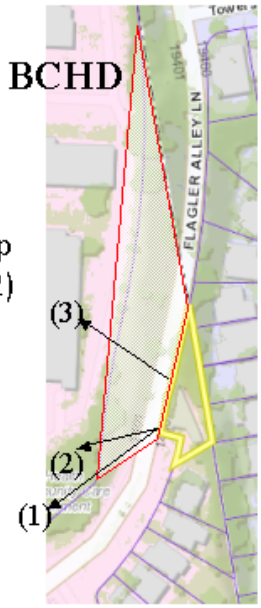
Healthy Living Campus Parking Approach



Source: BCHD Community Working Group Meeting, 6/19/17, Page 7/15

6. **BCHDs plan has adverse impacts on the abutting property at 1410 Diamond**. BCHD places an explosive fire hazard of fossil fuel storage, a 2000kW generator, and an 8-10 story parking ramp abutting the property at 1410 Diamond. The abutting property is immediately downwind from the emissions and any fire/explosion impacts. As well, it suffers adverse impacts from the parking structure noise, emissions, and lighting.

- The yellow parcel is 1410 Diamond
- The red parcel is the City of Redondo Beach grant to BCHD (per BCHD)
- The abutted property "1410" is downwind from the previously undisclosed 2,000 kW generator and its toxic air contaminant emissions (1)
- 1410 is under 100 feet from the backup fuel storage fire and explosion hazard (2)
- 1410 is under 100 feet from the 8-10 story 24/7/365 parking ramp (3)
- 1410 will have 85+ dB noise, vibration and exhaust from demolition/ reconstruction of the parking ramp (3)
- 1410 will not have its property value preserved during and after project damages



7. **BCHDs Covid response demonstrated adverse impacts to the surrounding properties and uses** as BCHD serviced majority non-residents overall. Of the 156,000 Covid tests, 84% were for non-residents. Of the 23,000 Covid vaccinations, 45% were for non-residents. This is all despite the resolution establishing the District that stated it was for the benefit of the residents of the Beach Cities. BCHDs demonstrated asymmetry of damages vs benefits, ownership and funding leads to adverse impacts. BCHDs desired RCFE and PACE plans demonstrate the same indifference toward direct benefits to residents, as the RCFE is 80%+ non-residents and the PACE is 95%+ non-residents with the damages accruing to surrounding properties and uses.

VI

That the public interest, convenience and necessity require the acquisition by plaintiff of fee title to certain real property hereinafter described for the purpose of constructing upon said real property and operating on said real property a hospital in order to provide hospital facilities for the various residents who reside within the South Bay Hospital District.

From: S. Pash <spashtunyar@gmail.com>
Sent: Friday, April 8, 2022 8:41 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

These Comments are From: Sophia Pashtunyar

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, **and the elevated site that is 30-feet above surrounding properties is not being respected**. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

From: William Sams <ajsams12@gmail.com>
Sent: Monday, April 4, 2022 4:08 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

These Comments are From: Jennifer Sams, concerned neighbor impacted by this over building.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

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Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing
https://bit.ly/BCHD-CUP-1

Detailed Comments on BCHD Pre-CUP PCDR Filing
https://bit.ly/BCHD-PCDR-1

RBMC CUP Ordinance Comments Grid
https://bit.ly/BCHD-PreCUP-Grid-Comments-1

RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: marik09@aol.com <marik09@aol.com>
Sent: Tuesday, April 5, 2022 8:04 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

These Comments are From: homeowners of Sturgess dr

Dear Redondo Beach Planning Commissioners and Director:

We did not buy a home adjacent to the BCHD because of the then proposed construction that would last 15 years! The ongoing loud construction and massive increase in traffic on one of the main entrances into the neighborhood near the elementary school will cause massive disruption and is not in line with the BCHD or neighborhoods values.

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

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https://bit.ly/BCHD-CUP-1

Detailed Comments on BCHD Pre-CUP PCDR Filing
https://bit.ly/BCHD-PCDR-1

RBMC CUP Ordinance Comments Grid
https://bit.ly/BCHD-PreCUP-Grid-Comments-1

RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Steve Vlahakis <sotiriosvlahakis@gmail.com>
Sent: Saturday, April 2, 2022 6:46 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

These Comments are From:

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing
https://bit.ly/BCHD-CUP-1

Detailed Comments on BCHD Pre-CUP PCDR Filing
https://bit.ly/BCHD-PCDR-1

RBMC CUP Ordinance Comments Grid
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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: gtafremow@verizon.net <gtafremow@verizon.net>
Sent: Saturday, April 2, 2022 11:21 AM
To: StopBCHD@gmail.com; Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

George Afremow – long time West Torrance resident

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:16 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: marcieguillermo@aol.com
Subject: Public Comment - BCHD Pre-CUP Filing - from Marcie Guillermo

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

From: Marcie Guillermo
marcieguillermo@aol.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:17 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Janet Smolke <jsmolke@gmail.com>
Subject: Public Comment - BCHD Pre-CUP Filing - From Janet Smolke

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:18 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Lisa Youngworth <lisa_youngworth@hotmail.com>
Subject: Public Comment - BCHD Pre-CUP Filing - Lisa Youngworth

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

From: Lisa Youngworth
lisa_youngworth@hotmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:20 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comment - BCHD Pre-CUP Filing - From Larry Anderson

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

From: larry anderson
rbbutch2@gmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:22 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: joyce field <jafield@verizon.net>
Subject: Public Comment - BCHD Pre-CUP Filing - From Joyce Field

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

From: Joyce Field
jafield@verizon.net

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:26 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: doug.field@outlook.com
Subject: Public Comment - BCHD Pre-CUP Filing - Doug Field

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

From: Doug Field
doug.field@outlook.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:28 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: susanearnestrealtor@gmail.com
Subject: Public Comment - BCHD Pre-CUP Filing - Susan Earnest

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

From: Susan Earnest
susanearnestrealtor@gmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:30 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: jeff.earnest1@gmail.com
Subject: Public Comment - BCHD Pre-CUP Filing - From Jeff Earnest

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

From: Jeff Earnest
jeff.earnest1@gmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Saturday, April 2, 2022 6:32 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Ann Cheung <acheungbiz@gmail.com>
Subject: Public Comment - BCHD Pre-CUP Filing - From Ann Cheung

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

From: Ann Cheung
acheungbiz@gmail.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Lisa Falk <kaholo@earthlink.net>
Sent: Thursday, March 31, 2022 6:24 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*
Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Traffic is already horrific on Prospect for several hours daily - please, don't allow this project to canyonize the street AND aggravate the traffic.

The local neighborhoods will not be served by this behemoth and it is wrong to use the Health District land to enrich a private developer. It is wrong to use what should be a community resource to provide overly expensive services to primarily non-community members from around LA County.

Please add my comments to the public record and please use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

Lisa & Marty Falk
120 South Juanita Avenue
Redondo Beach

My comments are at the following links to avoid having to send large PDFs by email. If you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing - https://bit.ly/BCHD-CUP-1

Detailed Comments on BCHD Pre-CUP PCDR Filing - https://bit.ly/BCHD-PCDR-1

RBMC CUP Ordinance Comments Grid - https://bit.ly/BCHD-PreCUP-Grid-Comments-1

RBMC PCDR Ordinance Comments Grid - https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments - https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Thursday, March 31, 2022 5:35 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Patrick Wickens <patwickens@verizon.net>
Subject: Public Comment - BCHD Pre-CUP Filing - From Patrick Wickens

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Please find comments on the Pre-CUP from Patrick Wickens below.

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: LINDA Zelik <linzelik@gmail.com>
Sent: Wednesday, March 30, 2022 2:44 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

These Comments are From: Linda and Joe Zelik

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.
We live a block east of the project and feel the size and scope of the project are NOT compatible with the residential neighborhood!
There are many reasons for this including;
1. The safety of our school children in SIX nearby schools!
2. The traffic congestion will result in hopeless gridlock in the surrounding streets.
3. Hazardous debris and contaminants from the demolition to especially Towers Elementary and all the residents who have the misfortune of living east of the site.
4 .Consider that there will probably be many lawsuits from lung conditions such as asthma and COPD resulting from this.
5..The proposed assisted living project is unnecessary, redundant and VERY overpriced for the area.
6. Who will be "on the hook" when it inevitably goes bankrupt?
7. Unfair to the nearby residents as it will, not only ruin our quiet residential neighborhood, but also lower the property values significantly.
PLEASE consider revamping the plan to a realistic size of one to two stories for 30 residents, a pool and green area along with a small community center!

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you. Linda Zelik

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Wednesday, March 30, 2022 2:26 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: jmlake7@aol.com
Subject: Public Comment - BCHD Pre-CUP Filing - From J. Lake

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

FROM: Jerry Lake, jmlake7@aol.com

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Wednesday, March 30, 2022 1:40 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comment - BCHD Pre-CUP Filing - Dah-Weih Duan

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

bcc: list

From: Dah-Weih Duan (Sherry Hsieh) <dahweih@gmail.com>

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, March 29, 2022 5:39 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

These Comments are From: Mark Nelson

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.

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RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Bill Kelley <billkelley@me.com>
Sent: Wednesday, March 30, 2022 12:19 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

These Comments are From: Bill Kelley

Dear Redondo Beach Planning Commissioners and Director:

This ill-advised project needs to be rejected by the city. My R.B. home is 4 blocks from the proposed site. The oversized eyesore will ruin our neighborhood with an unneeded megastructure dropped into our midst. Noise, choking traffic, and visual blight must be stopped. The traffic in the Beryl / Prospect region is already congested enough.
Let the BCHD do their work in a distributed manner throughout ALL of the beach cities rather than dropping this colossus next to our homes.
Why is BCHD using tax funds to hire high priced marketing/public relations firms to ramrod this unwanted project? Follow the money.

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

Please add my comments to the public record and use them to reshape the project, or if need be, to deny the conditional use permit entirely.

Thank you.
Bill Kelley

My comments are at the following links to avoid having to send large PDFs by email. If however you cannot download them, please email me and I will have the PDFs sent to you one at a time to assure my voice is heard.

Detailed Comments on BCHD Pre-CUP Filing
https://bit.ly/BCHD-CUP-1

Detailed Comments on BCHD Pre-CUP PCDR Filing
https://bit.ly/BCHD-PCDR-1

RBMC CUP Ordinance Comments Grid
https://bit.ly/BCHD-PreCUP-Grid-Comments-1

RBMC PCDR Ordinance Comments Grid
https://bit.ly/BCHD-PCDR-Grid-Comments-1

General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

From: Terry Thomas <terrythomas90278@gmail.com>
Sent: Tuesday, March 29, 2022 8:13 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: stopbchd@gmail.com
Subject: Concerns about the major construction at Beach Cities Health

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

This is for the Planning Commission,

Everything that I've seen from Beach Cities looks very large and out of place. I think the term is either incompatible or inconsistent with the neighborhood. I have heard that the California Coastal Act was caused by Redondo Beach approving 70 to 100 foot tall condos - ReCondo Beach. Nothing like that has been built for 40 years now and this is not the time to start again.

The neighbors have been very patient with Beach Cities and it's time for the City to either trim this project back down to neighborhood height, or just shut the project down completely.

From: Stop BCHD <stop.bchd@gmail.com>
Sent: Tuesday, March 29, 2022 5:18 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Stop BCHD <StopBCHD@gmail.com>; McGarry Family <tj_mcgarry@yahoo.com>
Subject: Public Comment of Mr. Tom McGarry on BCHD Pre-CUP filing

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Dear Redondo Beach Planning Commissioners and Director:

I have the following comments on the BCHD pre-conditional use permit filing that contained project details the public had never seen before.

Overall, the project is not compatible or consistent with the surrounding property, it does not protect property values, and the elevated site that is 30-feet above surrounding properties is not being respected. As a result, the site is not suitable for the project as proposed.

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General BCHD Policy Comments
https://bit.ly/BCHD-General-Comments-1

STOP BCHD (StopBCHD@gmail.com) is a neighborhood organization of residents concerned about the economic and quality-of-life damages that BCHDs 100-foot tall, 800,000 sqft commercial development will inflict for the next 50-100 years.

From: Sara Martin <saralbmartin@outlook.com>
Sent: Tuesday, March 29, 2022 5:01 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>; StopBCHD@gmail.com
Subject: Public Comments - BCHD Pre-Conditional Use Permit

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Dear Redondo Beach Planning Commissioners and Director:

I really hate how BCHD - a public agency - has pursued every single non-transparent strategy and tactic to prevent the public from having their rightful say about this private partner, for-profit real estate development on public land. It's bad public policy, period. Please don't be part of the continuation of bad public policy by approving any conditional use permit on this proposed real estate development project. In such a major change from its intended, and zoned use, the public should get to vote on what is allowed to be done on public land. Don't enable these misguided, secretive, anti-public, entitled "leaders" to burnish their personal legacies at the public's expense.

Sincerely,

Sara Martin

Redondo Beach

From: Paul Lieberman <lieberman.lra@gmail.com>
Sent: Tuesday, March 29, 2022 4:32 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Public Comments - BCHD Pre-Conditional Use Permit

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

These Comments are From:

Dear Redondo Beach Planning Commissioners and Director:

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General BCHD Policy Comments

https://bit.ly/BCHD-General-Comments-1

Paul Lieberman
19815 Mildred Avenue
Torrance, CA 90503-1121
LIEBERMAN.LRA@GMAIL.COM
310 371 2198

From: Tim Ozenne <tozenne@gmail.com>
Sent: Tuesday, March 29, 2022 7:40 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Re: Comment on BCHD CUP/Design Review (Pre-) Application

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Dear Ms. Forbes:

I should like to extend my comment, sent to you yesterday, with this item.

1) As a special district, BCHD must obtain prior authorization from the Los Angeles Local Area Formation Commission to offer any "new" service, including a service that is within those that are explicitly allowed but not currently offered. so-called "latent" services. That is California law.
2) BCHD has not previously offered "assisted living"; it proposes to do so, through a third party, as part of its development project. Likewise, it has not offered adult day care. That is a matter of BCHDs own records.
3) So far as I know--and I've kept touch with LAFCO--BCHD has not applied to have LAFCO authorize any new services, including assisted living and adult daycare. Redondo planning may have access to more current data. However, part of the application process would be to submit formal evaluations for each new service, including evaluation of competitive offerings and, importantly, LAFCO public hearings where citizens and competitors can comment on the application as to the "need" for new services. Since one finds no support in the healthcare district principal act for residential facilities, I doubt LAFCO will declare that assisted living is an explicit power of any healthcare district.
4) I don't see how an application for a conditional use permit can be approved prior to LAFCO approving new services since BCHD cannot legally offer them.

Thank you.
Tim Ozenne

On Mon, Mar 28, 2022 at 2:40 PM Tim Ozenne <tozenne@gmail.com> wrote:
Dear Ms. Forbes:

I am sorry if the attached comment is not properly structured. I hope your staff can bear with me.

It is my understanding that BCHD is seeking Planning Department approvals of its building design(s) and a conditional use permit, presumably covering at least its residential facility and its PACE operation. I can't be sure because the (pre-application) has not been made public.

In any event, based on the pre-application materials posted on the BCHD website, and a large amount of analysis by me of prior BCHD and other documents, I have prepared the attached comments. I hope they will be considered during the preparation for a Planning staff recommendation to the Planning Commission.

Thank you.

Tim Ozenne

BCHD 2022 Expansion Application: TOO Comment

Dear RB Planning:

(1) First, please review the RB council approval of the Kensington facility (1/19/2016) , which plainly declared the RCFE an acceptable *private* use of public land. Here, BCHD is proposing to develop a private facility on land dedicated to public use by virtue of a 1957 condemnation/eminent domain ruling. In that ruling, the court provided that the land could be used for the "construction, completion, and operation of a hospital" to serve the area. The hospital was closed in 1998, and BCHD has never obtained approval for any other use. Thus, even if RB code allows an RCFE on P-CF property, that does not remove the impediments based on the land being obtained only for a public purpose, either for a public hospital or another public use.

(2) Because the RCFE is a clearly a private us--like a hotel or apartment house—surely RB will bentitled to *property taxes* on both the land value and the cost of the building. This was exactly the outcome of Kensington. Doesn't that logic note apply equally to the BCHD RCFE development project? I don't know what tax treatment has been proposedby BCHD because the application is not public, so I ask: "Does the application and recommendation deal with this tax issue in a fashion consistent with Kensington?

Note: One estimate from BCHD documents would have the RCFE costing in excess of $200,000,000, implying an annual tax bill of approximately $2 million. Does the application incorporate new property tax payments, acknowledging that BCHD is now exempt from property taxes? Of course, Redondo would be expected to provide emergency services for the additional residents, so it would be appropriate that property taxes be levied.

(3) Should, however, RB elect to approve the use of public property for a private facility, will that not trigger a Measure DD vote?

(4) At least as to the HLC structures close to the eastern and western borders, could BHCD have located those structures any nearer to residential properties? It appears, regardless of any minimal reductions in height, the buildings are as close to residences as possible, based on the location of property lines. Aside: Also, based on the "Drawing Set" included in the pre-application as published by BCHD, the eastern portion of the proposed RCFE will be 9 stories high!

Sincerely,
Tim Ozenne
Torrance

From: Tim Ozenne <tozenne@gmail.com>
Sent: Tuesday, March 8, 2022 6:44 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Michael Webb <Michael.Webb@redondo.org>
Subject: CUP & Design Review for BCHD

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Ms. Forbes:

I believe BCHD has before Redondo Planning a "pre-application" for its healthy living campus. I am following that project because, as outlined to date by BCHD, the project would have a large negative impact on me and my neighbors.

Accordingly, I am trying to determine issues addressed in the existing pre-application as well as issues that are not in the pre-application but will be needed to complete the applications for a conditional use permit and design review. As part of my effort, I am trying to understand the land use issues that arise in this project. In particular, I am interested in the site history. It is my understanding that the site was originally acquired via eminent domain for a public hospital, and that California law requires a Resolution of Necessity if the BCHD board seeks to change the use of the property. Accordingly, under the California Public Records Act, I requested all such resolutions. However, in its response to me, BCHD states, "Please note that the land acquired in 1957 on which the South Bay Hospital is located is not subject to the CCP 1245.210-1245.270 “Resolution of Necessity” requirements." (3/7/2022)

I am not a lawyer, so I don't understand why RoN requirements don't apply here. I have read the statutes, and I don't see why this land would be exempt as BCHD indicates.

Thus, I would like to know if the CUP/Design review, as now contemplated, will include any consideration of planned, existing or prior Resolutions of Necessity or if BCHD is indeed exempt from this part of the Code of Civil Procedure. That could help me focus on issues that matter for the application as it is considered by Redondo.

Thank you,
Tim Ozenne

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, March 17, 2022 4:54 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Planning Commission Public Comment - BCHD approved the use of 514 for assisted living/memory care with FULL KNOWLEDGE of seismic deficiencies

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

According to a City of Redondo Beach planning report, BCHD was aware of seismic deficiencies in the 514 building as early as 2005, and elected to move forward with RCFE/Silverado. CEO Bakaly has repeatedly asserted that the 514 building does not meet seismic standards (it does meet all applicable standards) and this document demonstrates that BCHD deliberately allowed the conversion to residential use and was aware of the risks and seismic deficiencies. As such, BCHD cannot legitimately make any claim to a changed condition regarding the safety of the use of the 514 building for residential care for the elderly. Further, BCHD knowledgeably waived seismic upgrade at the time of the Silverado permit issuance, and BCHDs current attempted justification is simply false.

BACKGROUND

The Beach Cities Health District has plans for re-use of the former South Bay Hospital given state legislation requiring all hospitals to be seismically upgraded by the year 2008 or cease operation as an acute care hospital. The former South Bay Hospital building includes the north tower, built in the 1950s, and the south tower built in 1967.

A seismic survey determined that the cost of seismic upgrade on the north tower was prohibitive. Therefore, the north tower was converted to other medical offices and health-related facilities such as an expanded wellness center, aquatic center (supplementing the existing fitness center), lecture and community meeting rooms, and health district administrative offices. A zoning ordinance amendment and conditional use permit were approved in 1999 to allow such uses.

Although it appeared feasible to seismically upgrade the south tower for continued use as an acute care hospital, Little Company of Mary Health Services chose to cease its hospital operation at the site. The Health District, with a new tenant of Sunrise Senior Living, has submitted a proposal to convert the hospital in the south tower to an assisted living residence for care of seniors and patients with Alzheimer's disease.

The project includes conversion of the upper three floors of the former hospital to an assisted living facility with 57 beds. A conditional use permit was approved by the Planning Commission in April for the conversion, contingent upon this zoning text amendment.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, March 9, 2022 4:40 PM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Cc: Paul Novak <pnovak@lalafco.org>
Subject: Formal Comment to the BCHD CUP/PCDR/RDG Compliance Record at the City of Redondo Beach

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BCHD is having public meetings this week concerning their development project. As such, any records of the meetings are covered by the Public Records Act, including, but not limited to, video, audio, meeting reports, and any writings of any participants.

This is formal notice to include the video recording of the 3/7 meeting, and whatever documents are provided by the public for all 3 meetings, and any summaries by BCHD into the formal City of Redondo record. As the 3/7 meeting video is a public record, it is imperative it be included.

cc: LALAFCO for BCHD record in the event BCHD fails to continue to comply with the CPRA

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, March 9, 2022 11:09 AM
To: Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Formal Comment to the BCHD CUP/PCDR/RDG Compliance Record

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The BCHD project, like other projects requiring design review, is required to "protect property values".

BCHD has replied in CPRA responses that it has conducted no analysis of its historic, current, or proposed economic impacts on property values of surrounding uses.

---------- Forwarded message ---------
From: **PRR** <PRR@bchd.org>
Date: Tue, Oct 5, 2021 at 2:41 PM
Subject: RE: CPRA - Surrounding property values
To: Mark Nelson (Home Gmail) <menelson@gmail.com>
Cc: PRR <PRR@bchd.org>

Hi Mark,

Please see below for the District's response (in red) to your public records request received 9/29/21 that reads:

Provide all studies demonstrating the impact of the current BCHD on surrounding property values. No documents responsive.
Provide all studies demonstrating the impact of the proposed BCHD self-certified project on surrounding property values. No documents responsive.

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING
May 19, 2022

H.1. RECEIVE AND FILE WRITTEN PUBLIC COMMENTS ON NON-AGENDA ITEMS

- Public Comments on Non-Agenda Items received after release of agenda

From:	Farah K
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Comments to the legislative bodies above for their next general meeting as permitted by the Brown Act.
Date:	Saturday, May 14, 2022 10:10:33 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

These are non-agenda item comments to the legislative bodies above for their next general meeting as permitted by the Brown Act.

I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damages.

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project.

The attachment specifically calls out BCHDs plan's noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

-Farah Kreutz
Redondo Beach Resident

NON-AGENDA PUBLIC COMMENTS

The following is provided regarding BCHDs proposed 3rd party DEVELOPER/OWNER/ OPERATOR development project that BCHD will be filing a formal Conditional Use Permit and Planning Commission Design Review application for during the first half of 2022.

These comments are filed to agencies as non-agenda comments of the public, in the interest of the public, and under Cal Gov Code 54954.3."regular meetings shall provide an opportunity for members of the public to directly address the legislative body on any item of interest to the public" there is an affirmative obligation to provide these comments to the Planning Commission, City Council or other "legislative" bodies upon receipt.

Summary Table of BCHD Project Non-Compliance with Municipal Codes		
PERMIT	**CONDITION**	**BCHD PROJECT NON-COMPLIANCE**
1. CUP	"will not adversely affect surrounding uses and properties"	As supported by over 1,200 petition signers and 100s, if not 1,000 surrounding resident comments to BCHD, surrounding residential uses are adversely impacted in reduced privacy, property value, aesthetics, noise, traffic and toxic emissions.
2. CUP	"for the proposed use … shall be adequate in size and shape to accommodate such use"	Given the proposed project plan to locate buildings at the elevated site's perimeter, the elevated site is not adequate to accommodate the proposed use.
3. CUP	"no adverse effect on abutting property"	The properties on the 1400 Block of Diamond are subjected to the storage of explosive liquid fuels, a 2,000 kW combustion power plant, and a 16,000 to 4,000 V substation. These mechanical and explosion hazards adversely impact safety, safe air, local emissions, noise, and vibration.
4. PCDR	"ensure compatibility … in the community"	Based on the City of Redondo Beach's finding that the design of The Kensington was consistent and compatible with the surrounding residential uses, the 110-foot above Beryl St., Miami Beach commercial styled facility cannot also be deemed compatible with similar, 30-foot and under residential uses in the community.
5. PCDR	"protect property values … of neighborhoods"	Statistical modeling demonstrates that neighborhoods nearer to BCHD have reduced property values compared to neighborhoods further from BCHD. BCHD is proposing to increase height from 99% under 52-feet to 103-feet and to increase over building size from 312,000 sqft to nearly 800,000 sqft.
6. PCDR	"shall consider the impact … of the user in respect to circulation, parking, traffic, etc."	BCHD proposed design will require the 8-10 story parking ramp at Prospect and Diamond to enter/exit on Prospect northbound. Further, the proposed height of the RCFE and location on the perimeter damages the privacy, aesthetics, excess nighttime lighting, noise impacts and other basic attributes of the surrounding uses and properties.
7. PCDR	"location of buildings and structures shall respect the natural terrain of the site"	The elevated site has from 30-feet to 70-feet elevation gain over surrounding residential uses. As a result, creation of a 110-foot rise over Beryl St., a 10-story parking ramp over Tomlee and Diamond Sts, and a 4-story, flat wall toward Prospect fails to respect the natural elevated terrain. The original 52-foot, 4 story building and its 0.3%, 968 sqft penthouse were nearly centered in the site, thereby respecting the natural terrain.
8. PCDR	"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"	A 300,000 sqft, 110-foot above the street concrete and glass commercial building makes no attempt to integrate and be compatible with the neighborhood in scale or bulk. Further, unlike The Kensington and its Santa Barbara style, the Miami Beach condominium/hotel style proposed, when coupled with the excessive height and mass is thoroughly non-compatible with surrounding properties.

9. PCDR	"shall be consistent with the intent of residential design guidelines"	The residential design guidelines are intended to increase the quality of life of the neighborhood of the construction. It is very clear from the 1,200 petition signatories regarding the height and size of the project that it does not increase the quality of life. Further, there have been 100s, if not 1,000s of comments and concerns regarding the impacts of noise, emissions, traffic, glare, lighting, excess non-directed nighttime lighting, nighttime elevated signage and other factors that diminish quality of life.
10. RDG	"to improve the quality of life in residential neighborhoods … [t]hese design guidelines are intended to help accomplish this objective"	The BCHD project reduces the quality of life in surrounding neighborhoods. The BCHD commercial Developer/Owner/Operator is targeting 90% non-Redondo Beach residents and 80% non-residents of the 3 beach cities (HB/RB/MB). The PACE facility is scaled for 400 participants with only 17 expected to be from the 3 beach cites according to National PACE Assoc. statistics. The BCHD project nearly triples the size of campus buildings from 312,000 sqft to 800,000 sqft and more than doubles the effective height from 99% less than 52-feet to 109.7-ft. The quality of life of surrounding neighborhoods will be reduced by the commercial, non-resident services as all damages will accrue to the neighborhoods.
11. THO	"The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity"	The adjoining Torrance neighborhoods are in the Hillside Overlay. The BCHD would not be allowed in overlay, and the City of Torrance has an obligation to protect its residents. The BCHD project is located to maximize damages to views, light, air and privacy based on height, size and perimeter location.
12. THO	"the design will not have a harmful impact upon the land value and investment of other properties in the vicinity"	Statistical analysis demonstrates that surrounding property values are lower, the closer the properties are to the BCHD site. Peer-reviewed research demonstrates that larger, taller developments, such as BCHDs proposal, will have equal or larger negative impacts on property values.
RBMC 10-2.2506 Conditional Use Permits (CUP) RBMC 10-2.2502 Planning Commission Design Review (PCDR) Redondo Beach Residential Design Guidelines (RDG) Redondo Beach Beryl Heights Neighborhood Specific Guidelines (BH RDG) TMC 91.41.6 Planning and Design (Torrance Hillside Overlay, THO)		

From: Conna C
To: CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject: Fw: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: Saturday, May 14, 2022 3:36:37 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

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Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

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I was born and raised in Redondo Beach in the house my father built on Avenue E at the crest of the hill with a view of the ocean. I raised my own children in my family home. I was there when fake signatures were used to allow the building of Condos that stole our ocean views. I was there when the seniors were kicked out of their homes by emminent domain and the Villages were built as the promise of new homes for them, but at prices they could not afford. I see the government of Redondo Beach failing it's current citizens again in the BCHD plans.

I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

I beg of you! Please!! STOP BCHD

Conna Condon

NON-AGENDA PUBLIC COMMENTS

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From: v minami
To: CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject: Fw: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: Sunday, May 15, 2022 7:34:56 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

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Thank you.

Virginia Minami

NON-AGENDA PUBLIC COMMENTS

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From: ROBERT LEVY
To: CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject: Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: Saturday, May 14, 2022 2:24:45 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

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*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

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Robert & LuJean Levy
South Bay homeowners since 1984

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NON-AGENDA PUBLIC COMMENTS

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From:	William Shanney
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 2:34:29 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

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William and Vivian Shanney

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From:	Aileen Pavlin
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 3:23:32 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

---------- Forwarded message ---------
From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Sat, May 14, 2022 at 2:06 PM
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
To: Stop BCHD <StopBCHD@gmail.com>

FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com

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From:	joyce field
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 3:43:29 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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From:	Tim Ozenne
To:	CityClerk; City Clerk; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 3:58:17 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

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We have lived in Torrance for several decades. From our home, we see much of the former BCHD "hospital" (which quit being a hospital more than two decades ago). If the BCHD development plan goes forward as now proposed, we and many of our neighbors will see a huge increase in the relative sizes of BCHD commercial buildings as we look west. BCHD seems to have designed its real estate development with no concern at all for area residents.

In particular, I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% of its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea. BCHD has manipulated the placement and sizes of buildings so as to pretend the project is somehow compatible with the surrounding residential neighborhoods. While RB code requires *compatibility*--not only with homes in Redondo but with neighborhoods that presumably include homes in Torrance. No one can imagine this project is in any way compatible, not with homes in Redondo nor with homes in Torrance. Do RB planners see this differently?

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damage. That plan was scrubbed!

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size

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The **attachment** specifically calls out BCHD's planned noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

And, as a long-term resident of Torrance, I must point out that it looks like BCHD intends to demolish public property in Torrance--the Flagler Lane right-of-way--to accommodate its project overlooking Torrance homes. Apparently, BCHD plans to destroy many mature trees and several existing retaining walls in Torrance to proceed with its "development."

I would also point out that the land for this development project was acquired long ago via eminent domain. It is supposed to remain forever dedicated to public uses, but BCHD appears ready to flaunt California code including CCP 1245.245 by, among other things, erecting a *private* residential facility on the land. Redondo has already ruled, in the case of the Kensington facility, that such facilities are private, not public. I cannot imagine Redondo Beach simply reversing its prior ruling.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

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From:	Stop BCHD
To:	CityClerk; cityclerk@torranceca.gov; Stop BCHD
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 4:07:34 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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From:	Linda Feldman
To:	CityClerk
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 4:35:37 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Sent from Linda's iPad.

Begin forwarded message:

> **From:** Stop BCHD <stop.bchd@gmail.com>
> **Date:** May 14, 2022 at 2:08:11 PM PDT
> **To:** Stop BCHD <StopBCHD@gmail.com>
> **Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions**
>
> FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com
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> Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:
>
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From:	marinafinearts@aol.com
To:	CityClerk
Cc:	cityclerk@torrance.gov; stop.bchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 5:49:09 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

My wife and I are 100% against this proposed project. In this day of increasing cynicism with our government, it is an opportunity to restore our faith in our local government. There is NO one I know of who is in favor of this project.STOP IT NOW
Mike and Laura Woolsey
Tomlee Ave

-----Original Message-----
From: Stop BCHD <stop.bchd@gmail.com>
To: Stop BCHD <StopBCHD@gmail.com>
Sent: Sat, May 14, 2022 2:05 pm
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions

FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com

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From:	Brian Onizuka
To:	CityClerk
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 6:34:40 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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From:	David Onizuka
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 8:52:31 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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2. CUP	"for the proposed use … shall be adequate in size and shape to accommodate such use"	Given the proposed project plan to locate buildings at the elevated site's perimeter, the elevated site is not adequate to accommodate the proposed use.
3. CUP	"no adverse effect on abutting property"	The properties on the 1400 Block of Diamond are subjected to the storage of explosive liquid fuels, a 2,000 kW combustion power plant, and a 16,000 to 4,000 V substation. These mechanical and explosion hazards adversely impact safety, safe air, local emissions, noise, and vibration.
4. PCDR	"ensure compatibility … in the community"	Based on the City of Redondo Beach's finding that the design of The Kensington was consistent and compatible with the surrounding residential uses, the 110-foot above Beryl St., Miami Beach commercial styled facility cannot also be deemed compatible with similar, 30-foot and under residential uses in the community.
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From:	Paul Lieberman
To:	CityClerk
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Sunday, May 15, 2022 9:43:50 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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---------- Forwarded message ---------
From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Sat, May 14, 2022, 2:06 PM
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
To: Stop BCHD <StopBCHD@gmail.com>

FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com

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respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

--
STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years. Our neighborhoods have been burdened since 1960 and the damages outweigh any benefits.

NON-AGENDA PUBLIC COMMENTS

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From:	Hamant and Robin Patel
To:	CityClerk; CityClerk@torranceca.gov
Cc:	topbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Sunday, May 15, 2022 3:04:39 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

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From:	Linda Choy
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Sunday, May 15, 2022 6:12:15 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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From:	Jeff Earnest
To:	CityClerk@torranceca.gov; CityClerk; stopbchd@gmail.com
Cc:	Jeff Earnest
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Monday, May 16, 2022 12:42:38 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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Jeff Earnest

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From:	Warren Croft
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Monday, May 16, 2022 6:30:00 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:
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From: Ann Cheung
To: cityclerk@torranceca.gov; CityClerk; stopbchd@gmail.com
Subject: Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: Monday, May 16, 2022 1:09:11 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

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---------- Forwarded message ---------
From: **Stop BCHD** <stop.bchd@gmail.com>
Date: Sat, May 14, 2022 at 2:06 PM
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
To: Stop BCHD <StopBCHD@gmail.com>

FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com

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From:	Mark Nelson (Home Gmail)
To:	CityClerk; citycouncil@hermosabeach.gov; cityclerk@manhattanbeach.gov; CityClerk; Ben.Allen@sen.ca.gov; Al.Muratsuchi@asm.ca.gov; HollyJMitchell@bos.lacounty.gov
Cc:	Kevin Cody; Lisa Jacobs; stopbchd@gmail.com
Subject:	Public Comment - BCHD Development
Date:	Saturday, May 14, 2022 6 53:56 PM
Attachments:	image.png image.png BCHD NonCompliance May 2022 Comments.pdf

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Mayor, Council, Planning Commissions of Redondo Beach and Torrance
Mayor, Councils of BCHD Owners of Manhattan and Hermosa Beach

This is a public comment under the Brown Act for the next regular meeting of the legislative bodies above.

To whom it may concern:

BACKGROUND
For years now, BCHD has been spending taxpayer money on campus plans that are inconsistent and incompatible with neighboring uses and properties, and in violation of both Redondo Beach and Torrance ordinances. BCHD appears to be continuing that effort, with a $16M taxpayer funded war chest that includes about $1M in PR, $5M in Architects, $1 in Lawyers, etc. The designs have gone from:

May 2017 BCHD Presentation - Commitment to surrounding the campus buildings with parking and greenspace as a buffer
June 2019 BCHD EIR NOP - 60-feet tall, 160,000 sqft underground parking
June 2020 BCHD Board Project Approval - 76-feet tall, 8-10 story above ground parking ramp
March 2021 BCHD Draft EIR - 103 feet tall, 8 story above ground parking ramp

In short, BCHD has been spending tax money, creating taller and more inappropriate plans, and ignoring surrounding neighbors for years now.

COMMUNITY OPPOSITION
Over 1200 petition signers called for downscaling or elimination
Between 100s and a 1000 letters and comments opposing the plan at BCHD, Redondo Beach, Torrance, Hermosa Beach and Manhattan Beach

REQUIRED CHANGES TO THE PLAN IN ORDER MEETING COMMUNITY OBJECTIONS AND RBMC AND TORRANCE MC
A detailed attachment below demonstrates the objectively true instances of BCHD failing to heed RBMC and TMC, along with objections of residents and neighbors.

The following obvious changes are required to meet minimum compliance with TMC and RBMC:

1) Reduce the height to conform with the neighborhood, as was done with The Kensington. Both are surrounded by residential and light commercial with 30-foot height limits.
2) Move the development to the center of the parcel as with the original hospital. The site is elevated above residential and Torrance Hillside Overlay properties.Respecting the elevated site requires lower buildings and deeper setbacks, not 110-feet above the streets on the perimeter of the site.
3) Reduce the size of Phase 1 and 2 from the current nearly 800,000 sqft. BCHD proposes one-and-a-half times larger, and 3 times taller than CenterCal's voter-cancelled Mall-by-the-Sea. In addition, BCHD proposes a development that is larger than all Beryl Heights homes added together. It is clearly OUT OF SCALE.
4) Reduce the local damages by reducing the dependence on non-residents. BCHDs plan requires over 80% non-residents for the RCFE and over 95% non-residents for PACE. The youth center, "allcove" is over 90% non-residents. The associated neighbors have suffered 60 years of damages so far, and BCHD proposes an additional 50-100 years for what are clearly trivial benefits and huge damages for the surrounding areas.
5) Increase the local benefits by offering cost-based or subsidized and affordable RCFE, PACE, and all other services to 90277 and 90503 zip codes that suffer the bulk of damages.
6) Relocate the generator and fuel storage. Allowing BCHD to move its generators and fuel storage off the center of the campus where it bears the risk to a location that is adjacent to homeowners is unacceptable.
7) Reduce construction noise with no construction above noise barriers. BCHD knowingly created health damages by proposing heights above the level of barrier protection and building on the far perimeter of the campus. BCHD must reduce height to no taller than fully mitigated by noise barriers.
8) Reduce operations noise through outdoor curfews after 7PM. BCHD is building a horseshoe shaped urban canyon and proposing amplified noise nighttime events outdoors. That is unfair and unacceptable damage to the surrounding neighbors to the south and east.
9) Move or underground required parking. The current 8-10 story parking at Prospect and Diamond subjects surrounding neighborhoods to noise, loss of privacy, etc. on a 24/7/365 basis.
10) Remove privacy impacting balconies and decks. BCHD plans to line the edges of the compound, on the perimeter of the site, with privacy robbing decks. That is unacceptable and damaging.

BCHDs proposal is clearly damaging to the surrounding neighborhoods and violates RBMC for CUP and PCDR and TMC for the Hillside Overlay.

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From:	Lisa Youngworth
To:	CityClerk; cityclerk@torranceca.gov; Stop Bchd; Bill Brand; Nils Nehrenheim; Todd Loewenstein; Zein Obagi; Sheila Lamb; Rob Gaddis; doug.boswell@redondo.org
Subject:	Public Comment - Forward to Mayors, Councilmembers, Planning Commissions
Date:	Monday, May 16, 2022 7:35:32 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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From:	gtafremow@verizon.net
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 2:28:39 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf
Importance:	High

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Long time & concerned West Torrance residents,
Pam & George Afremow

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From: BARRY SINSHEIMER
To: CityClerk; stopbchd@gmail.com; CityClerk@torranceca.gov
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: Saturday, May 14, 2022 2:59:45 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

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Redondo Beach Resident

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9. PCDR	"shall be consistent with the intent of residential design guidelines"	The residential design guidelines are intended to increase the quality of life of the neighborhood of the construction. It is very clear from the 1,200 petition signatories regarding the height and size of the project that it does not increase the quality of life. Further, there have been 100s, if not 1,000s of comments and concerns regarding the impacts of noise, emissions, traffic, glare, lighting, excess non-directed nighttime lighting, nighttime elevated signage and other factors that diminish quality of life.
10. RDG	"to improve the quality of life in residential neighborhoods … [t]hese design guidelines are intended to help accomplish this objective"	The BCHD project reduces the quality of life in surrounding neighborhoods. The BCHD commercial Developer/Owner/Operator is targeting 90% non-Redondo Beach residents and 80% non-residents of the 3 beach cities (HB/RB/MB). The PACE facility is scaled for 400 participants with only 17 expected to be from the 3 beach cites according to National PACE Assoc. statistics. The BCHD project nearly triples the size of campus buildings from 312,000 sqft to 800,000 sqft and more than doubles the effective height from 99% less than 52-feet to 109.7-ft. The quality of life of surrounding neighborhoods will be reduced by the commercial, non-resident services as all damages will accrue to the neighborhoods.
11. THO	"The development has been located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity"	The adjoining Torrance neighborhoods are in the Hillside Overlay. The BCHD would not be allowed in overlay, and the City of Torrance has an obligation to protect its residents. The BCHD project is located to maximize damages to views, light, air and privacy based on height, size and perimeter location.
12. THO	"the design will not have a harmful impact upon the land value and investment of other properties in the vicinity"	Statistical analysis demonstrates that surrounding property values are lower, the closer the properties are to the BCHD site. Peer-reviewed research demonstrates that larger, taller developments, such as BCHDs proposal, will have equal or larger negative impacts on property values.
RBMC 10-2.2506 Conditional Use Permits (CUP) RBMC 10-2.2502 Planning Commission Design Review (PCDR) Redondo Beach Residential Design Guidelines (RDG) Redondo Beach Beryl Heights Neighborhood Specific Guidelines (BH RDG) TMC 91.41.6 Planning and Design (Torrance Hillside Overlay, THO)		

From: tammytammysugar
To: CityClerk; cityclerk@torranceca.gov; stopbchd@gmail.com
Subject: Public Comment to Mayors, Councils, Planning Commissions
Date: Saturday, May 14, 2022 7:09:21 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

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I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damages.

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project.

The attachment specifically calls out BCHDs plan's noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into.

Thank you,

Tamiko & George Wakabayashi (Torrance Residence)
[redacted]

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NON-AGENDA PUBLIC COMMENTS

The following is provided regarding BCHDs proposed 3rd party DEVELOPER/OWNER/ OPERATOR development project that BCHD will be filing a formal Conditional Use Permit and Planning Commission Design Review application for during the first half of 2022.

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Summary Table of BCHD Project Non-Compliance with Municipal Codes		
PERMIT	**CONDITION**	**BCHD PROJECT NON-COMPLIANCE**
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3. CUP	"no adverse effect on abutting property"	The properties on the 1400 Block of Diamond are subjected to the storage of explosive liquid fuels, a 2,000 kW combustion power plant, and a 16,000 to 4,000 V substation. These mechanical and explosion hazards adversely impact safety, safe air, local emissions, noise, and vibration.
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From:	Tom McGarry
To:	CityClerk; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject:	Public Comment
Date:	Sunday, May 15, 2022 12:23:55 PM

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

These are non-agenda item comments to the legislative bodies above for their next general meeting as permitted by the Brown Act.

I am concerned about Beach Cities Health District's proposed Phase 1 development plan that will be commercially DEVELOPED/OWNED/OPERATED. Phase 1 is proposed to be 110-feet above the surrounding streets and 300,000 sqft in size. Phase 2 will bring the total BCHD site up to nearly 800,000 sqft, which is 250% its current size. That is larger than the entire adjacent Beryl Heights neighborhood's homes' sizes all added together. BCHDs proposed plan is also 3-times the height and 150% as large as the voter-rejected CenterCal Mall-by-the-Sea.

I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

BCHDs 2017 design committed to protecting neighborhoods with buildings in the center and surface parking around the edges buffering homes from damages.

BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge. The current design is claimed to be 83-feet tall and also on the edge of the site and still meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project.

The attachment specifically calls out BCHDs plan's noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

Tom & Carol McGarry
Redondo Beach

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- BCHD NonCompliance May 2022 Comments.pdf
  207kB

From:	Joan Davidson
To:	CityClerk; cityclerk@torranceca.gov; Stop BCHD
Subject:	RE: BCHD
Date:	Saturday, May 14, 2022 3:55:42 PM

*CAUTION: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:
These are non-agenda item comments to the elected bodies above for the next meeting

The Beach Cities Health District's proposed Phase 1 development plan that will be over DEVELOPED/OWNED/OPERATED in a densely populated neighborhood with schools within 1,000 ft.

1- Designed to be 110-feet above all surrounding streets and 300,000 sqft in size.

2- And will bring the total BCHD site up to nearly 800,000 sq ft at 250% its' current size.

3- What that means is that it is bigger than all the Beryl Heights homes added together.

4- The plan is also 3-times the height and 150% as large as the voter-rejected Center Cal Project.

5- While the BCHD continues to spend millions from the taxpayer fund, one might construe this as a 'misuse of public funds.

6- BCHD is creating inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

7- How will the neighborhoods benefit with buildings in the center and surface parking around the edges buffering homes from damages?

8- BCHDs 2019 design (June EIR) was 60-feet tall and ringed the site on the edge. The 2020 design (June Board) was 76-feet tall and also on the edge. The 2021 design (March EIR) was 103-feet tall and also on the edge.

9- Current design is 83-feet tall and meets NONE of the comments regarding excessive height and size from 100s of surrounding neighbors and 1000s of petitioners against the project. The BCHD is out of noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

We ask that the Mayors, Councils and Planning Commissioners provide directives to their cities' Staff and lawyers to communicate the public's outcry of the current plan.

10- Please STOP BCHD from pouring our tax funding into this flawed project.

Damages outweigh any benefits!

Maria Herrera

From: Melissa Villa
Sent: Tuesday, May 17, 2022 8:23 AM
To: Lina Portolese
Cc: Maria Herrera
Subject: FW: Commenting against BCHD bldg permits

2 of 3.....

Melissa Villa
Ext. 2202

From: Krista Allen <kristakallen@aol.com>
Sent: Tuesday, May 17, 2022 7:17 AM
To: CityClerk <CityClerk@redondo.org>
Subject: Commenting against BCHD bldg permits

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

To: The City Clerk of Redondo Beach

Please forward this letter to the addressees below.

Dear Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach

I am opposed to the plans of BCHD to build a six-story residential building on the site of the former South Bay Hospital.

It is outside the mandate for Beach Cities Hospital District to partner with a private developer for a $200 million construction project on the site. District taxpayers are better served by dissolving BCHD and allowing Los Angeles County to administer benefits and help the homeless.

I am astonished that BCHD continues to spend millions of tax dollars on lawyers and public relations while preparing inconsistent, incompatible, and irresponsible building plans.

Since 2012, BCHD has had a problem with handling tax funds. In fact, Sacramento's Committee on Accountability and Administrative Review had six important issues about BCHD from a report dated April 11, 2012.
Number six asks why BCHD had $72 million on hand at that time. My question is "Where did that $72 million bank account disappear to?"

These financial issues illustrate BCHD's lack of transparency and honesty. Furthermore, BCHD pretends to care about our neighborhoods yet shows a complete disregard for the residents and voters of Redondo Beach by plowing forward as quickly as they can to get their behemoth HLC built.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into.

Thank you.

Sincerely,
Krista Allen
607 Esplanade 90277

Maria Herrera

From: Melissa Villa
Sent: Tuesday, May 17, 2022 8:24 AM
To: Lina Portolese
Cc: Maria Herrera
Subject: FW: NO on permit for bchd

3 of 3….

Thank you,

Melissa Villa
Ext. 2202

From: ree <msesi@aol.com>
Sent: Tuesday, May 17, 2022 7:33 AM
To: CityClerk <CityClerk@redondo.org>
Subject: NO on permit for bchd

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

To: The City Clerk of Redondo Beach

Kindly forward this letter

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into.

Thank you.
Maher Sesi, MD
Redondo Beach Resident

Maria Herrera

From: Melissa Villa
Sent: Tuesday, May 17, 2022 10:39 AM
To: Lina Portolese
Cc: Maria Herrera
Subject: FW: Proposed PRIVATE enterprise of BCHD, "Healthy Living Campus"

Here is another….

Thank you,

Melissa Villa
Ext. 2202

From: Mary Ewell <maryewell@verizon.net>
Sent: Tuesday, May 17, 2022 10:11 AM
To: CityClerk <CityClerk@redondo.org>; CityClerk@torranceca.gov; stopbchd@gmail.com
Subject: Proposed PRIVATE enterprise of BCHD, "Healthy Living Campus"

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

I have attended BCHD meetings re: this proposal even BEFORE their summer "scoping meetings" to which residents of the Beach Cities were invited; no notice was given,(until enough public outcry) to the Torrance residents who would be the most impacted. These were contrived meetings with heavy-handed promotion of their project. I spoke at the one at the Redondo Beach Performing Arts Center citing the impact that their OVERDEVELOPMENT ambitions would have on the surrounding communities, in particular, the 5 neighboring schools that are the most impacted, 2 of them elementary schools, Beryl in Redondo Beach, and Towers Elementary School in Torrance, downwind of the site. Parras Middle School and both West and Redondo Union High School students, also, have to navigate the commuter traffic on Prospect to get to/from school so this "Healthy" living campus only adds to their vulnerability. As a former teacher and Marriage, Family and Child therapist, I advocated for the youth impacted first.
There was never an adequate needs assessment done to justify this private takeover of this P-CF public land, only a statistical market analysis based on the increased number of seniors living longer than their predecessors. AARP (American Assoc. of Retired People)'s statistics of the OVERWHELMING number of seniors choosing to "age in place" did not deter BCHD's claims. Their stated target market are those who can afford the $12-14, 000. monthly cost for an assisted living unit, WHETHER THOSE SENIORS LIVE IN THE BEACH CITIES OR NOT. THE MEDIAN INCOME FOR THE BEACH CITIES is $65,000. That means that reputably the majority will be nonresidents of the Beach Cities, in fact, a largely white privileged class. Yet tax payers in the Beach Cities are already subsidizing the BCHD through their property taxes.
Granting even a conditional use permit to a FOR PROFIT entity, is not a fair exchange.This use of P-CF land, reserved for public community usage (a school, hospital, or police/fire services), once justified for the 50 year LEASING of the school property where the Kensington Senior facility for the purpose of that revenue going directly to the R.B. School District, had some merit. You can now review that decision based on how much it has cost the City in infrastructure costs. The surrounding neighborhoods have also paid the cost through traffic noise, I understand, more than traffic congestion that the BCHD would impose, along with other social injustices to surrounding neighborhoods.
Mary R. Ewell,
Redondo resident

From:	Melissa Villa
To:	Lina Portolese
Cc:	Maria Herrera
Subject:	FW: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date:	Wednesday, May 18, 2022 8:50:17 AM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

Good morning Lina,

Here is another email, for you.

Thank you,

Melissa Villa
Ext. 2202

From: Gary T <mr-rocky@socal.rr.com>
Sent: Tuesday, May 17, 2022 11:41 PM
To: CityClerk <CityClerk@redondo.org>; CityClerk@torranceca.gov
Cc: stopbchd@gmail.com
Subject: Fwd: Public Comment - Forward to Mayors, Councils, Planning Commissions

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Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

I just wanted to pass on my concerns about the Beach Cites Health District Phase 1 Development. I live directly east of the proposed development on Redbeam Avenue between Towers and Del Amo. In addition to the concerns that Stop BCHD has compiled (see below) I also want to recommend that you drive though the neighborhood just east of the development (streets: Tom Lee, Mildred, Redbeam, Linda) and observe how many signs (objecting to the BCHD development) are posted in the neighbors front yards. It looks like "stop BCHD" is running for public office. It will give you a true feeling as to how many residents are objecting to the proposed development.

Wasn't this property taken by eminent domain for the purpose of being a hospital? Why is there not a hospital being built on this property? Right now there is a UCLA urgent care that is available to surrounding residents. I have used this medical facility twice. It is very well equipped and an effective Urgent Care.

Thank your for attention and consideration of the concerns of the local residents,
Gary

Begin forwarded message:

From: Stop BCHD <stop.bchd@gmail.com>
Subject: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: May 14, 2022 at 2:05:00 PM PDT
To: Stop BCHD <StopBCHD@gmail.com>

FORWARD this (including attachment) to: CityClerk@redondo.org, CityClerk@torranceca.gov, stopbchd@gmail.com

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From: Glen and Nancy Yokoe
To: CityClerk; cityclerk@torranceca.gov; stopbchd@gmail.com
Subject: Fw: Public Comment - Forward to Mayors, Councils, Planning Commissions
Date: Monday, May 16, 2022 3:29:26 PM
Attachments: BCHD NonCompliance May 2022 Comments.pdf

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Honorable Mayor, Councilpersons, and Planning Commissioners of Redondo Beach and Torrance:

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I am also concerned that BCHD continues to spend from a $16M taxpayer fund, preparing inconsistent, incompatible, and irresponsible plans on an elevated site in the center of residential, 30-foot or lower maximum height neighborhoods.

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The attachment specifically calls out BCHDs plan's noncompliance with specific sections of RBMC CUP and PCDR and on TMC Hillside Overlay.

I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into. Thank you.

Glen H. and Nancy N. Yokoe

[redacted]

--
STOP BCHD (StopBCHD@gmail.com) is a neighborhood community of residents concerned about the economic and quality-of-life damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict on our families for the next 50-100 years.

Our neighborhoods have been burdened since 1960 and the damages outweigh any benefits.

NON-AGENDA PUBLIC COMMENTS

The following is provided regarding BCHDs proposed 3rd party DEVELOPER/OWNER/ OPERATOR development project that BCHD will be filing a formal Conditional Use Permit and Planning Commission Design Review application for during the first half of 2022.

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From:	tammytammysugar
To:	CityClerk; cityclerk@torranceca.gov; stopbchd@gmail.com
Subject:	Public Comment to Mayors, Councils, Planning Commissions
Date:	Saturday, May 14, 2022 7:09:21 PM
Attachments:	BCHD NonCompliance May 2022 Comments.pdf

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax funding into.

Thank you,

Tamiko & George Wakabayashi (Torrance Residence)

[redacted]

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From:	Vickie Kroneberger
To:	Lina Portolese; Maria Herrera
Subject:	FW: Beach Cities Proposed Development
Date:	Thursday, May 19, 2022 8:13:00 AM
Attachments:	BCHD NonCompliance May 2022 Comments (1).pdf

From: Marcia Gehrt <marciagehrt@gmail.com>
Sent: Wednesday, May 18, 2022 10:24 PM
To: CityClerk <CityClerk@redondo.org>; CityClerk@torranceca.gov
Subject: Beach Cities Proposed Development

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I ask that the Mayors, Councils and Planning Commissioners provide guidance to their respective Staff and lawyers to convey the public's disapproval of the current plan that BCHD is pouring our tax

funding into.

As an over forty year resident of Torrance who will be so adversely affected by this project in terms of traffic, property values, negative impact on our local schools and health, I strongly ask that you reconsider the scope of this project.

Thank you,

Marcia Gehrt
19935 Redbeam Ave.
Torrance, CA 90503

NON-AGENDA PUBLIC COMMENTS

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Lina Portolese

From: Vickie Kroneberger
Sent: Thursday, May 19, 2022 8:12 AM
To: Lina Portolese; Maria Herrera
Subject: FW: Non-Agenda, Public Comment, Planning Commission 5/19/22

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, May 18, 2022 10:08 PM
To: CityClerk <CityClerk@redondo.org>
Subject: Non-Agenda, Public Comment, Planning Commission 5/19/22

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Based on BCHDs drawings that were submitted for the Pre-CUP review, there does not appear to be any computation of an F.A.R. for the structure on the C-2 lot. BCHD is required to comply with the C-2 requirements, and at this time, it is unclear if BCHD is complying. Further, it was unclear if Planning staff required BCHD to provide the FAR in their list of deficiencies. BCHD should be explicitly directed to comply with the FAR for the standalone building on the C-2 lot.

From: Holly Osborne
To: Lina Portolese
Cc: Matthew Hinsley; Sheila Lamb; Doug Boswell; Rob Gaddis
Subject: Fw: Questions for tonight"s Planning Commission meeting. Non Agenda, and Agenda
Date: Thursday, May 19, 2022 5:34:55 PM

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Lina:

I am sending you my notes for non-agenda and agenda. For non-agenda, could you put the article with the graph, and my remarks below, in the minutes (or attachment, or whatever it is you do.)

I will speak both during Non Agenda and Agenda. Please send this to all the commissioners, so they have the plot in front of them. (I will send it off right now to some of them, but I do not have all their email addresses.)
Thanks
Holly

Non Agenda: This article is from the Wall Street Journal; it appeared this week

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Administration Eyes Affordable-Housing Needs

By Andrew Ackerman
And Nicole Friedman

WASHINGTON—The Biden administration on Monday announced steps aimed at addressing the U.S. shortage of entry-level homes, including expanding federally backed financing for affordable housing and directing grants toward localities that encourage construction.

Each regulatory move is technical and modest, though the administration hopes they will collectively dent the estimated shortage of millions of homes over the coming years.

"While the policies cover a wide range of issues and agencies, most are intended to do one thing: Make it easier and more economical to build affordable housing," said Jim Parrott, a former Obama administration housing adviser, who had reviewed the proposal.

The changes include encouraging greater land-use improvements at the local level by favoring jurisdictions that promote "density and rural main street revitalization" for funding from last year's infrastructure bill, according to a fact sheet distributed by the White House.

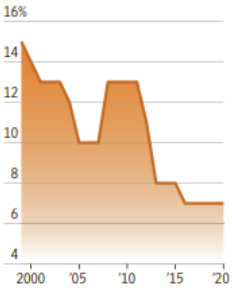
Two government agencies, the Federal Housing Administration and the Federal Housing Finance Agency, will explore test pilots to boost financing for tiny homes to increase housing supply.

In another move to encourage construction, government-controlled mortgage company Fannie Mae will consider purchasing loans made to builders prior to construction of multifamily housing. At present, Fannie generally only buys mortgages for homes already built and certified for occupancy, which is too late for smaller builders that lack access to affordable financing.

The limited inventory of homes has pushed up housing costs for buyers and renters alike. The median existing-home price rose 15% in March from a year earlier to $375,300, according to the National Association of Realtors, a record high going back to 1999. The national median rent in April rose more than 16% from a year earlier, according to rental website Apartment List.

New-home construction hasn't kept up with demand, as builders took years to recover from the financial crisis and faced shortages of land and skilled labor. Those shortages and rising material costs continue to hinder builders.

Annual share of newly built single-family homes that are under 1,400 square feet



Source: Census Bureau

The above article from the Wall Street Journal shows that the real need is for starter homes; and shows a US wide plot as to how the number of homes < 1400 sq ft has declined. These are the homes that need to be targeted for planning in Redondo.

Or, rather, you should **not enable** developers to target the more "affordable" houses that we do have, for destruction. One way a planning commission can inadvertently target the middle class lower-end houses for destruction, is by increasing the FAR on them. This encourages developers to overbid for them, pricing out the first time buyer. This is also why, in particular, we need standards for the R1-A lots, so the structures built on them are not mega-towers, built from lot end to lot end; with questionable "mezzanines." And we need to enforce the standards we have for R1 lots.

The article mentions federal bills aimed at helping first-time buyers at the federal level. In fact, state Senator Hertzberg is introducing bills at the state-wide level to aid first time buyers. He wants to create as many home owners as possible, because "Home is where the wealth is." I believe Redondo should be practicing zoning policies that will further that goal. Senator Hertzberg can not aid first time buyers into

starter homes if homes have all been McMansionized.

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Following are questions I want to ask on the AGENDA ITEM, the Catalina project.

1. If the total acreage is 1.26 acre, how much is residential foot print and how much is commercial. The residential density of 17.5 du/acre should only be applied to the residential.

2. You have 22 town homes: 16 of which are 5 bedroom and 4.5 bathrooms. For the rental market, what kind of person wants a 5 bedroom 4.5 bathroom dwelling? To whom are these homes targeted? A person who could afford that much rent, would be better off looking inland and buying.

3. I showed a plot earlier showing the decline in starter homes over the past couple decades, in the US. Yet, those are exactly what we need in Redondo. Those townhomes, in your very first, earlier plan, where you targeted 2 and 3 bedroom townhomes to SELL, would seem a much better fit for community. (In one of the sessions on the legislative floor, it was mentioned that developments that have a large owner occupied proportion have less crime and are kept neater. That has also been mentioned in numerous newspaper articles.)

Bottom line: what made you change your model to all rentals, vs owner occupied units.
Last time, A planning commisioner asked the same thing: Why aren't you building homes to sell?

4. It appears you do not have enough parking. Doesn't the Coastal commission want you to have sufficient on site parking, so that you do not take up street parking away from out of town visitors.

Holly Osborne
Redondo Beach

Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 05-19-22 18:30

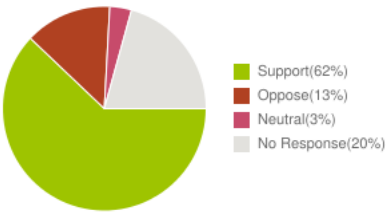
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER	05-19-22 18:30	27	29	18	4	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER
05-19-22 18:30

Agenda Name	Comments	Support	Oppose	Neutral
H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS	2	0	0	1
J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01) RECOMMENDATION: 1. Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate; 2. Close Public Hearing; and 3. Adopt a resolution by title only subject to the findings and conditions contained therein: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE	2	1	0	0

Agenda Name	Comments	Support	Oppose	Neutral
J.2. PC22-4182 A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561) RECOMMENDATION: 1. Open the continued public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate; 2. Close the public hearing; and 3. Consider the applications and proposed plans, and make a determination on the project; a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading: 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 b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions: i. Do not result in cost reductions; ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or iii. The waiver and concessions are contrary to state or federal law. Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).	25	17	4	0

Sentiments for All Agenda Items

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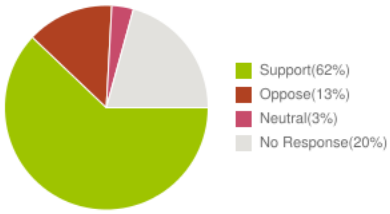
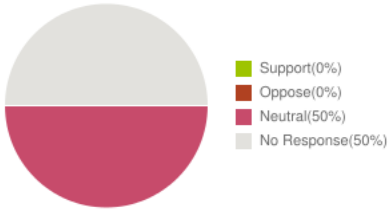
Overall Sentiment



Agenda Item: eComments for H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Overall Sentiment



Mark Nelson
Location:
Submitted At: 3:52pm 05-19-22

This is a non-agenda comment that is of interest to the public and a specifically enumerated right under the Brown Act.

As an experienced developer of projects at Southern California Edison, MidAmerican Energy, and Mountainview LLC, I am very concerned that BCHD is not being provided appropriate guidance by the City on an informal basis throughout BCHDs development process.

EXCESSIVE OVERALL FAR
BCHD originally proposed a non-piecemealed project of about 800,000 sqft for the Prospect site. The site is about 10 acres and with a planned FAR of 200%. P-CF is case by case FAR, but P-CIV has a FAR of 125% and I found no instance of a FAR of 200% in RBMC. BCHD should have been counseled by Planning staff to reduce the FAR or face stiff public opposition based on precedent. BCHDs proposed project is larger than the entire Beryl Heights neighborhood in terms of square feet.

1. BCHD FEIR was certified based on a 50% FAR for the C-2 site. BCHD has proposed no specific compliance path in its Pre-CUP and I see no deficiency declared by Planning staff.

2. BCHD initially proposed 60-ft (2019), 76-ft (2020), 103-ft (2021) and now 83-ft above grade. The 83-ft is 109.7-ft above Beryl St. From Beryl St, BCHD is proposing the 2nd tallest building ever permitted in Redondo Beach, and the TALLEST since 1973. From the courtyard (an invalid comparison), the 83-ft would be the 3rd tallest building. Redondo Beach has chosen NOT to allow excessive height for nearly 40 years. Planning staff should have counseled BCHD of the already known public opposition based on 40 years precedent.

3. BCHDs oil-field services environmental consultant Wood PLC of the UK explained to the public that because BCHD was electing to build such a tall structure, construction would have excessive, damaging noise levels.

Wood PLC also explained that a shorter structure to be fully mitigated. BCHD's excessive height is a direct cause of non-mitigated noise and it should have been clear to Planning staff even without Wood PLC guidance, that public opposition to the height and noise would occur based on precedent and adverse impacts on surrounding property and uses.

Tim Ozenne
Location:
Submitted At: 10:55am 05-19-22

Dear Planning Commission:
This is a public comment on a non-agenda item, but I would like it to be included in the record of tonight's Commission meeting.
I am aware that the meeting agenda packet is over 500 pages long. Most of the packet relates to public comments on non-agenda items. I have not made a careful study, but casually it looks like most such comments relate to the Beach Cities Health Care District's land development project. While this development proposal is not on the Commission's current agenda, I hope all members of the Commission will realize this is a very big deal, not something to be kept from the public while BCHD negotiates with the Planning Department for various permits.
While I am happy to see seven of my own prior comments (submitted via e-mail) included in the packet, I should also mention here that on May 1, I sent a note regarding the fact that the BCHD plan would grossly exceed Redondo's Floor Are Ratio development rule for the C-2 lot at the corner of Flagler Lane at Beryl Street. Oddly, in its Environmental Impact Report, BCHD asserted that the use of that lot would comply with the FAR restriction, but BCHD did not bother to provide analysis or data to support this convenient assertion. In fact, BCHD proposes nearly 18,000 square feet of structure on the lot, while the limit is less than 9,500 square feet. The discrepancy is particularly noteworthy because BCHD has grossly misrepresented—in my opinion—its compliance with existing Redondo development code.
Of course, the public will never know how BCHD's consultant has pitched this discrepancy to Redondo planners already. Perhaps, when the draft building permits are made public, we will learn whether Redondo will simply waive the FAR constraint or if BCHD will modify the structure.
In any case, I trust this Planning Commission will look carefully before drafting permits for BCHD.

Agenda Item: eComments for J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01)

RECOMMENDATION:
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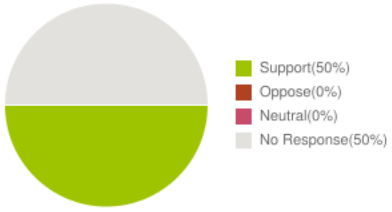
Overall Sentiment



Barbara Zipper
Location:
Submitted At: 9:41am 05-16-22

We live on the 400 block of S Francisca Ave. We are writing in support of the exterior modifications proposed by our neighbors, the Hardys.
We are in favor of your approval of the exemption for the proposed balcony.
Thank you,
Barbara Zipper & Daniel Tadesse

Maggie Healy
Location:
Submitted At: 1:02pm 05-14-22

We have lived on the 400 block of S. Guadalupe for more than thirty years. We are writing to support of the exterior modifications proposed by our neighbors for the property at 415 S. Guadalupe Ave. We value the historic nature of our block, and we know that the Hardy's do as well. They have designed something that will enhance their home beautifully and is in keeping with the historic style of their home. We urge you to approve the exemption for the proposed balcony.
Thank you,
Maggie and Pat Healy

Agenda Item: eComments for J.2. PC22-4182 A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)
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b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions:
i. Do not result in cost reductions;
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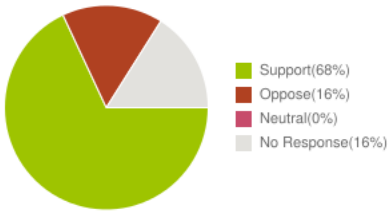


Brianna Egan
Location:
Submitted At: 9:28pm 05-19-22

I am sharing my comments as a lifelong Redondo resident and young person who cares about climate action. I have not had any conversations with the developer nor anyone at the city about this project but I have reviewed the Planning Commission meeting last month about this proposal.

I think this is a thoughtfully-planned development that will bring new life into the Catalina Ave neighborhood and provide needed housing for our community. Urban planning and economics studies consistently show that infill housing development is one of the most impactful actions that cities can take to reduce emissions and act on climate change. To many, this may seem counterintuitive or ironic, but when you consider the overall factors it becomes clear: Multi-family housing uses less utilities (water and energy) per capita than single-family housing. Infill development in coastal, urbanized areas reduces environmentally costly sprawl development in inland areas, thereby reducing commutes, VMT, and energy usage for heating/cooling. Living closer to jobs, schools, and transit decreases economic costs for residents and emissions as a whole.

Redondo Union HS graduates around 700 students per year but we are barely building 25 new homes each year (mostly ADUs and new multifamily). Most get priced out of Redondo because there are not enough affordable units to rent. This project adds needed affordable units and conforms with historical and coastal design. The location for this development is a highly walkable area where residents can walk or bike to get groceries (at Whole Foods), go to school, and visit restaurants. Many will likely be working from home. Perhaps the Planning Commission can ask for a concession to install secured bike parking for residents to further motivate residents to use bikes instead of drive. I urge the Commission to approve this project which will create new homes where there were none before and help alleviate our housing crisis.

David Orea
Location:
Submitted At: 6:49pm 05-19-22

Several members of my family grew up in, and still live in, Redondo Beach. I therefore visit the area very frequently. It's time to clean up and develop this abandoned lot, which has been allowed to languish for years! The proposed development will revive and revitalize this valuable part of the Redondo Beach waterfront. It will attract more families into the community. It will bring commerce and renewed energy into the community. The developer is even proposing soil cleanup, and has presented a plan that aligns with the architecture of surrounding structures. The proposed development is respectful of the character of our community. It's aesthetically pleasing and well thought-out. I am very supportive of moving forward with this much-needed development in our community.

Jonathan Meister
Location:
Submitted At: 6:46pm 05-19-22

My name is Jonathan Meister. I am a resident of Manhattan Beach and a former Redondo Beach resident. I am very familiar with this stretch of Catalina, and this area badly needs development that is pedestrian orientated and responsible to the character of the neighborhood. This development will bring commercial units that will be easily accessible by walking or biking, which will enrich the quality of lives of all residents in the immediate area as well

as the Beach Cities in general. We need more housing supply and we need them to be smartly designed and developed. This project will tremendously enhance the quality of life for the neighborhood in the long run. Thank you.

Steve Laver
Location:
Submitted At: 6:34pm 05-19-22

I have been following the proposed Catalina development for a number of years and fully support the project. It provides new, attractive, affordable housing in a community setting - a desperate need for the South Bay. The fact that it cleans up a site in need of remediation is a huge bonus. I strongly urge Planning to approve this project, and can vouch for the integrity of the development team.

Miriam Burgos
Location:
Submitted At: 6:33pm 05-19-22

I am commenting as someone who has family members who live in Redondo Beach, and also as someone who frequents Redondo throughout the year to visit said family members, enjoy the beach, and to shop and eat in Redondo establishments. I very supportive of this development on Catalina Avenue. This developer has proposed a creative plan to revitalize this valuable property in Redondo Beach from an abandoned, unused lot into a vibrant waterfront location that will provide housing, attract families into the area, and attract more business and tax dollars into Redondo. The entire project is well thought-out and designed to fit in beautifully with the existing, surrounding structures (including the structures already on the lot). This developer is a local himself, and is deeply committed to the success of this project for the sake of the Redondo Community. It is evident that this project is designed with the best interest of the Redondo Beach community in mind.

Caesar Abed
Location:
Submitted At: 5:37pm 05-19-22

As a resident of Redondo beach I am in full support of the Catalina village project. I am a young professional who has grown up in the city and have found that as the people I knew grew older they were unable to find unaffordable housing. This was disheartening to see because it meant that the community I had come to love and cherish was being forced out by the high demand for coastal property.

This project's plan to increase affordable housing while also remaining ecologically sustainable is another key point within the projects details that I noticed. The developer is hoping to clean up contaminated soil within the area which would drastically improve the environmental health of the area.

Bringing in a walkable, affordable development to this community will be beneficial to all residents as shops will be points of gathering for both visitors who contribute to the local economy as well as longtime inhabitants.

I hope that I will soon be able to walk by this new project as it is being constructed, looking out over the shining pacific, and content that my community was headed towards a more equitable and forward-thinking future for all of its residents.

Natalie White
Location:
Submitted At: 4:30pm 05-19-22

I am in full support of the Catalina Village Project.
It will serve well both, our community and the city.
Redeveloping with green technology in mind and providing more affordable housing, is precisely what our community needs.
Contaminated soil directly affects human health through direct contact with soil or via inhalation of soil contaminants which have vaporized; potentially greater threats are posed by the infiltration of soil contamination into groundwater aquifers used for human consumption, sometimes in areas apparently far removed from any apparent source of above ground contamination. Toxic metals can also make their way up the food chain through plants which reside in soils containing high concentrations of heavy metals. This tends to result in the

development of pollution-related diseases.
The concern over soil contamination stems primarily from health risks, from direct contact with the contaminated soil, vapour from the contaminants, or from secondary contamination of water supplies within and underlying the soil.
So health risks are huge and the clean up is very expensive and time consuming task. It requires the expertise in geology, hydrology, chemistry and other resources.
So I feel this clean up will help our community tremendously.
Preserving the small beach town feel while creating a beautiful, walkable, family friendly space for all to enjoy is the reason I am really excited about this project.
PS. For the person who are concerned with parking, we don't really want to have an overwhelming amount of crowd in our small beach town. I feel we should support pedestrians and bicyclists and other healthy options of transportation especially being so close by the beach.

Scott DeCordova
Location:
Submitted At: 4:29pm 05-19-22

My name is Scott DeCordova and I'm a third generation Redondo Beach resident. My upbringing has allowed me to both hear and see the ever-changing landscape of this City, which has instilled in me a sense of guardianship for the future of this City's resources - It is with this background that I'm speaking to you from. I'm also one of two real estate agents for the site. The current as-is site is tired and in need of re-vision. It is unique, as it is considered the last remaining part of the "original" downtown Redondo Beach due to the original downtown having been demolished for the 1,000+ condo units that across the street from the site. In contrast, this project pays homage to the historical background of the site by revitalizing the neighborhood serving commercial uses, while adding much needed housing and affordable units to the area in order to provide fair, equitable, and dignified coastal access within the city is paramount to not only the future of this site, but a signal to the community at-large that Redondo Beach is open to smart, inclusive, and thoughtfully designed projects of its aging resources — NOW, not later. As precedent, look directly behind Catalina Village site at 133 N Broadway. This project preserved a historical home by converting it into four, 600 SF units, while allowing for five, new "coastal California" designed townhomes (similar to those being proposed today) to be build around it, for a total of nine new units. The Catalina Village project is smart and responsive to the current needs of both the neighborhood and community. Thank you for your time.

Ben O'Neal
Location:
Submitted At: 4:08pm 05-19-22

I support this project for several reasons.

First, the project will bring much-needed life back to a derelict site in a prime location.

Second, the project offers an opportunity for individuals and families to rent an affordable residence. We need new housing of all types in cities across California.

Third, adjacency to public transit on Catalina and PCH. This allows for flexible commuting options for families and workers. And it also lessens the impact of parking and encourages alternative modes of transportation.

Fourth, environmental cleanup of the site benefits not only the future residents, but also the surrounding neighborhoods.

Last, the design of the new residential buildings are timeless and simple. This allows the renovated historic buildings to "pop" and take center stage.

Sep Dardashti
Location:
Submitted At: 4:05pm 05-19-22

I believe Redondo Beach needs more affordable apartment units therefore agree and support this project.

Mark Nelson
Location:
Submitted At: 3:54pm 05-19-22

It would be helpful for the CIty Attorney, Manager or Planning Director to explain the appeal process to the CCC for the benefit of the surrounding residents.

Kathy Rebentisch
Location:
Submitted At: 3:35pm 05-19-22

As a resident of Redondo Beach for twenty-six years, I care deeply about our community. I recall several years ago when I first heard about the proposed vision for the property on Catalina Ave. I was a frequent customer and have many great memories of Catalina Coffee before they closed. When I heard about the proposed vision for the property several years ago, I was excited to learn that a locally based company had a plan for a thoughtful development honoring the historical elements and incorporating a design for our modern lifestyle.

I appreciate the dedication and commitment of Beach City Capital to incorporate the comments presented at the last meeting. The project provides an excellent balance of much needed housing with supportive commercial space for the area while maximizing parking. And the environmental clean-up benefits everyone. The property as it stands now is an eyesore and continues to degrade, contrary to Redondo Beach as a vibrant and forward-thinking South Bay city. This project is aligned with the character of Redondo Beach and is supportive of its community.

It takes years of planning, design and approvals before a property can be developed, and we have a tremendous opportunity right now. I fully support a decision to move forward to create a beautiful new space. Thank you for your time.

C Kerry Fields
Location:
Submitted At: 2:54pm 05-19-22

I strongly support this project for many reasons. Among them are the following: the project creatively delivers additional affordable living units that the city strives to provide; it promotes an interesting opportunity for families to reside near the waterfront; it addresses housing needs with a stylish and updated design while honoring the Redondo Beach living experience. It maintains a commercial component, valuable to the community at large, that would be lost if the project were designed as a condominium or townhouse project. The project is aligned with promoting an enjoyable quality of life while fitting nicely within the neighborhood of both apartments and residential owners. Most importantly, while solving a housing shortage the local community will benefit from the cleanup of the contaminated soils at the project site. I offer these comments not only as a frequent visitor to this area of Redondo Beach but also as a USC professor who teaches real estate development in its graduate school. This project is a worthy reflection of the city's aspirational goals and I encourage the project’s approval.

Charles LeVine
Location:
Submitted At: 2:18pm 05-19-22

I support the Catalina Village Project. The area in question needs to be cleaned up and redeveloped. The developer is proposing an intelligent design providing quality townhome housing while maintaining the small business commercial retail opportunities.

I am familiar with the developer’s former projects in Redondo and surrounding South Bay communities and ALL have been completed tastefully.

This project would improve the aesthetics of the neighborhood greatly.

Regina Fisher
Location:
Submitted At: 1:07pm 05-19-22

I represent the HOA for 131, 135, 129 (A-D) N Broadway. While we are all supportive of revitalizing our RB

economy, we strongly disagree with the direction of the project. Our lives' investments, our homes, our quality of life will be greatly impacted based on proximity of the new development (not the developer's, not support of the developer's). We purposefully purchased in this area of RB because of its' quiet neighborhood. We appreciate it's charm, different from our sister beach cities. Our hope was that the Catalina Village Project would bring in new townhomes for purchase along with small shops. This would raise the values of our homes, be consistent with our family residential area, while also providing new business. The developer made a comment at a previous meeting that he "could've just come in and built townhomes for purchase," instead he wanted to move forward with his vision. Why are our home investments impacted by someone else's vision who does not live here?

1.What was the driving factor to build rentals vs home ownership? Was there a study/analysis conducted by the developer that proves this decision? 2.The proposed concept does not fit the surrounding neighborhood environment. The floorplans being socialized are 5-7-bedroom units. On the previous call there was an assumption that these units would attract multi-generational families or work from home tenants. This is a very niche audience that's being marketed to with incredibly high rent. Was there a study/analysis conducted by the developer that proves this theory? 3. With the proposal of 5-7-bedroom floorplans, how will 1-2 parking spaces be sufficient for those units? There is concern that the parking will spill over into the residential neighborhoods, limiting parking for guests and church patrons. This will cause congestion of traffic in an area that now has peaceful streets and sidewalks that our children walk and play on. 4. There is a strong concern that roof top decks will infringe on the privacy of the surrounding homes. This will bring noise into a now quiet residential area with surrounding churches. 5. There is currently not enough trash or recycle bins allocated.

Kathy Bebe
Location:
Submitted At: 8:34am 05-19-22

My name is Kathy Bebe and I reside at 129 N Broadway. I oppose the Catalina Village Project. The close proximity and size of this project will negatively impact our quality of life with loss of privacy, sunset views and natural light coming into our home as well as an increase in noise and a lack of parking for all that live, work and visit this area. The proposed roof top decks will allow those using the decks to see directly into our home. Please consider a project that is smaller, that gives more space between property lines, that protects privacy for all and doesn't block views.

Philip Rebentisch
Location:
Submitted At: 6:53am 05-19-22

I have been a home-owning resident in North Redondo since 1996, yet my favorite coffee cafe in the Southbay was Yesterdays, the site of the proposed multi-family building that includes commercial use. When Yesterdays became Catalina Coffee, I became friends with the owner/manager and spent many joyous hours there. When my twins were born, we enjoyed Storytime sessions once a week, and I was the only father who attended. On weekends, the entire family would visit. When the kids got older, we all indulged in the fabulous breakfast Eggles.

My point is that I have fond memories of this location and want it to bring happiness to a new generation of Redondo residents. I strongly support the envisioned development. The lot currently sits derelict, and it is so very sad to see it this way. The proposed project will bring much-needed improvement to this entire block of Catalina. Further, we are all aware that Redondo needs more multi-family housing. Please, let's get the roadblocks out of the way so that this project may move forward. It's in everyone's best interests. Thank you for your time.

Kendall Johnson
Location:
Submitted At: 10:57pm 05-18-22

The inadequate amount of parking spaces will only further the parking issues for current residents in the area. For new construction, there should an adequate amount of parking spaces made available based on proposed square footage. A parking exemption should not be allowed, especially in an area where parking is already limited. With the amount of (actual) historical properties that lack private parking, this is going to be a compounded issue and effect hundreds of residents and visitors.

I am a home owner, adjacent to the prosposed project.

Hudson MacDonell
Location:
Submitted At: 9:54pm 05-18-22

Hi I am a resident on N. Broadway and my life would be directly negatively impacted by the construction of this project. The biggest reason being that building a multistory complex with a roof stop deck would allow for residents to look right into my house and even bedroom. That is extremely invasive and I do not want that.

Emmett Jones
Location:
Submitted At: 8:41pm 05-18-22

Hi My name is Emmett Jones I'm a resident of 129 N Broadway and the HOA that sits on the direct opposite side of the Catalina Village Project. While I am very pro-development and want to see more new growth in South Redondo, I have a few issues with the Catalina Village Project that I think will have a highly negative impact to my immediate HOA and the surrounding areas.

The first is parking and the concessions being offered to this project based on the historical landmark status (which frankly feels silly, as other comments point out, there is nothing historical on Catalina like the closed Cafe that warrants this status). The parking overflow from the commercial and restaurant spaces will be daily and a headache for the numerous townhouses and families that live along Broadway on this block between Diamond and Emerald.

Next is the type of units going in here. I'd be all for townhouses but unfortunately everything I understand on this project is 4-7 bedroom apartment units proposed for young families, but that I'm highly confident will bring in a younger crowd of young professionals in their mid 20's (not college students, I get that there are no colleges nearby). I work from home full time, and know plenty of folks in their 20's that would love to live near the beach with a ton of friends and do the same. This combined with communal rooftops directly blocking all of our HOA's sunset views and shared balconies is something I really can't support. It's completely misaligned with the existing community here in my opinion and more aligned with the massive, multi-unit spots across Catalina like Ocean Club.

Finally is just the general proximity to our overall HOA lot. I have seen renderings of the development, but could see the final property lines getting extremely close and to all 4 of our roof decks that each of my fellow HOA members has. The same concerns as above with the types of younger residents and the environment this would enable.

Thank you for taking a minute to read my concerns and considering them in this process.

Marie Puterbaugh
Location:
Submitted At: 1:59pm 05-18-22

I strongly support Beach Cities Health District and the Healthy Living Campus.
Beach Cities Health District has partnered with schools in helping our kids with stress reduction, provided free COVID testing/vaccinations to all, run errands for those need, and help people who need services like health insurance and mental health care find it. Beach Cities Health District is leading the way with efforts to open allcove, which will provide much need support for your incredibly stressed out kids .
Beach Cities Health District has a proven track record, they have been recognized by our current surgeon general for their efforts to connect the community. Additionally, thanks the Blue Zones effort, beach cities was recognized in Parade Magazine as one of the healthiest communities to live.
We need a place for people to connect without numbing with booze, food, shopping etc. There are not enough mental health professions to support the need, we need to get creative to avert this emergency. There is so much science behind offering connection and community to reduce stress, addiction and abuse.
I don’t understand why institutions in Redondo can’t upgrade outdated buildings like surrounding cities. Manhattan Village, El Segundo, Hermosa Beach all have projects upgrading major structures (malls, schools, offices, libraries) to the betterment of all. It seems like Redondo is held hostage by a vocal few who spew negativity to keep our neighborhoods aged and unsightly, mainly so they aren’t personally inconvenienced by construction nearby. Regardless of how cooperative BCHD has been, there seems to be just vitriol and opposition, dooming any and all efforts. Other cities understand the need for improvements and upgrades of

decades old structures, it is time for Redondo Beach Planning Commission to do the same - no excuses!

Greg Cullen
Location:
Submitted At: 10:23am 05-18-22

I drive down this street frequently. What exists there now is an eye sore. This area badly needs to be redeveloped. I have reviewed the plans for this project extensively and fully support it. It will significantly upgrade the area. I am familiar with other projects that Mr. Muller has developed in the area and they have all turned out to be very nice and a great improvement to their respective neighborhoods.

Nathan TRUE-Daniels
Location:
Submitted At: 5:03pm 05-17-22

This is a beautiful project that will clean up what is otherwise an eye sore of vacant lots and dated strip malls on a beautiful street. A nice new building means more tax revenue which is a huge plus and something our city could use

The fact that this project will increase density is also a plus, house pricing and affordability has been a big issue and providing more units will help this problem.

This project also supports historical preservation - so we get more housing units and a new tax base. A huge plus

Lastly the retail space will bring more jobs and small businesses to Redondo which is something we can use more of!

In short there are many positive aspects of this project, delaying it further means delaying all of these benefits while also having to endure a rundown lot that sits idle.

Jeff Matsuno
Location:
Submitted At: 4:43pm 05-17-22

Hello. My name is Jeff Matsuno. I am on the Preservation Commission. I will make one statement as a Commissioner and the rest of my comments will be as a member of the general public. First, as a Commissioner- a comment was made during the April 21 Planning Commission meeting that the buidlings were "not historic." A similar sentiment was expressed by members of the public in the Preservation Commission's blue folder items from the April 18 meeting. It was noted that some properties were "not architecturally significant" and others were "not connected to significant events, people or workmanship." I wanted to specify that the buildings that were noted to be "not architecturally signifcant" were deemed historic because of people and events (112 N. Catalina, the Mason's Hall), and the buidlings that were not connected to significant people, events or workmanship were designated because ot their architecture. All of this was laid out in the report by the preservation expert Pam O'Conner. There are five critera for historic designation and a building only needs to meet one.

The rest of my comments will be as a member of the general public. I watched all five hours of the Planning Commission's meeting and a couple of presumptions concerned me. The first was the presumption of bad faith on the part of the applicant- saying his was a sales pitch using the historical structures as a means to construct more housing. I, instead, do not question the applicant's valuation of the historic structures. It seemed to me he worked with city staff to find a way to preserve them out of a genuine appreciation.

A second presumption was about the future occupants of the housing units. There was talk of college kids having parties. There are no colleges in close proximity and not all college students are partyers. I would hope you do not make your decisions based on imagined scenarios.
Finally I agree with the applicant that the majority of the users of the intended commercial properties will be pedestrian (or cyclists). There are thousands of residents within a 1/4 mile of the location, in the Seascape, Village complexes and up and down Broadway and Catalina.

Raman Gulati
Location:
Submitted At: 3:44pm 05-17-22

I support the Catalina Village Project. It is thoughtfully designed to incorporate neighborhood-friendly retail services while also providing quality townhome-style housing. I appreciate that it also preserves the historical commercial buildings, cleans up soil contamination, provides good off-street parking, utilizes outdoor courtyard dining, and complements the style of nearby historic Redondo Beach homes. This project will be a great addition to the community.

Administrative Report

J.1., **File #** PC22-4183 **Meeting Date:** 5/19/2022

To: **PLANNING COMMISSION**

From: STACEY KINSELLA, ASSOCIATE PLANNER

TITLE

Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at **415 S. Guadalupe Avenue** (CASE NO. PCDR-2022-01)

RECOMMENDATION:

1. Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate;
2. Close Public Hearing; and
3. Adopt a resolution by title only subject to the findings and conditions contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT **415 SOUTH GUADALUPE AVENUE**

BACKGROUND

The applicant is requesting that the Planning Commission approve a new 158 square foot unenclosed balcony along the north elevation of the locally designated historic home. The property is currently zoned C-2 Commercial; however, it was originally developed around 1923 (per Assessor) when residential construction was allowed at the site. The project includes new French doors, the removal of one window, and the removal of the existing eyebrow roof elements along the north elevation.

Per Municipal Code Section 10-2.2002(b), minor additions to a nonconforming use may be approved subject to Planning Commission Design review pursuant to the criteria listed within 10-2.2002(b) and the procedures/criteria outlined in Section 10-2.2502. While the designation of the building and the appropriateness of the changes to the historic building are within the purview of the Preservation Commission (Chapter 4, Title 10), the balcony addition itself requires Planning Commission approval. The Minor Alterations Subcommittee approved window revisions on January 25, 2022. The Preservation Commission reviewed and approved the Landmark Designation as well as the Certificate of Appropriateness application requesting the balcony, the French doors, the removal of

one window, and the removal of the small roof overhangs on March 2, 2022.

The property at 415 S. Guadalupe Avenue is located on the west side of South Guadalupe, east of Pacific Coast Highway. The property has an unusual trapezoidal shape with varying dimensions. The depth of the lot is an average of 54 feet and the width is an average of 55 feet. The property is approximately 2,830 square feet in size and the house has 1,397 square feet of floor area. The house is rectangular in shape and positioned adjacent to the south property line. This property slopes downward towards the west (rear) and appears one-story from the street view on South Guadalupe Avenue. The property is zoned C-2, Commercial and is considered legal nonconforming.

The City's Historic Resources Survey identifies the property as a Craftsman Bungalow built in 1934. The Assessor records note, however, that this building was constructed in 1923. The earliest documented permit on file is for a 1934 addition, indicating that there was an existing structure at that time. Moreover, the City directories show residents at the site in 1927. Therefore, the home was most likely built closer to 1923.

Early Sanborn maps show a detached garage to the north of the house, along the Guadalupe street frontage. Building records reference the garage in 1946, but a house-to-house inspection in 1977 only references the house. Thus, the garage was removed some time between 1946 and 1977. The property does not currently have any on-site parking.

The Minor Alterations Subcommittee approved window revisions on January 25, 2022. Those revisions included the removal of one window along the west elevation as well as reducing the height of two windows on the north elevation. These changes are in relationship to the interior remodel of the home and are considered as Phase One of the project. If the balcony addition does not obtain approval, the project would only include the interior remodel and the window revisions as approved in January (see attached Minor Alterations Subcommittee Elevation Drawings).

The Preservation Commission reviewed the request for Landmark Designation as well as the Certificate of Appropriateness for the new balcony, the French doors, the removal of one window, and the removal of the small roof overhangs on March 2, 2022. The work reviewed by the Preservation Commission is considered Phase Two of the project which focuses on the revisions needed to accommodate the new balcony. All of the proposed work for this second phase is on the north elevation. As it relates to the designation of the property, the house is approximately 99 years old and exhibits many of the classic California Bungalow architectural features. California Bungalow architecture is essentially Craftsman in design, but on a much smaller scale. Craftsman is the most prevalent style of historic architecture in the City and the integrity of the subject building, including the exterior materials, is still intact.

PROPOSED PROJECT

The project includes a 158-square foot balcony addition along the north elevation. The project would

also include the removal of one window, the removal of two eyebrow roof overhangs on the lowest level, and the addition of French doors that would lead to the new balcony. The balcony would be 5 feet, 10 inches in depth and span 27 feet across the northern side of the home. The balcony would be constructed of wood, have 42-inch high wood railings, and be painted to match the existing trim around the home. One original doublehung window would be removed in order to install wood French Doors for access to the balcony. Two existing eyebrow roof overhangs on the lower floor would be removed as they would interfere with the construction of the balcony.

Because this lot is downsloping towards Pacific Coast Highway, the home appears to be one-story from the front street view along Guadalupe Avenue. There is an existing front yard wood fence approximately 36 inches in height and there is a retaining wall approximately 7 feet in height below that fence. The retaining wall protects the lower yard area to the west, which is accessible via concrete steps on the right-hand side of the entry porch. Due to this existing topography and the front yard fencing, only the top eight (8) inches of the proposed balcony would be visible from the street (see Sheet A-3 of the attached drawings).

ANALYSIS OF REQUEST

Nonconforming Uses

Per Municipal Code Section 10-2.2002(b), minor additions to nonconforming uses require Planning Commission Design Review (subject to Section 10-2.2502) and must meet the following criteria:

1) The alteration or addition shall not adversely impact surrounding property.

The balcony is proposed along the north elevation which currently has a 19-foot, 2-inch setback between the building and the northern property line (see Sheet A-1 of the attached drawings). The proposed balcony would be over 13 feet from the northern property line and four (4) feet to the western rear property line. The property to the north at 422 S. Pacific Coast Highway is also zoned C-2 Commercial and is currently vacant. The proposed commercial development will be a two-story building immediately adjacent to the shared property line between 422 and the subject property. Per 10-2.622, a new commercial development on an interior lot within the C-2 Zone is not required to have a side setback. Thus, the proposed balcony would be facing a new two-story commercial building. The property to the west at 424 S. Pacific Coast Highway is topographically below this site and has a commercial storefront facing PCH with a residential unit behind it. The yard area for the residential unit appears to be located on the south side of the building. The proposed balcony would most likely not be visible from this existing yard area. There also appears to be mature vegetation along the shared property line between 424 and the subject site. The balcony would not be visible to the property to the south at 419 S. Guadalupe Avenue.

Please note that this property and the immediately adjacent properties are zoned C-2 Commercial, but the remaining properties to the north and to the east are zoned R-1 Single Family Residential. Thus, the majority of the properties facing South Guadalupe Avenue are single family homes.

2) The alteration or addition shall not increase the degree of nonconformity with respect to the standards of property development for the zone in which the property is located, including, but not limited to, density, building height, floor area ratio, and setback requirements.

   The proposed balcony would not increase the existing building envelope, would not change the density on this lot, and would not change the building height. The setbacks for this zone are 5 feet along the front and zero setbacks for the side and rear yards. Thus, the proposed balcony would not interfere with the required setbacks for this zone.

3) The alteration or addition shall not decrease the future capability of the structure to provide off-street parking at a ratio that could reasonably allow replacement by a conforming use.

   The property does not currently have on-site parking; however, the proposed balcony would not alter the site's ability to accommodate parking.

4) The alteration or addition shall not cause or increase a deficiency in the number of parking spaces required for the existing use.

   The property does not currently have on-site parking; however, the proposed balcony would not increase the degree of that specific non-conformity.

5) That if the structure containing the nonconforming use is nonconforming with respect to the standards of property development for the zone in which the property is located, including, but not limited to, density, building height, floor area ratio, or provision of off-street parking, the alteration or addition shall not substantially increase the useful life of the nonconforming structure.

   The life of the nonconforming structure was substantially extended due to the local Landmark Designation approved by the Preservation Commission on March 2, 2022. The proposed balcony would not affect this designation, but it would create more outdoor living space for the owners. The lower yard area is approximately 734 square feet in size and with the 158-square foot balcony, the property would have approximately 892 square feet. If this property were zoned R-1, it would be required to have 800 square feet of private outdoor living space. It is also worth noting that the property conforms to most of the development standards for the C-2 Zone except parking.

6) The alteration or addition is not inconsistent with the General Plan.

   This project meets Goal 1.0 of the Housing Element (2013-2021) to "[m]aintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach." This also includes Policy 1.3 which states, in part, that the City is to "encourage the maintenance and repair of the City's historical structures."

Planning Commission Design Review

Per Municipal Code Section 10-2.2502, the purpose of Planning Commission Design Review is to "ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community." Projects subject to Planning Commission Design review must meet the following criteria:

1) **User impact and needs.** 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 proposed balcony addition would improve the use of the historic home by providing 158 square feet of additional outdoor living space. The balcony would face a new two-story commercial building to the north at 422 S. Pacific Coast Highway and would also face the back of the existing mixed-use property to the west at 424 S. Pacific Coast Highway. Due to topography and mature vegetation, there most likely would not be privacy impacts to the property to the west (424). The new two-story commercial building at 422 would be taller and more dominant than the subject site. The proposed balcony would provide more eyes on the street with side views of Guadalupe Avenue. This may increase neighborhood security. The balcony would not impact the existing internal circulation, parking, or other design concerns.

2) **Relationship to physical features.** 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.

   There would be no changes to the existing terrain or landscaping.

3) **Consistency of architectural style.** 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 proposed balcony would be compatible in style and materials to the existing California Bungalow residence. The balcony would be comprised of wood and be painted to match the existing trim on the home.

4) **Balance and integration with the neighborhood.** 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 subject property would remain one-story as viewed from the street frontage. The proposed wood balcony would have a low profile with only eight (8) inches visible above

the existing front yard fence. The majority of the homes along the western side of South Guadalupe Avenue were built in the early 1900s and have a similar one-story scale as the subject site. The character of the neighborhood would remain unchanged.

5) **Building Design.** 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 façades or boxlike construction: a) The front façade shall have vertical and horizontal offsets to add architectural interest to the exterior of the building and where possible, bay windows and similar architectural projections shall be used; b) The roof planes of the building, as well as the building shape, shall be varied where feasible, and a visible and significant roof line shall be used to soften the vertical mass; c) Harmonious variations in the treatment or use of wall materials shall be integrated into the architectural design.

   The design of the existing California Bungalow home would remain unchanged, but does include four-sided architecture with distinctive features such as siding, trim, gable roof elements, and an entry porch. The proposed balcony would be compatible in scale and materials (wood) as the existing residence.

6) **Signs.** Signs and sign programs shall meet the criteria established in Sign Regulation Criteria, Section 10-2.1802.

   No signage is proposed as part of this project.

7) **Consistency with residential design guidelines.** The project shall be consistent with the intent of residential design guidelines adopted by resolution of the City Council.

   The proposed balcony would be in keeping with the scale, mass, and character of the existing home as well as the surrounding neighborhood, particularly the older homes on the west side of South Guadalupe Avenue. The building height, floor area, and existing California Bungalow architectural features would remain unchanged.

8) **Conditions of approval.** 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 (see 10-2.2502(b)(8) items a-k for possible conditions).

   The attached draft Resolution includes standard project conditions specifically outlined to protect the public health, safety, and general welfare of the subject site and surrounding properties. As a locally designated landmark, the project is also subject to the Secretary of the Interior's Standards for Rehabilitation (SISR) of historic structures. The draft Resolution from the Preservation Commission review, which references the SISR key elements, is included in the March agenda packet (see link under the Attachments).

SUMMARY AND CONCLUSION

The proposed balcony addition along the north elevation of the historic residence at 415 S. Guadalupe Avenue would be compatible in scale, mass, and style with the existing home as well as the surrounding neighborhood. The balcony would have minimal visibility from the street and would not increase the degree of nonconformity in relationship to floor area, building height, setbacks, and parking. The life of the nonconforming structure has already been extended due to the approval of the Landmark Designation by the Preservation Commission on March 2, 2022. The approval of the unenclosed balcony would not affect this designation, but it would provide 158 square feet of additional outdoor living space for a residence that will remain at the site for years to come.

ENVIRONMENTAL STATUS

The proposed project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15301 and 15331 of the Guidelines to Implementation of the California Environmental Quality Act (CEQA).

COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None.

ATTACHMENTS

Exemption Declaration
Draft Resolution
Planning Commission Design Review Application
Proposed Drawings
Minor Alterations Subcommittee - Approval Letter
Minor Alterations Subcommittee - Elevation Drawings
Preservation Commission March 2, 2022 Agenda Materials:
<https://redondo.legistar.com/LegislationDetail.aspx?ID=5465706&GUID=9AA15D76-D363-4B3E-A27A-0B5FE0C31414&Options=&Search>=
Preservation Commission March 2, 2022 Minutes

Administrative Report

J.1., **File #** PC22-4183 **Meeting Date:** 5/19/2022

To: **PLANNING COMMISSION**

From: STACEY KINSELLA, ASSOCIATE PLANNER

TITLE

Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at **415 S. Guadalupe Avenue** (CASE NO. PCDR-2022-01)

RECOMMENDATION:

1. Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate;
2. Close Public Hearing; and
3. Adopt a resolution by title only subject to the findings and conditions contained therein:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT **415 SOUTH GUADALUPE AVENUE**

BACKGROUND

The applicant is requesting that the Planning Commission approve a new 158 square foot unenclosed balcony along the north elevation of the locally designated historic home. The property is currently zoned C-2 Commercial; however, it was originally developed around 1923 (per Assessor) when residential construction was allowed at the site. The project includes new French doors, the removal of one window, and the removal of the existing eyebrow roof elements along the north elevation.

Per Municipal Code Section 10-2.2002(b), minor additions to a nonconforming use may be approved subject to Planning Commission Design review pursuant to the criteria listed within 10-2.2002(b) and the procedures/criteria outlined in Section 10-2.2502. While the designation of the building and the appropriateness of the changes to the historic building are within the purview of the Preservation Commission (Chapter 4, Title 10), the balcony addition itself requires Planning Commission approval. The Minor Alterations Subcommittee approved window revisions on January 25, 2022. The Preservation Commission reviewed and approved the Landmark Designation as well as the Certificate of Appropriateness application requesting the balcony, the French doors, the removal of

one window, and the removal of the small roof overhangs on March 2, 2022.

The property at 415 S. Guadalupe Avenue is located on the west side of South Guadalupe, east of Pacific Coast Highway. The property has an unusual trapezoidal shape with varying dimensions. The depth of the lot is an average of 54 feet and the width is an average of 55 feet. The property is approximately 2,830 square feet in size and the house has 1,397 square feet of floor area. The house is rectangular in shape and positioned adjacent to the south property line. This property slopes downward towards the west (rear) and appears one-story from the street view on South Guadalupe Avenue. The property is zoned C-2, Commercial and is considered legal nonconforming.

The City's Historic Resources Survey identifies the property as a Craftsman Bungalow built in 1934. The Assessor records note, however, that this building was constructed in 1923. The earliest documented permit on file is for a 1934 addition, indicating that there was an existing structure at that time. Moreover, the City directories show residents at the site in 1927. Therefore, the home was most likely built closer to 1923.

Early Sanborn maps show a detached garage to the north of the house, along the Guadalupe street frontage. Building records reference the garage in 1946, but a house-to-house inspection in 1977 only references the house. Thus, the garage was removed some time between 1946 and 1977. The property does not currently have any on-site parking.

The Minor Alterations Subcommittee approved window revisions on January 25, 2022. Those revisions included the removal of one window along the west elevation as well as reducing the height of two windows on the north elevation. These changes are in relationship to the interior remodel of the home and are considered as Phase One of the project. If the balcony addition does not obtain approval, the project would only include the interior remodel and the window revisions as approved in January (see attached Minor Alterations Subcommittee Elevation Drawings).

The Preservation Commission reviewed the request for Landmark Designation as well as the Certificate of Appropriateness for the new balcony, the French doors, the removal of one window, and the removal of the small roof overhangs on March 2, 2022. The work reviewed by the Preservation Commission is considered Phase Two of the project which focuses on the revisions needed to accommodate the new balcony. All of the proposed work for this second phase is on the north elevation. As it relates to the designation of the property, the house is approximately 99 years old and exhibits many of the classic California Bungalow architectural features. California Bungalow architecture is essentially Craftsman in design, but on a much smaller scale. Craftsman is the most prevalent style of historic architecture in the City and the integrity of the subject building, including the exterior materials, is still intact.

PROPOSED PROJECT

The project includes a 158-square foot balcony addition along the north elevation. The project would

also include the removal of one window, the removal of two eyebrow roof overhangs on the lowest level, and the addition of French doors that would lead to the new balcony. The balcony would be 5 feet, 10 inches in depth and span 27 feet across the northern side of the home. The balcony would be constructed of wood, have 42-inch high wood railings, and be painted to match the existing trim around the home. One original doublehung window would be removed in order to install wood French Doors for access to the balcony. Two existing eyebrow roof overhangs on the lower floor would be removed as they would interfere with the construction of the balcony.

Because this lot is downsloping towards Pacific Coast Highway, the home appears to be one-story from the front street view along Guadalupe Avenue. There is an existing front yard wood fence approximately 36 inches in height and there is a retaining wall approximately 7 feet in height below that fence. The retaining wall protects the lower yard area to the west, which is accessible via concrete steps on the right-hand side of the entry porch. Due to this existing topography and the front yard fencing, only the top eight (8) inches of the proposed balcony would be visible from the street (see Sheet A-3 of the attached drawings).

ANALYSIS OF REQUEST

Nonconforming Uses

Per Municipal Code Section 10-2.2002(b), minor additions to nonconforming uses require Planning Commission Design Review (subject to Section 10-2.2502) and must meet the following criteria:

1) The alteration or addition shall not adversely impact surrounding property.

The balcony is proposed along the north elevation which currently has a 19-foot, 2-inch setback between the building and the northern property line (see Sheet A-1 of the attached drawings). The proposed balcony would be over 13 feet from the northern property line and four (4) feet to the western rear property line. The property to the north at 422 S. Pacific Coast Highway is also zoned C-2 Commercial and is currently vacant. The proposed commercial development will be a two-story building immediately adjacent to the shared property line between 422 and the subject property. Per 10-2.622, a new commercial development on an interior lot within the C-2 Zone is not required to have a side setback. Thus, the proposed balcony would be facing a new two-story commercial building. The property to the west at 424 S. Pacific Coast Highway is topographically below this site and has a commercial storefront facing PCH with a residential unit behind it. The yard area for the residential unit appears to be located on the south side of the building. The proposed balcony would most likely not be visible from this existing yard area. There also appears to be mature vegetation along the shared property line between 424 and the subject site. The balcony would not be visible to the property to the south at 419 S. Guadalupe Avenue.

Please note that this property and the immediately adjacent properties are zoned C-2 Commercial, but the remaining properties to the north and to the east are zoned R-1 Single Family Residential. Thus, the majority of the properties facing South Guadalupe Avenue are single family homes.

2) The alteration or addition shall not increase the degree of nonconformity with respect to the standards of property development for the zone in which the property is located, including, but not limited to, density, building height, floor area ratio, and setback requirements.

   The proposed balcony would not increase the existing building envelope, would not change the density on this lot, and would not change the building height. The setbacks for this zone are 5 feet along the front and zero setbacks for the side and rear yards. Thus, the proposed balcony would not interfere with the required setbacks for this zone.

3) The alteration or addition shall not decrease the future capability of the structure to provide off-street parking at a ratio that could reasonably allow replacement by a conforming use.

   The property does not currently have on-site parking; however, the proposed balcony would not alter the site's ability to accommodate parking.

4) The alteration or addition shall not cause or increase a deficiency in the number of parking spaces required for the existing use.

   The property does not currently have on-site parking; however, the proposed balcony would not increase the degree of that specific non-conformity.

5) That if the structure containing the nonconforming use is nonconforming with respect to the standards of property development for the zone in which the property is located, including, but not limited to, density, building height, floor area ratio, or provision of off-street parking, the alteration or addition shall not substantially increase the useful life of the nonconforming structure.

   The life of the nonconforming structure was substantially extended due to the local Landmark Designation approved by the Preservation Commission on March 2, 2022. The proposed balcony would not affect this designation, but it would create more outdoor living space for the owners. The lower yard area is approximately 734 square feet in size and with the 158-square foot balcony, the property would have approximately 892 square feet. If this property were zoned R-1, it would be required to have 800 square feet of private outdoor living space. It is also worth noting that the property conforms to most of the development standards for the C-2 Zone except parking.

6) The alteration or addition is not inconsistent with the General Plan.

   This project meets Goal 1.0 of the Housing Element (2013-2021) to "[m]aintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach." This also includes Policy 1.3 which states, in part, that the City is to "encourage the maintenance and repair of the City's historical structures."

Planning Commission Design Review

Per Municipal Code Section 10-2.2502, the purpose of Planning Commission Design Review is to "ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community." Projects subject to Planning Commission Design review must meet the following criteria:

1) **User impact and needs.** 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 proposed balcony addition would improve the use of the historic home by providing 158 square feet of additional outdoor living space. The balcony would face a new two-story commercial building to the north at 422 S. Pacific Coast Highway and would also face the back of the existing mixed-use property to the west at 424 S. Pacific Coast Highway. Due to topography and mature vegetation, there most likely would not be privacy impacts to the property to the west (424). The new two-story commercial building at 422 would be taller and more dominant than the subject site. The proposed balcony would provide more eyes on the street with side views of Guadalupe Avenue. This may increase neighborhood security. The balcony would not impact the existing internal circulation, parking, or other design concerns.

2) **Relationship to physical features.** 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.

   There would be no changes to the existing terrain or landscaping.

3) **Consistency of architectural style.** 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 proposed balcony would be compatible in style and materials to the existing California Bungalow residence. The balcony would be comprised of wood and be painted to match the existing trim on the home.

4) **Balance and integration with the neighborhood.** 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 subject property would remain one-story as viewed from the street frontage. The proposed wood balcony would have a low profile with only eight (8) inches visible above

the existing front yard fence. The majority of the homes along the western side of South Guadalupe Avenue were built in the early 1900s and have a similar one-story scale as the subject site. The character of the neighborhood would remain unchanged.

5) **Building Design.** 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 façades or boxlike construction: a) The front façade shall have vertical and horizontal offsets to add architectural interest to the exterior of the building and where possible, bay windows and similar architectural projections shall be used; b) The roof planes of the building, as well as the building shape, shall be varied where feasible, and a visible and significant roof line shall be used to soften the vertical mass; c) Harmonious variations in the treatment or use of wall materials shall be integrated into the architectural design.

   The design of the existing California Bungalow home would remain unchanged, but does include four-sided architecture with distinctive features such as siding, trim, gable roof elements, and an entry porch. The proposed balcony would be compatible in scale and materials (wood) as the existing residence.

6) **Signs.** Signs and sign programs shall meet the criteria established in Sign Regulation Criteria, Section 10-2.1802.

   No signage is proposed as part of this project.

7) **Consistency with residential design guidelines.** The project shall be consistent with the intent of residential design guidelines adopted by resolution of the City Council.

   The proposed balcony would be in keeping with the scale, mass, and character of the existing home as well as the surrounding neighborhood, particularly the older homes on the west side of South Guadalupe Avenue. The building height, floor area, and existing California Bungalow architectural features would remain unchanged.

8) **Conditions of approval.** 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 (see 10-2.2502(b)(8) items a-k for possible conditions).

   The attached draft Resolution includes standard project conditions specifically outlined to protect the public health, safety, and general welfare of the subject site and surrounding properties. As a locally designated landmark, the project is also subject to the Secretary of the Interior's Standards for Rehabilitation (SISR) of historic structures. The draft Resolution from the Preservation Commission review, which references the SISR key elements, is included in the March agenda packet (see link under the Attachments).

SUMMARY AND CONCLUSION

The proposed balcony addition along the north elevation of the historic residence at 415 S. Guadalupe Avenue would be compatible in scale, mass, and style with the existing home as well as the surrounding neighborhood. The balcony would have minimal visibility from the street and would not increase the degree of nonconformity in relationship to floor area, building height, setbacks, and parking. The life of the nonconforming structure has already been extended due to the approval of the Landmark Designation by the Preservation Commission on March 2, 2022. The approval of the unenclosed balcony would not affect this designation, but it would provide 158 square feet of additional outdoor living space for a residence that will remain at the site for years to come.

ENVIRONMENTAL STATUS

The proposed project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15301 and 15331 of the Guidelines to Implementation of the California Environmental Quality Act (CEQA).

COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None.

ATTACHMENTS

Exemption Declaration
Draft Resolution
Planning Commission Design Review Application
Proposed Drawings
Minor Alterations Subcommittee - Approval Letter
Minor Alterations Subcommittee - Elevation Drawings
Preservation Commission March 2, 2022 Agenda Materials:
<https://redondo.legistar.com/LegislationDetail.aspx?ID=5465706&GUID=9AA15D76-D363-4B3E-A27A-0B5FE0C31414&Options=&Search>=
Preservation Commission March 2, 2022 Minutes

CITY OF REDONDO BEACH

EXEMPTION DECLARATION
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: May 19, 2022

PROJECT ADDRESS: 415 S. Guadalupe Avenue

PROPOSED PROJECT: Consideration of Planning Commission Design Review to permit a balcony addition to a locally designated historic structure within the Commercial (C-2) Zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

> Section 15301 which states in part that minor alterations of existing public or private facilities involving negligible expansion are exempt. This finding is supported by the fact that the project consists of the construction of a balcony addition along the north side of a locally designated historic home which meets the criteria for Categorical Exemption 15301 under the California Environmental Quality Act.
>
> The project is also exempt per Section 15331 which states, in part, that projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources are Categorically Exempt, provided that the activity is consistent with the Secretary of Interior's Standards for the Historic Treatment of Historic Properties.

Stacey Kinsella .
Stacey Kinsella
Associate Planner

RESOLUTION NO. 2022-05-PCR-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE

WHEREAS, an application was filed on behalf of the owners of property located at 415 South Guadalupe Avenue for approval of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony on a nonconforming locally designated historic residence within the Commercial (C-2) Zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinances by publication in the Beach Reporter, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 19th day of May, 2022 with respect thereto.

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

1. In accordance with 10-2.2002(b), the minor addition to the nonconforming residential use is consistent with the criteria set forth therein for the following reasons:

    a. The proposed balcony would not adversely impact the surrounding properties. The balcony would not be visible to the property to the south, the property to the west is topographically lower and the yard area for that mixed-use site has mature vegetation with an outdoor space far away from the balcony, and the property to the north will be a new two-story commercial building immediately adjacent to the shared property line.

    b. The proposed balcony would not increase the degree of nonconformity with respect to the standards of property development for the C-2 zone including, but not limited to, density, building height, floor area ratio, and setback

requirements. This is supported in that the proposed balcony would not increase the existing building envelope, would not change the density on this lot, would not interfere with the required setbacks, and would not change the building height.

c. The proposed balcony would not decrease the future capability of the property to provide off-street parking. While the property does not currently have on-site parking, the proposed balcony would not impede the site's ability to accommodate future parking.

d. The proposed balcony does not cause or increase a deficiency in the number of parking spaces required for the existing use. The property does not currently have on-site parking; however, the proposed balcony would not increase the degree of that specific nonconformity.

e. The residential structure is nonconforming with respect to the commercial zoning and the lack of off-street parking; however, the proposed balcony does not substantially increase the useful life of the nonconforming structure. The life of the nonconforming structure was substantially extended due to the local Landmark Designation approved by the Preservation Commission on March 2, 2022. This designation stands even if the balcony is not constructed.

f. The proposed balcony is not inconsistent with the General Plan. The project meets Goal 1.0 of the Housing Element (2013-2021) to "[m]aintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach." This also includes Policy 1.3 which states, in part, that the City is to "encourage the maintenance and repair of the City's historical structures."

2. In accordance with Municipal Code Sections 10-2.2502(b) of the Redondo Beach Municipal Code, the applicant's request for Planning Commission Design Review is consistent with the criteria set forth therein for the following reasons:

   a. The design of the proposed project considers the impact and 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. Further, the proposed balcony addition would improve the use of the historic home by providing 158 square feet of additional outdoor living space. The proposed balcony would provide more eyes on the street with side views of Guadalupe Avenue. The balcony would not impact the existing internal circulation, parking, or other design concerns.

b. The location of the existing historic residence respects the natural terrain of the site and the proposed balcony would not change the terrain or the existing landscaping.

c. The proposed balcony would be harmonious and consistent with the existing architectural style and materials of the historic home. The balcony would be comprised of wood and be painted to match the existing trim on the home.

d. The existing historic home is already integrated and compatible with the neighborhood and the proposed balcony would in harmony with the existing scale and bulk of the site as well as the surrounding properties. Further, the subject property would remain one-story as viewed from the street frontage. The proposed wood balcony would have a low profile with only eight (8) inches visible above the existing front yard fence. The character of the neighborhood would remain unchanged.

e. The design of the existing California Bungalow home would remain unchanged, but does include four-sided architecture with distinctive features such as siding, trim, gable roof elements, and an entry porch. The proposed balcony would be compatible in scale and materials (wood) as the existing residence.

f. The project does not include signage, therefore, the signage criteria does not apply.

g. The project is consistent with the intent of residential design guidelines adopted by resolution of the City Council. The proposed balcony would be in keeping with the scale, mass, and character of the existing home as well as the surrounding neighborhood, particularly the older homes on the west side of South Guadalupe Avenue. The building height, floor area, and existing California Bungalow architectural features would remain unchanged.

h. The standard project conditions outlined within this Resolution are deemed necessary to protect the public health, safety, and general welfare of the subject site and the surrounding properties. As a locally designated landmark, the project is also subject to the Secretary of the Interior's Standards for Rehabilitation (SISR) of historic structures.

3. The plans, specifications, and drawings submitted with the applications have been reviewed by the Planning Commission and are approved.

4. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Sections 15301

and 15331 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

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

Section 1. Based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and the Planning Commission Design Review pursuant to the plans and applications considered by the Planning Commission at its meeting of the 19th day of May, 2022.

Section 2. 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 the construction of a new unenclosed balcony on a nonconforming locally designated historic residence within the Commercial (C-2) Zone. The proposed balcony shall be constructed and maintained in substantial compliance with the plans reviewed and approved by the Planning Commission at its meeting on May 19, 2022.

2. The project shall comply with all conditions outlined within the Preservation Commission Resolution adopted on March 2, 2022.

3. The balcony shall comply with all applicable codes, regulations, and requirements and the applicant shall obtain all necessary permits from the Building Division, Engineering Division, Fire Department, and any other agency with jurisdiction over the improvements to the site.

4. The precise architectural treatment of the balcony shall be subject to Planning Division approval prior to the issuance of building permits.

5. The applicant shall provide on-site erosion protection for the storm drainage system during construction to the satisfaction of the Engineering Division.

6. The areas of work shall be fully fenced during construction.

7. All on-site litter and debris shall be collected daily.

8. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and between the hours of 9:00 a.m. and 5:00 p.m. on Saturdays. No work shall occur on Sundays and holidays.

9. There shall be no storage of materials on public streets.

10. The project applicant and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighboring properties are not subjected to excessive noise, disorderly behavior, or abusive language.

11. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.

12. The streets and sidewalks adjacent to the job site shall be clean and free of debris.

13. The Planning Division shall be authorized to approve minor changes.

14. 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.

15. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.

Section 3. The approved applications shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 4. Prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten (10) days from the date of adoption of this resolution in which to file the appeal.

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 19th day of May, 2022.

_____
Planning Commission Chair
City of Redondo Beach

ATTEST:

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

I, Brandy Forbes, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2022-05-PCR-XXX 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 19th day of May, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

_____
Brandy Forbes, AICP
Community Development Director

APPROVED AS TO FORM:

_____
City Attorney's Office

OWNER'S AFFIDAVIT

Project address: 415 S. Guadalupe Ave., Redondo Beach 90277

Project description: Addition of non-covered deck to historical home

I (We) David + CaroleAnne Hardy, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): David Hardy
CaroleAnne Hardy

Address: 415 S. Guadalupe Ave.
Redondo Beach, CA
90277

Phone No. (Res.) 310-704-4740

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20____

by _____, proved to me on the basis of satisfactory

evidence to be the person(s) who appeared before me.

V.V 2/23/22

FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

AUGUST 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 23rd day of February, 2022, by Caroleanne Hardy & David John Hardy, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

VENICE LOLA WHITAKER
Notary Public - California
Los Angeles County
Commission # 2370699
My Comm. Expires Aug 14, 2025

(Seal)

Signature

CITY OF REDONDO BEACH

PLANNING DIVISION

APPLICATION NO.
DATE RECEIVED:

APPLICATION FOR PLANNING COMMISSION DESIGN REVIEW

Application is hereby made to the Planning Commission of the City of Redondo Beach, for Planning Commission Review, pursuant to Section 10-2.2502 or Section 10-5.2502, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION

STREET ADDRESS OF PROPERTY: 415 S. Guadalupe Ave, Redondo Beach 90277

EXACT LEGAL DESCRIPTION OF THE PROPERTY:

LOT: 17 + 18 **BLOCK:** 155 **TRACT:**

ZONING: Commercial / Non-conforming

FLOOR AREA RATIO *(EQUAL TO GROSS FLOOR AREA DIVIDED BY SITE SIZE)*

SITE SIZE *(SQ. FT.)*: **GROSS FLOOR AREA** *(SQ. FT.)* **FLOOR AREA RATIO:**

RECORDED OWNER'S NAME: David + CaroleAnne Hardy	**AUTHORIZED AGENT'S NAME:**
MAILING ADDRESS: 415 S. Guadalupe Ave. 90277	**MAILING ADDRESS:** N/A
TELEPHONE: 310-704-4740	**TELEPHONE:**
APPLICANT'S NAME: David + CaroleAnne Hardy	**PROJECT ARCHITECT:** Itani Design Group
MAILING ADDRESS: 415 S. Guadalupe Ave. 90277	**MAILING ADDRESS:** 2459 W. 228th St., Torrance 90501
TELEPHONE: 310-704-4740	**TELEPHONE:** 310-897-2136 **LICENSE NO.** 55688

B REQUEST

The applicant requests a Planning Commission Design Review to use the above described property for the following purposes:

Addition of wooden deck on north side of the home. Property is commercial/non-conforming and bordered on all sides by commercial lots. One existing window will be replaced with French doors opening on to the deck. Open deck/balcony is 158 SQFt. French door is 6'x6'8". Intent is to optimize living space in historic beach cottage and retain original style/architecture.

C	**SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2514(C) of the Zonning Ordinance
	1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain. Yes. As a commercial/non-conforming property bordered by commercial lots, setbacks are consistent with current zoning ordinance.
	2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible. No natural terrain will be affected by the project, and the structure addition is designed to match the style of the historic building. The deck will be painted to match the current colors of the home.
	3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics. The project is contained on the property with no access to public rights-of-way.

4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties.

The design, which has been previously approved by the Historical Preservation Commission, includes elements consistent and compatible with the historic home, as well as those in the surrounding neighborhood. All materials will be consistent with the existing structure, and the scale is compatible with the home and the neighborhood.

5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction.

The design adds an outdoor area at the street level (on Guadalupe) which further enhances the flat north side of the building.

6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs if harmonius and in scale with the building and surrounding area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties.

No signs are included in the plan.

NEW BALCONY:
David & CarolAnne Hardy

415 S. Guadalupe Ave.
Redondo Beach, Ca. 90277

APN 7508-020-030

LEGAL DESCRIPTION

ZONING : C-2
HISTORIC RESOURCE DISTRICT

Property Boundary Description: REDONDO BEACH VAC ST ADJ ON SE AND LOTCOM AT NE COR OF LOT 17 BLK 155 TH SW ONSE LINE OF SD LOTS 17 AND 18 61.1 FT THW ON S LINE OF SD LOT 18 26.3 FT TH N... SEE MAPBOOK FOR MISSING PORTION ...LOT 18 BLK 155

PROJECT SUMMARY

OCCUPANCY	R-3	LOT AREA	2830 SQ.FT.
TYPE OF CONSTRUCTION	VB	EX. TOTAL FLOOR AREA	1397 SQ.FT.
BUILDING CODE 2019 CRC 2020 CITY OF REDONDO BEACH CODES		UPPER FLOOR AREA	823 SQ.FT.
		LOWER FLOOR AREA	574 SQ.FT.
SITE AREA :	3,082 SQ.FT.		

SHEET INDEX

A-1 SITE PLAN / TITLE SHHET
A-2 FLOOR / DEMO. PLANS
A-3 ELEVATIONS

LEGEND

DETAIL / SECTION

2x WD. STUDS @ 16" O.C. W/ R-15 BATT. INSULATION (U.N.O.)

PROJECT DESCRIPTION :

NEW 158 SQ.FT. OPEN BALCONY AND NEW 6' X 6'-8" FRENCH DOOR.

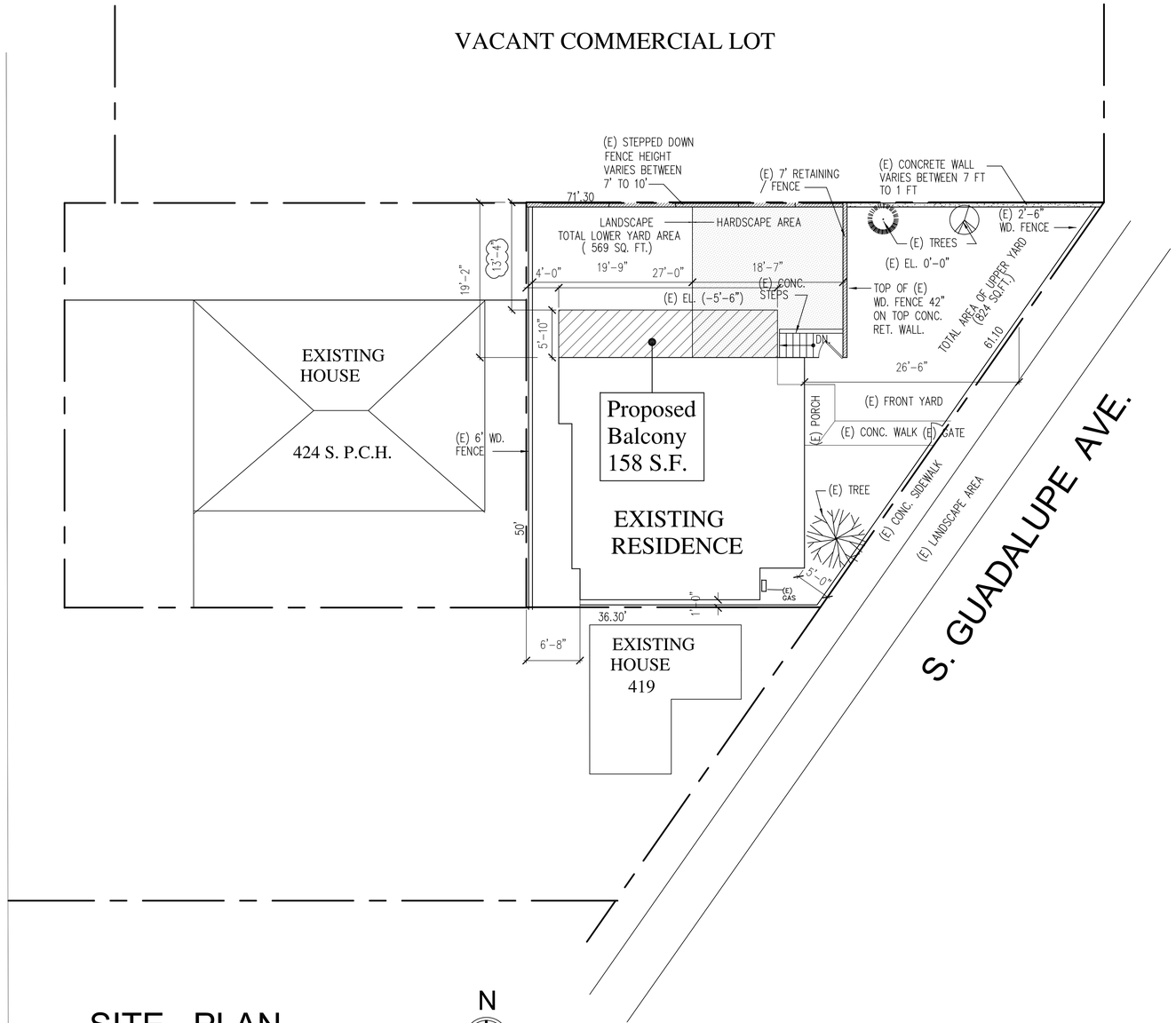
PROJECT NOTES

1. THIS SET OF DOCUMENTS ARE CONSIDERED AS ONE UNIT AND SHALL NOT BE CONSIDERED COMPLETE OR WHOLE IF DOCUMENTS ARE SEPARATED IN ANY MANNER. DOCUMENTS SHALL NOT BE SEPARATED FOR THE PURPOSES OF SUBMITTING A BID PROPOSAL OR FOR THE SEPARATE PHASE OF ANY CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS (DO NOT SCALE DRAWINGS) AND FIELD VERIFICATION SHALL BE MADE BY THE GENERAL CONTRACTOR AND OR SUBCONTRACTOR BEFORE BIDDING. ANY DISCREPANCY IN DIMENSIONS AND OR DRAWINGS AND OR GRAPHIC REPRESENTATION AND OR ACTUAL FIELD MEASUREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ITANI DESIGN GROUP AND RESOLVED PRIOR TO THE SIGNING OF CONSTRUCTION CONTRACT AND OR COMMENCEMENT OF ANY RELATED MATERIAL ORDERING AND OR WORK.

   THIS PROJECT MUST BE BUILT FROM THE CITY APPROVED PRINTS, WHICH ARE TO REMAIN ON SITE AT ALL TIMES FOR USE BY ALL INVOLVED TRADES AND INSPECTORS.

   NO SUBSTITUTIONS OR CHANGES TO APPROVED DRAWINGS CAN BE MADE WITHOUT CONCURRENCE OF THE OWNER AND ITANI DESIGN GROUP

   ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.
3. CONTRACTOR TO CONFIRM THAT PROPER FINISH GRADE ELEVATIONS HAVE BEEN PROVIDED AT THE PERIMETER OF THE BUILDING AND ADJOINING AREAS, REFER TO BUILDING PLANS. REPORT TO ARCHITECT ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ROUGH GRADING.
4. GOVERNING CODES AND FIRE DEPARTMENT FIELD, INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHES. (N.I.C.)
5. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEM. PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES IN 1-HOUR RATED CONSTRUCTION.
6. THESE DOCUMENTS ARE THE PROPERTY OF ITANI DESIGN GROUP AND OWNER. NO PART OF THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE USED FOR ANY OTHER PROJECT EXCEPT FOR THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF "ITANI DESIGN GROUP".
7. FOR REMODELING PROJECTS GENERAL CONTRACTOR TO VERIFY ALL EXISTING INSULATION FOR REMODELING PROJECTS DURING DEMOLITION. (G.C. TO PROVIDE R-19 BATT INSULATION AT ROOF FOR ANY DAMAGED OR MISSING INSULATION U.N.O.)
8. GENERAL CONTRACTOR TO PROVIDE R-15 BATT INSULATION FOR ALL NEW WALLS U.N.O. G.C. ALSO TO PROVIDE R-30 BATT INSULATION AT NEW ROOF U.N.O.



SITE PLAN

SCALE: 1/8"=1'-0"

N

FOR REFERENCE ONLY

REVISIONS: DATE :

ITANI DESIGN GROUP
ARCHITECTURAL, STRUCTURAL, DESIGN
2459 W. 228 TH STREET , TORRANCE. CA. 90501
PHONE (310) 897-2136 FAX. (310) 325-2094

REGISTERED PROFESSIONAL ENGINEER
RIAD H. ITANI
REC 55688
EXP. 12-31-22
STATE OF CALIFORNIA

Proposed Remodel For
David and CarolAnne Hardy

415 S. Guadalupe Ave.
Redondo Beach, Ca. 90277

DRAWING:
TITLE SHEET / SITE PLAN

CHECKED BY: R.I.
DATE: 4-29-22

ISSUED FOR:
REVIEW
PLAN CHECK
BIDDING
PERMIT
CONSTRUCTION
DRAWN BY

SHEET NO.:
A-1

CADFILE: PLANS
JOB NO.

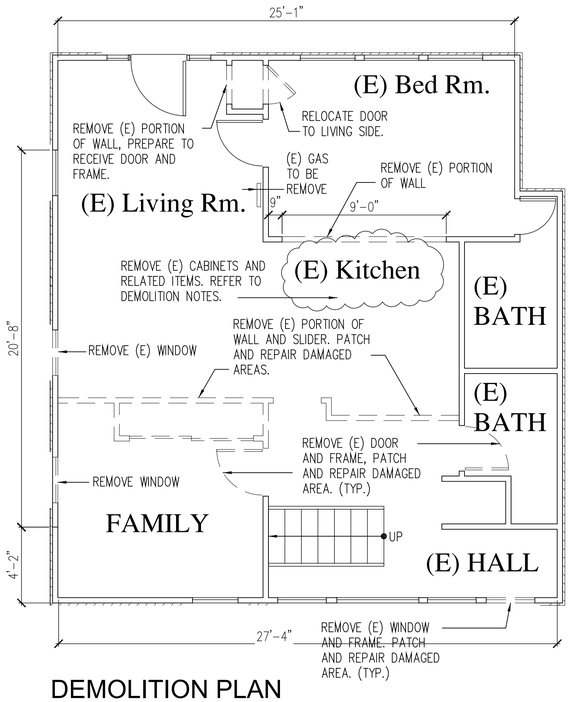
Demolition Notes:

1. THE CONTRACTOR SHALL BE REQUIRED TO VISIT THE SITE AND TO INSPECT THE EXISTING BUILDING.
2. THE CONTRACTOR SHALL DO ALL DEMOLITION NECESSARY FOR REMODELING THE EXISTING BUILDING AND ANY OTHER PREPARATORY WORK REQUIRED FOR THE NEW ADDITION.
3. THE SCOPE OF THE WORK SHALL NOT BE LIMITED TO THOSE ITEMS DEFINED ON THE DEMOLITION DRAWING, BUT IT SHALL INCLUDE REMOVAL OF EXISTING PLUMBING LINES, PLUMBING FIXTURES, ELECTRICAL (FIXTURES, CONDUITS, AND WIRING), MECHANICAL (DUCTS AND EQUIPMENT), FLOORS, CONC PADS, WALLS, CEILINGS, DOORS, FRAMING, CONC SLABS, AND OTHER ITEMS INDICATED ON OTHER SHEETS.
4. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ANY EXISTING INTERIOR STRUCTURE OR PORTIONS THEREOF.
5. ALL MATERIALS NOT BEING REINSTALLED OR DESIGNATED AS BEING SALVAGED BY THE OWNER SHALL BE REMOVED AND DISPOSED OF OFF THE SITE.
6. ALL PLUMBING AND ELECTRICAL LINES SHALL BE REMOVED AND CAPPED AS REQUIRED BY CODE OR AS NECESSARY FOR THE SAFETY AND WELL-BEING OF THE BUILDING OCCUPANTS.

Legend :

(E) WALL TO REMAIN

(E) WALL TO REMOVE



DEMOLITION PLAN

SCALE: 1/4"=1'-0"

Plan Notes:

$ SWITCH – MOUNT @ 42" TYP u.n.o.

15 AMP 110/120 V AC DUPLEX RECEPTACLE – MOUNT @ 12" TYP.

CD CARBON MONOXIDE DETECTOR ELECTROCHEMICAL or may be combined w/ SMOKE DETECTOR per CRC R315.1

SD SMOKE DETECTOR – PHOTOELCTRIC 110V HARD WIRED W/ BATTERY BACK-UP. AT NEW CONSTRUCTION SMOKE DETECTORS MUST BE HARD WIRED W/ BATTERY BACK-UP & AUDIBLE IN ALL SLEEPING AREAS PER CBC sec.907.2.10. PROVIDE BATTERY OPERATED SMOKE DETECTORS IN ALL EXISTING SLEEPING AREAS.
Inspect all Smoke Alarms in Bedrooms and common areas Replace as equired at existing areas per code.

FLUORESCENT RECESSED DOWN LIGHT (type C) HIGH EFFICACY (IC-RATED)

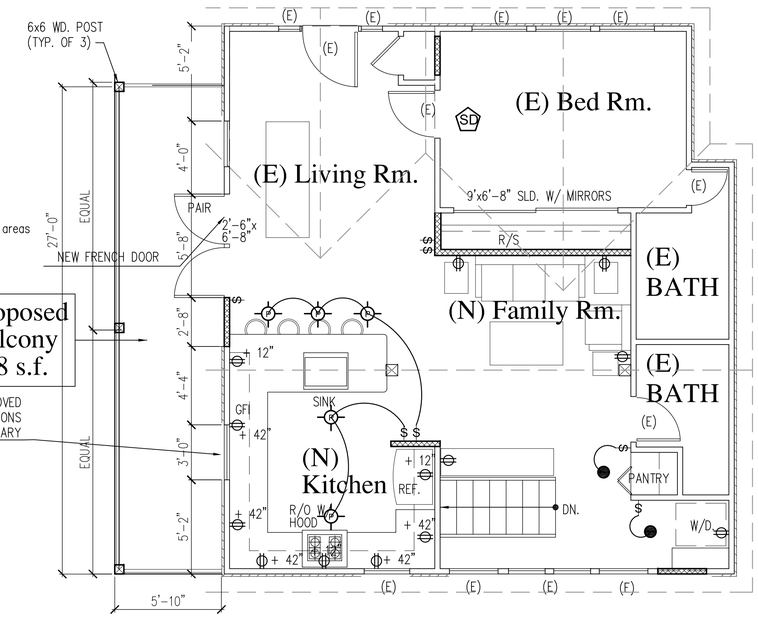
P PENDANT LIGHTING FIXTURE W/ LOW-VOLTAGE HALOGEN MR LAMPS OR REFLECTOR LAMPS LOW EFFICACY

CEILING FAN WITH CHANDELIER LOW EFFICACY

Legend :

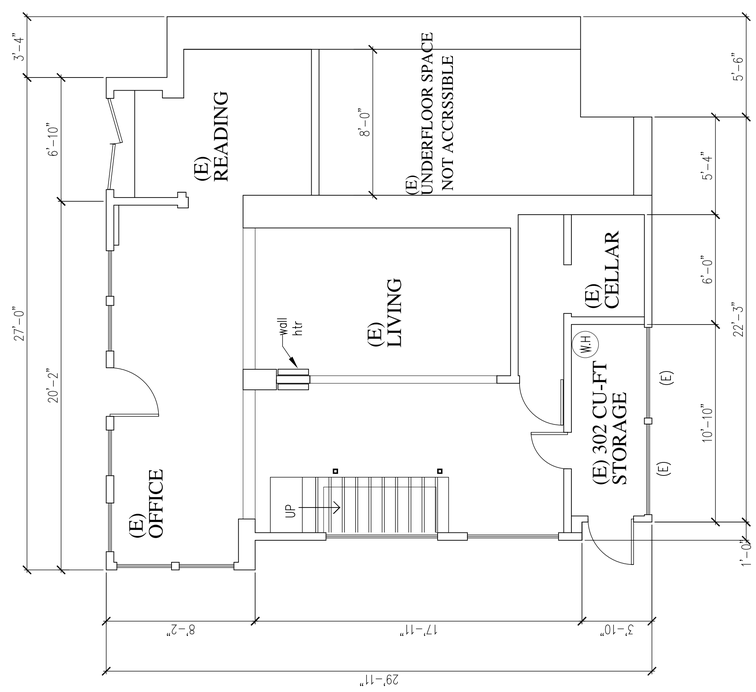
(E) 2x4 STUD WALL

(N) 2x4 @ 16" O.C. STUD WALL TO MATCH (E)



PROPOSED STREET LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"



EX. BOTTOM FLOOR-NO CHANGE

SCALE: 1/4"=1'-0"

REVISIONS: DATE :

ITANI DESIGN GROUP
ARCHITECTURAL, STRUCTURAL, DESIGN
2459 W. 228 TH STREET , TORRANCE. CA. 90501
PHONE (310) 897-2136 FAX. (310) 325-2094

REGISTERED PROFESSIONAL ENGINEER
RIAD H. ITANI
REC 55688
EXP. 12-31-22
STATE OF CALIFORNIA

Proposed Remodel For
David and CarolAnne Hardy

415 S. Guadalupe Ave.
Redondo Beach, Ca. 90277

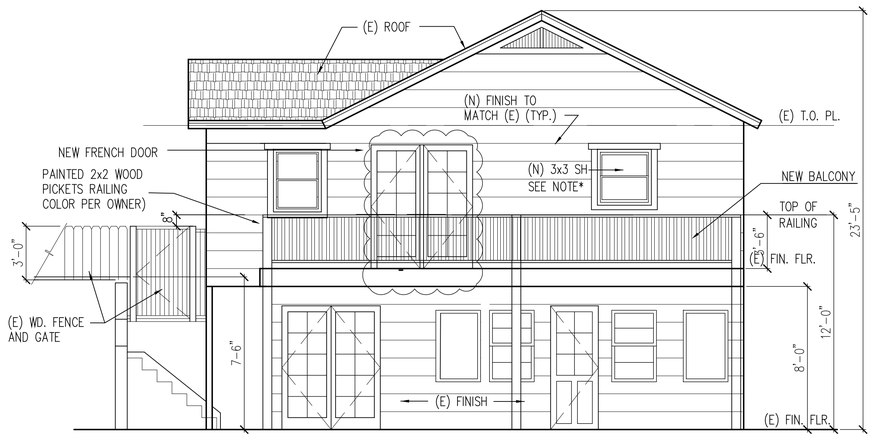
DRAWING:
DEMOLITION /
FLOOR PLANS-NEW BALCONY

CHECKED BY: R.I.
DATE: 4-8-22

ISSUED FOR:
REVIEW
PLAN CHECK
BIDDING
PERMIT
CONSTRUCTION
DRAWN BY J.M.

SHEET NO.:
A-2

CADFILE: A-1 PLAN
JOB NO.



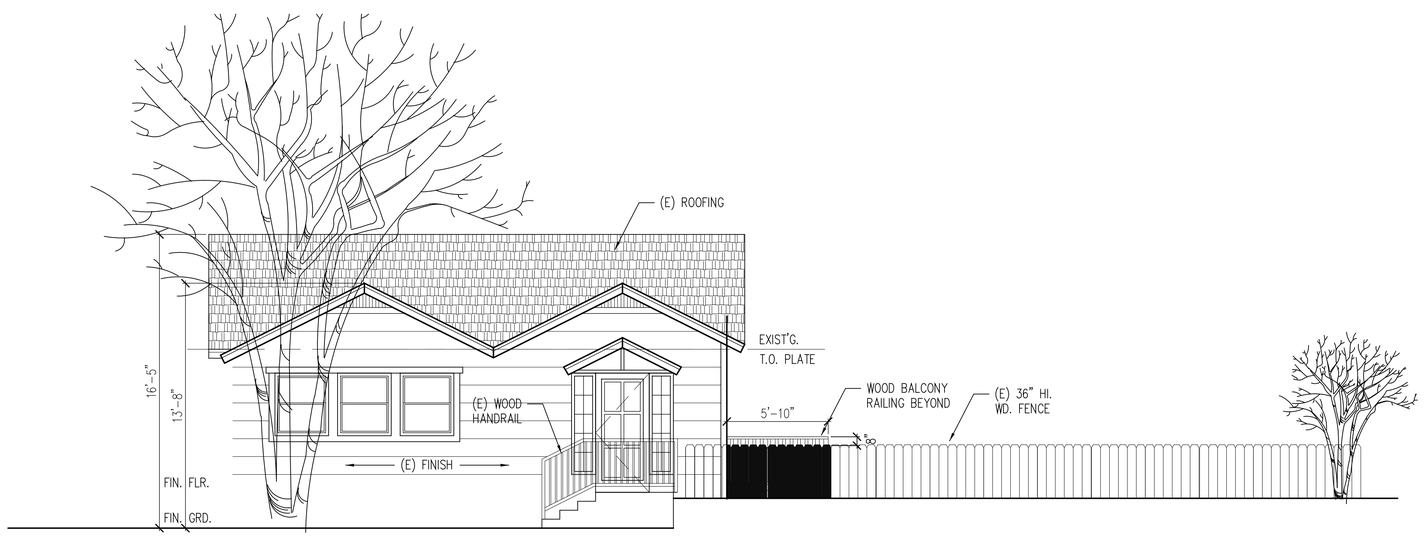
RIGHT ELEVATION

SCALE: 1/4"=1'-0"

* PREVIOUSLY APPROVED BY THE MINOR ALTERATIONS SUBCOMMITTEE IN JANUARY 2022

REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS: DATE :

ITANI DESIGN GROUP
ARCHITECTURAL, STRUCTURAL, DESIGN
2459 W. 228 TH STREET , TORRANCE, CA. 90501
PHONE (310) 897-2136 FAX. (310) 325-2094

REGISTERED PROFESSIONAL ENGINEER
RIAD H. ITANI
REC 55688
EXP. 12-31-22
STATE OF CALIFORNIA

Proposed Remodel For
David and CarolAnne Hardy

415 S. Guadalupe Ave.
Redondo Beach, Ca. 90277

DRAWING:

ELEVATIONS/ NEW BALCONY

CHECKED BY: R.I.

DATE: 4-8-22

ISSUED FOR:
REVIEW
PLAN CHECK
BIDDING
PERMIT
CONSTRUCTION
DRAWN BY

SHEET NO.:

A-3

CADFILE: PLANS

JOB NO.

redondo BEACH

Community Development Department
Planning Division

415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270
www.redondo.org

tel 310 318-0637
fax 310 372-8021

January 26, 2022

David & CaroleAnne Hardy
415 S. Guadalupe Avenue
Redondo Beach, CA 90277

Dear Applicant:

At the meeting held on January 25, 2022 the Minor Alterations Subcommittee approved your Certificate of Appropriateness application for window changes at the potentially historic property located at 415 S. Guadalupe Avenue. The window revisions are the result of interior remodeling for a new kitchen and laundry space. This approval will become final and conclusive within 10 days unless you file a written appeal contesting the Subcommittee's decision.

The approval of the Certificate of Appropriateness includes permission to undertake the following minor exterior alterations subject to the conditions noted:

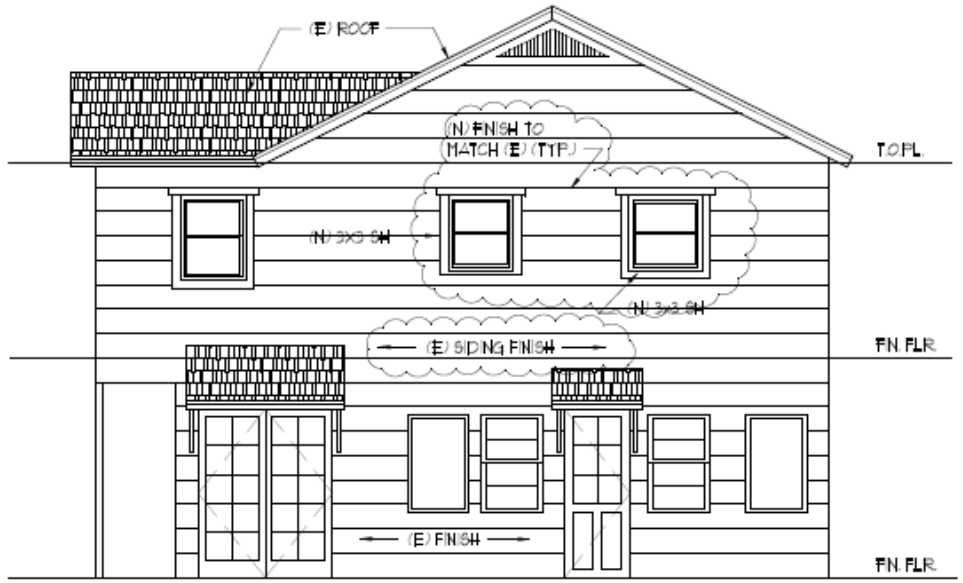
1. The removal and replacement of two upper floor windows along the north elevation;
2. The removal of the upper floor window in the southernmost corner along the west elevation;
3. The new north elevation windows shall be 3 feet in width, 3 feet in height, single-hung in design, and made of wood;
4. The existing wood trim surround at the north elevation windows shall be salvaged and reused, if possible. If the trim cannot be salvaged, then new wood trim matching the same width and design as the existing trim shall be installed;
5. Siding matching the existing house shall be utilized in the location of the removed west elevation window;
6. No other exterior work is authorized herein. If additional alterations are necessary, such work shall not be performed without further approval of the Preservation Commission or Planning Staff, as appropriate. If such additional work is necessary, the applicant shall immediately contact Planning Staff prior to any removal and/or replacement of existing materials; and,
7. Prior to final Building inspection, the applicant shall schedule an inspection with Planning Staff to review the completed work for conformance to the approved plan. Any noncompliance or deviation shall be grounds for revocation of the approval.

Please feel free to contact me if you have any questions.

Sincerely,

Stacey Kinsella
Associate Planner

Minor Alterations Subcommittee – Elevation Drawings
January 25, 2022



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

REAR ELEVATION

SCALE: 1/4"=1'-0"

Preservation Commission March 2, 2022 Agenda Materials:
https://redondo.legistar.com/LegislationDetail.aspx?ID=5465706&GUID=9AA15D76-D363-4B3E-A27A-0B5FE0C31414&Options=&Search=

A. CALL TO ORDER

Via teleconference, a Regular Meeting of the Redondo Beach Preservation Commission was called to order by Chair Caldwell at 7:00 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Commissioners Present: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell

Commissioners Absent: Commissioner Galassi.

Officials Present: Antonio Gardea, Senior Planner
Stacey Kinsella, Associate Planner
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Those assembled were led in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Moved and seconded to approve the agenda as presented. Motion carried unanimously by the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell
NOES: None
ABSENT: Commissioner Galassi

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

None.

F. CONSENT CALENDAR

F.I. APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF MARCH 2 2022

F.2. APPROVE MINUTES OF THE PRESERVATION COMMISSION REGULAR MEETING OF NOVEMBER 3 2021

Moved and seconded to approve the Consent Calendar. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell
NOES: None
ABSENT: Commissioner Galassi

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

I. EX PARTE COMMUNICATION

Chair Caldwell asked members of the Commission to disclose any Ex Parte Communications on the public hearing items. There were none.

J. PUBLIC HEARINGS

J.1 PUBLIC HEARING FOR CONSIDERATION OF DESIGNATION OF THE BUILDING AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4 TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR PROPERTY LOCATED AT 228 AVENUE E (CASE NO. LM-2022-01)

RECOMMENDATION: .

1. **Open Public Hearinq and take testimony from staff, applicant, other interested parties, and deliberate:**
2. **Close Public Hearinq; and**
3. **Adopt a resolution by title only subject to the findinqs contained therein:**

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH CALIFORNIA APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 228 AVENUE E PURSUANT TO CHAPTER 4 TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

Motion by Commissioner McNearny, seconded by Vice Chair Matsuno to open the Public Hearing. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell
NOES: None
ABSENT: Commissioner Galassi

Associate Planner Kinsella provided the PowerPoint presentation regarding the Consideration of the Landmark Designation for 228 Avenue E (Case No. LM-2022-01). The PowerPoint presentation included the following details:

- Project Site
- Images of the Property
- Proposed Property Plans
- Architecture
- Building Records
- Site History
- Criteria (10-4.201)
- Staff Recommendation

Chair Caldwell administered the Audience Oath for individuals wishing to address the Preservation Commission on the following Public Hearings.

Chair Caldwell administered the Oath for the Applicants' Gregory and Katherine McClain.

Applicant Gregory McClain thanked staff for their work on this landmark designation and detailed on the preservation of the property.

Chair Caldwell opened the floor to public comments.

Planning Analyst confirmed that there were no eComments received.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

Discussion followed regarding the history regarding the previous approval and the current request, changes to the garages, changes to the windows, review by the accessors office, Mills Act program and calculations, the name of the property as the landmark, and interior elements in the house that might be kept as a historical landmark.

Motion by Vice Chair Matsuno, seconded by Commissioner McNearny to close the Public Hearing. Motion carried, with no objection, by the following roll call vote.

AYES: McNearny, Aziz, Matsuno, Taner, and Chair Caldwell
NOES: None
ABSENT: Galassi, Jackson (Technical Difficulties)

Motion by Vice Chair Matsuno, seconded by Commissioner McNearny, to adopt the resolution and approve a historic landmark designation for the property located at 228 Avenue E pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code. Motion carried, with no objection, by the following roll call vote:

AYES: McNearny, Aziz, Matsuno, Taner, and Chair Caldwell
NOES: None.
ABSENT: Galassi, Jackson (Technical Difficulties)

J.2. **PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION , LANDMARK DESIGNATION AND CERTIFICATE OF APPROPRIATENESS FOR A NEW UNENCLOSED BALCONY IN AN EXISTING POTENTIALLY HISTORIC PROPERTY PURSUANT TO CHAPTER 4 TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 415 S. GUADALUPE AVENUE (CASE NOS. LM-2022-02/COA-2022-03)**

RECOMMENDATION: .

1. **Open Public Hearinq and take testimony from staff, applicant, other interested parties, and deliberate;**
2. **Close Public Hearinq; and**
3. **Adopt a resolution by title only subject to the findings and conditions contained therein:**

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH CALIFORNIA APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUESTS FOR A LANDMARK DESIGNATION AND CERTIFICATE OF APPROPRIATENESS FOR A BALCONY ADDITION TO AN EXISTING POTENTIAL HISTORIC RESOURCE LOCATED AT 415 S. GUADALUPE AVENUE

Motion by Vice Chair Matsumo, seconded by Commissioner McNearny, to open the Public Hearing. Motion carried unanimously, with no objection, by the following roll call vote:

AYES: McNearny, Aziz, Matsuno, Taner, and Chair Caldwell
NOES: None
ABSENT: Galassi, Jackson (Technical Difficulties)

Associate Planner Kinsella provided the PowerPoint presentation regarding the Landmark Designation and Certificate of Appropriateness for 415 S. Guadalupe (Case Nos. LM-2022-02/COA-2022-03). The PowerPoint presentation included the following details:

- Project Site
- Existing Character
- Images of the Property
- Proposed Project
- Proposed Site Plans
- COA Analysis
- Landmark Analysis
- Criteria (10-4.201)
- Staff Recommendation

Chair Caldwell administered the Audience Oath for individuals wishing to address the Preservation Commission on the following Public Hearings.

Chair Caldwell administered the Oath for the Applicants' David and Carole Anne Hardy.

Applicant Carole Anne Hardy spoke about the property and the reason for the request to make the property a landmark/historic preservation property.

Chair Caldwell opened the floor to public comments.

Planning Analyst confirmed that there were no eComments received.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

Discussion followed regarding the proposed name for the property, prior property owners' names, the view impact with the proposed balcony, and neighborhood discussion of becoming a historical neighborhood.

Motion by Commissioner McNearny, seconded by Commissioner Aziz, to close the Public Hearing. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell
NOES: None
ABSENT: Galassi

Motion by Commissioner Aziz, seconded by Commissioner McNearny, to adopt the resolution approving an exemption declaration and granting the requests for a landmark designation and certificate of appropriateness for a balcony addition to an existing potential historic resource located at 415 S. Guadalupe Avenue. Motion carried unanimously, with no objection.

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell
NOES: None
ABSENT: Galassi

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

Associate Planner Kinsella stated that the prior Applicant for 118 S. Helberta Avenue has withdrawn their request for their addition.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

L.I. DISCUSSION REGARDING HISTORIC INQUIRY FORM PROCESS

Associate Planner Kinsella shared the history and information regarding the "Historic Inquiry Form."

Associate Planner Kinsella and Senior Planner Gardea responded to Commissioner questions regarding the "Historic Inquiry Form" and the process of the information obtained from the form.

Vice Chair Matsuno suggested that information regarding landmark, historical preservations, and Mills Act information is provided to realtors so they are better educated.

Chair Caldwell opened the floor to public comments. The following individual(s) spoke:

Gregory McClain

Seeing no further requests to speak, Chair Caldwell closed the floor to public comments.

M. ITEMS FROM STAFF

Senior Planner Gardea informed the Commission that there is a density bonus project at the 100 N. Catalina block that will be presented to the Preservation Commission for series of entitlements such as designation, and appropriateness and parking variance.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Chair Caldwell inquired about staff sending emails to the Preservation Commissioners regarding meeting in-person or Zoom for future meetings.

Chair Caldwell commented that for all the Applicants that come before the Preservation Commission always completed the helpfulness of City of Redondo Beach staff when it comes to the planning and permit process.

O. ADJOURNMENT

Motion by McNearny, seconded by Vice Chair Matsumo to adjourn the meeting at 8:25 PM. Motion carried unanimously, with the following roll call vote:

AYES: McNearny, Aziz, Jackson, Matsuno, Taner, and Chair Caldwell
NOES: None
ABSENT: Galassi

The next meeting of the Redondo Beach Preservation Commission will be a Regular Meeting to be held at 7:00 p.m. on May 4, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

_____
Brandy Forbes, AICP
Community Development Director

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING
May 19, 2022

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY AT A LEGAL NONCONFORMING PROPERTY THAT IS ALSO A LOCALLY DESIGNATED LANDMARK LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 S. GUADALUPE AVENUE (CASE NO. PCDR-2022-01)

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

- Public comments received after release of the agenda

From: Leslie Jacobs
To: Planning Redondo
Subject: Support for Carole-Anne Hardy's addition
Date: Monday, May 16, 2022 11:48:24 AM

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Planners,

I'm writing to express my support for the Hardy's adding a balcony to their house.

Sincerely,

Leslie Jacobs
407 S. Guadalupe Ave

Sent from my iPhone

From:	Wilfredo Garcia
To:	Planning Redondo
Cc:	Alyssa Elliott; CaroleAnne Hardy; dhardy784@gmail.com
Subject:	Planning Commission Hearing 5/19/2022 | Support for Public Hearing Item J.1.
Date:	Wednesday, May 18, 2022 10:25:16 AM

CAUTION: Email is from an external source; ***Stop, Look, and Think*** *before opening attachments or links.*

Hello,

We are reaching out to provide support for item J.1. in the Public Hearing in the Agenda for the 5/19/2022 Planning Commission hearing. We are neighbors of 415 S. Guadalupe Ave., and we at 400 S. Guadalupe Ave. would love to see the approval of the proposed construction of a new unenclosed balcony. The proposed drawings/construction will only elevate our neighborhood, raise the charm of Redondo Beach and our value as a neighborhood.

Please consider our support and allow the new proposed construction at 415 S. Guadalupe Ave.

Kind regards,

Wilfredo Garcia & Alyssa Elliott
400 S. Guadalupe Ave.
Redondo Beach, CA 90277

PLANNING COMMISSION DESIGN REVIEW

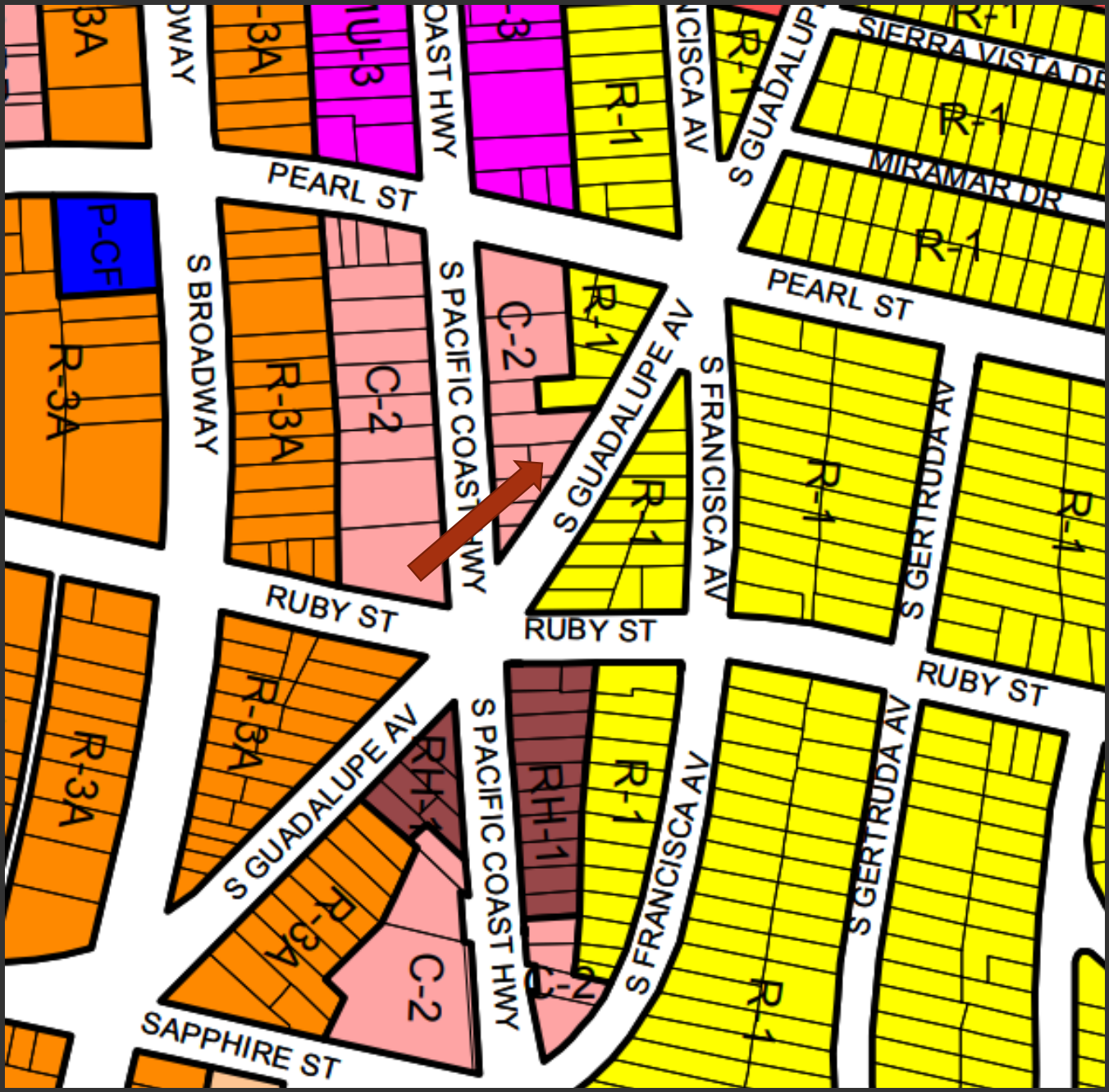
415 South Guadalupe Avenue

May 19, 2022

PROJECT SITE

- Located on west side of South Guadalupe, east of PCH
- Lot is approximately 2,800 SF
- Total floor area - 1,397 SF
- CA Bungalow built in 1923
- Zoned C-2, Commercial
- Legal, nonconforming
- New balcony along north elevation
- Municipal Code Section 10-2.2002(b)

ZONING MAP

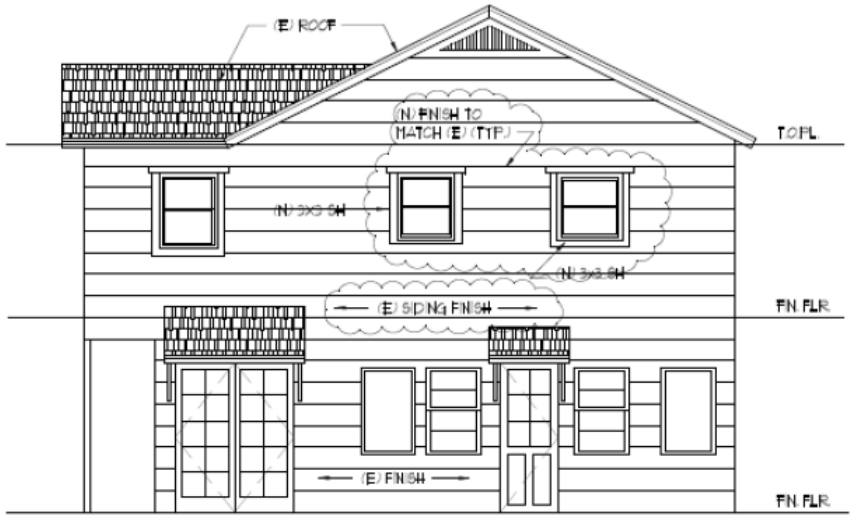


PEARL ST
S BROADWAY
S PACIFIC COAST HWY
S GUADALUPE AV
S FRANCISCA AV
S GERTRUDA AV
MIRAMAR DR
SIERRA VISTA DR
RUBY ST
SAPPHIRE ST
R-1
R-3A
C-2
RH-1
P-CF

FEATURES & REVIEWS

- Classic features for a small Craftsman home
- Character-defining features: Horizontal siding, wood double-hung windows, wood trim, gable roof elements with exposed rafter ends, and covered entry porch
- Excellent condition, no signs of disrepair
- Minor Alterations Subcommittee – January 25, 2022
- Preservation Commission – March 2, 2022

Minor Alterations Subcommittee – Elevation Drawings
January 25, 2022



RIGHT ELEVATION

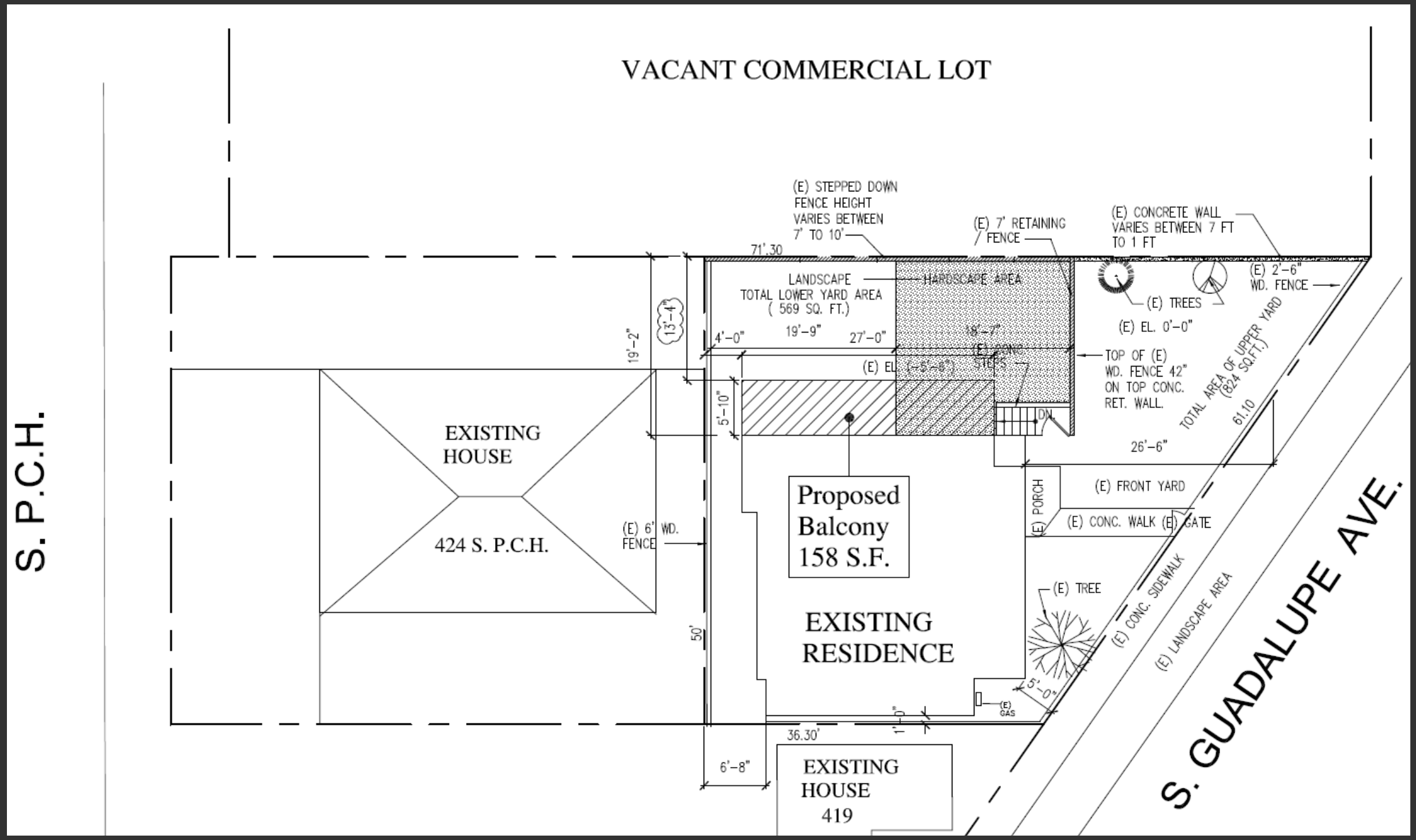
SCALE: 1/4"=1'-0"

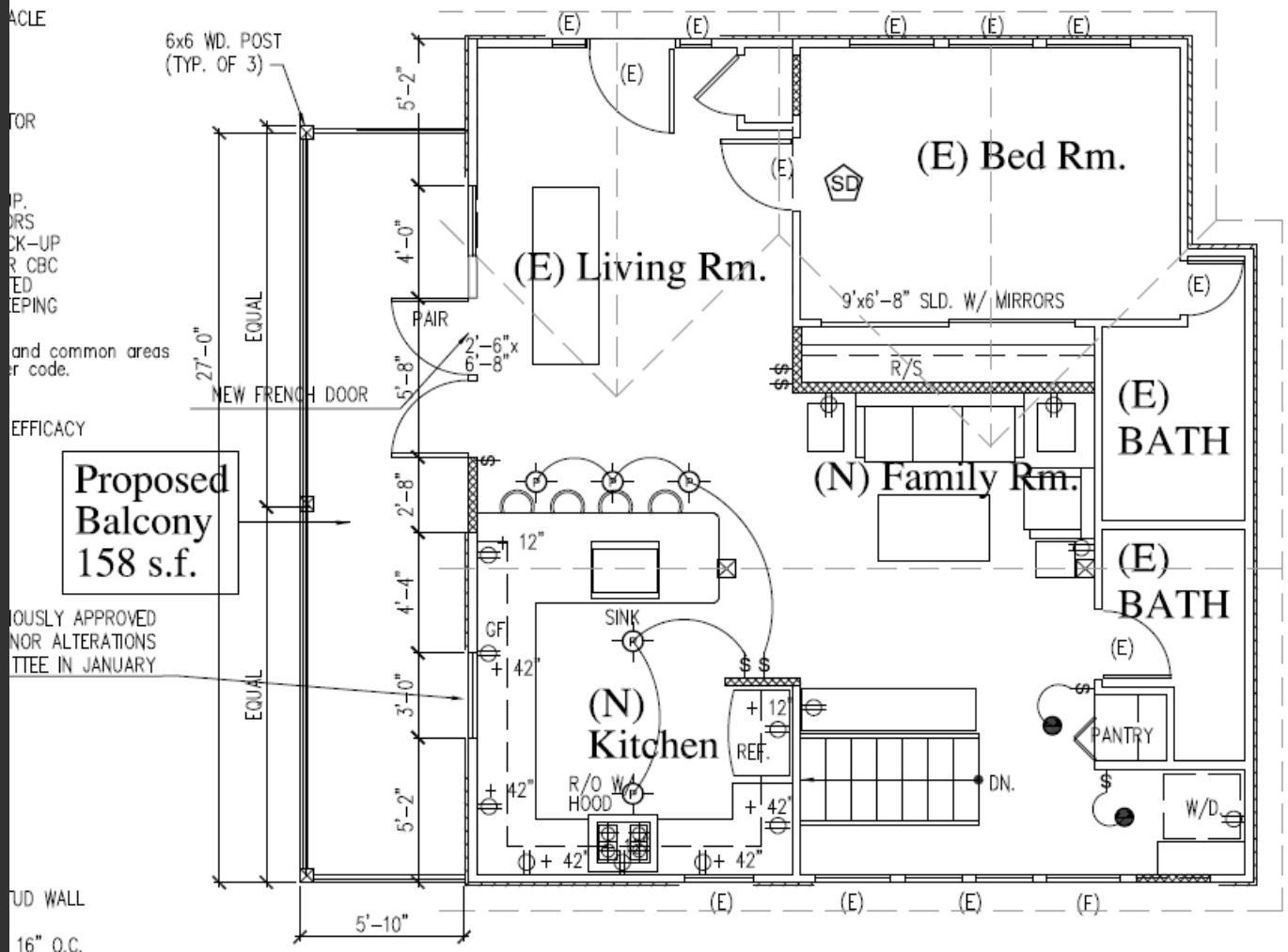
REAR ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED PROJECT

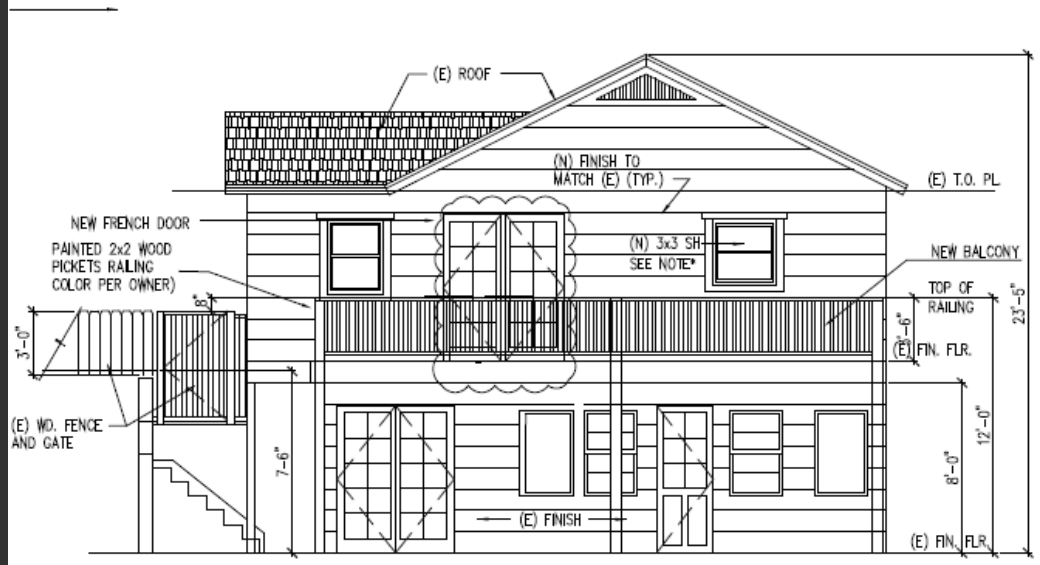
- Balcony addition along north elevation – 158 SF
- Remove one original window, add wood French Doors
- Remove two roof overhangs on lower level
- Balcony - Low visibility, approximately 8 inches
- Topography – Downsloping lot, one-story at street
- Outdoor living space – Lower yard approx. 734 SF
- No new square footage
- All materials to be wood


VACANT COMMERCIAL LOT
S. P.C.H.
S. GUADALUPE AVE.
EXISTING HOUSE
424 S. P.C.H.
(E) 6' WD. FENCE
Proposed Balcony 158 S.F.
EXISTING RESIDENCE
EXISTING HOUSE 419
(E) STEPPED DOWN FENCE HEIGHT VARIES BETWEEN 7' TO 10'
(E) 7' RETAINING / FENCE
(E) CONCRETE WALL VARIES BETWEEN 7 FT TO 1 FT
(E) 2'-6" WD. FENCE
LANDSCAPE
TOTAL LOWER YARD AREA (569 SQ. FT.)
HARDSCAPE AREA
(E) TREES
(E) EL. 0'-0"
TOP OF (E) WD. FENCE 42" ON TOP CONC. RET. WALL.
TOTAL AREA OF UPPER YARD (824 SQ.FT.)
(E) FRONT YARD
(E) PORCH
(E) CONC. WALK
(E) GATE
(E) TREE
(E) CONC. SIDEWALK
(E) LANDSCAPE AREA
(E) GAS
DN.
71'.30
19'-2"
13'-4"
4'-0"
19'-9"
27'-0"
18'-7"
5'-10"
26'-6"
61.10
50'
5'-0"
1'-0"
36.30'
6'-8"



PROPOSED STREET LEVEL FLOOR PLAN

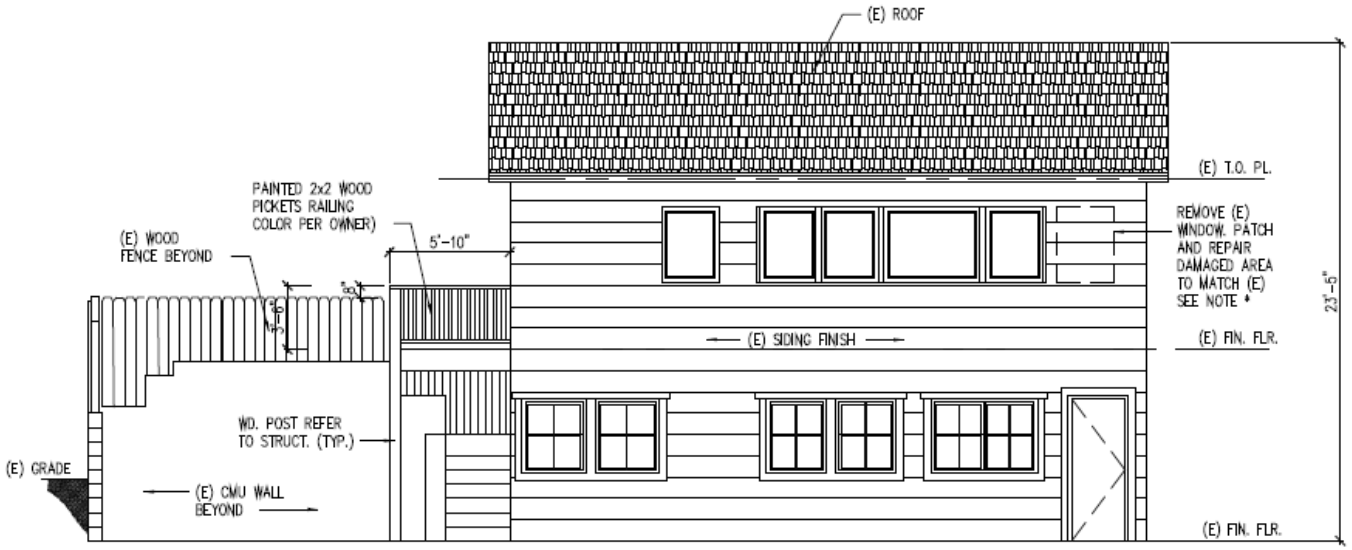
SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

* PREVIOUSLY APPROVED BY THE MINOR ALTERATIONS SUBCOMMITTEE IN JANUARY 2022



REAR ELEVATION

SCALE: 1/4"=1'-0"

NONCONFORMING USE

10-2.2002(b)

- Shall not adversely impact adjacent properties
- Shall not increase degree of nonconformity
- Shall not decrease future off-street parking
- Shall not cause/increase deficiency in parking
- Shall not increase the useful life of the structure
- Not inconsistent with General Plan

PLANNING COMMISSION DESIGN REVIEW

10-2.2502 (b)

- User impact and needs
- Relationship to physical features
- Consistency with architectural style
- Balance and integration with neighborhood
- Building design
- Signs (No signage proposed)
- Consistency with residential design guidelines
- Conditions of approval

STAFF RECOMMENDATION

If the Planning Commission finds that the application meets the criteria:

- Adopt the Exemption Declaration and Approve the Planning Commission Design Review for a balcony addition at the historic property located at 415 South Guadalupe Avenue

Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 05-19-22 18:30

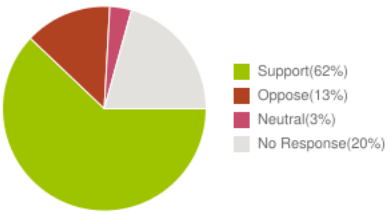
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER	05-19-22 18:30	27	29	18	4	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER
05-19-22 18:30

Agenda Name	Comments	Support	Oppose	Neutral
H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS	2	0	0	1
J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01) RECOMMENDATION: 1. Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate; 2. Close Public Hearing; and 3. Adopt a resolution by title only subject to the findings and conditions contained therein: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE	2	1	0	0

Agenda Name	Comments	Support	Oppose	Neutral
J.2. PC22-4182 A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561) RECOMMENDATION: 1. Open the continued public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate; 2. Close the public hearing; and 3. Consider the applications and proposed plans, and make a determination on the project; a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading: 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 b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions: i. Do not result in cost reductions; ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or iii. The waiver and concessions are contrary to state or federal law. Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).	25	17	4	0

Sentiments for All Agenda Items

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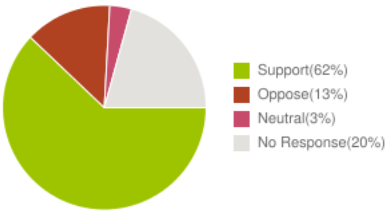
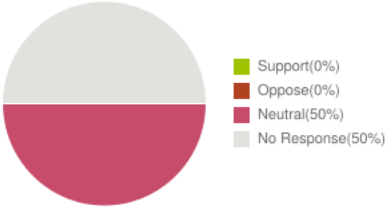
Overall Sentiment



Agenda Item: eComments for H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Overall Sentiment



Mark Nelson
Location:
Submitted At: 3:52pm 05-19-22

This is a non-agenda comment that is of interest to the public and a specifically enumerated right under the Brown Act.

As an experienced developer of projects at Southern California Edison, MidAmerican Energy, and Mountainview LLC, I am very concerned that BCHD is not being provided appropriate guidance by the City on an informal basis throughout BCHDs development process.

EXCESSIVE OVERALL FAR
BCHD originally proposed a non-piecemealed project of about 800,000 sqft for the Prospect site. The site is about 10 acres and with a planned FAR of 200%. P-CF is case by case FAR, but P-CIV has a FAR of 125% and I found no instance of a FAR of 200% in RBMC. BCHD should have been counseled by Planning staff to reduce the FAR or face stiff public opposition based on precedent. BCHDs proposed project is larger than the entire Beryl Heights neighborhood in terms of square feet.

1. BCHD FEIR was certified based on a 50% FAR for the C-2 site. BCHD has proposed no specific compliance path in its Pre-CUP and I see no deficiency declared by Planning staff.

2. BCHD initially proposed 60-ft (2019), 76-ft (2020), 103-ft (2021) and now 83-ft above grade. The 83-ft is 109.7-ft above Beryl St. From Beryl St, BCHD is proposing the 2nd tallest building ever permitted in Redondo Beach, and the TALLEST since 1973. From the courtyard (an invalid comparison), the 83-ft would be the 3rd tallest building. Redondo Beach has chosen NOT to allow excessive height for nearly 40 years. Planning staff should have counseled BCHD of the already known public opposition based on 40 years precedent.

3. BCHDs oil-field services environmental consultant Wood PLC of the UK explained to the public that because BCHD was electing to build such a tall structure, construction would have excessive, damaging noise levels.

Wood PLC also explained that a shorter structure to be fully mitigated. BCHD's excessive height is a direct cause of non-mitigated noise and it should have been clear to Planning staff even without Wood PLC guidance, that public opposition to the height and noise would occur based on precedent and adverse impacts on surrounding property and uses.

Tim Ozenne
Location:
Submitted At: 10:55am 05-19-22

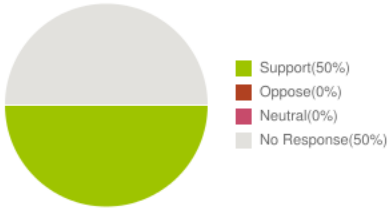
Dear Planning Commission:
This is a public comment on a non-agenda item, but I would like it to be included in the record of tonight's Commission meeting.
I am aware that the meeting agenda packet is over 500 pages long. Most of the packet relates to public comments on non-agenda items. I have not made a careful study, but casually it looks like most such comments relate to the Beach Cities Health Care District's land development project. While this development proposal is not on the Commission's current agenda, I hope all members of the Commission will realize this is a very big deal, not something to be kept from the public while BCHD negotiates with the Planning Department for various permits.
While I am happy to see seven of my own prior comments (submitted via e-mail) included in the packet, I should also mention here that on May 1, I sent a note regarding the fact that the BCHD plan would grossly exceed Redondo's Floor Are Ratio development rule for the C-2 lot at the corner of Flagler Lane at Beryl Street. Oddly, in its Environmental Impact Report, BCHD asserted that the use of that lot would comply with the FAR restriction, but BCHD did not bother to provide analysis or data to support this convenient assertion. In fact, BCHD proposes nearly 18,000 square feet of structure on the lot, while the limit is less than 9,500 square feet. The discrepancy is particularly noteworthy because BCHD has grossly misrepresented—in my opinion—its compliance with existing Redondo development code.
Of course, the public will never know how BCHD's consultant has pitched this discrepancy to Redondo planners already. Perhaps, when the draft building permits are made public, we will learn whether Redondo will simply waive the FAR constraint or if BCHD will modify the structure.
In any case, I trust this Planning Commission will look carefully before drafting permits for BCHD.

Agenda Item: eComments for J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01)

RECOMMENDATION:
1. **Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate;**
2. **Close Public Hearing; and**
3. **Adopt a resolution by title only subject to the findings and conditions contained therein:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE

Overall Sentiment



Barbara Zipper
Location:
Submitted At: 9:41am 05-16-22

We live on the 400 block of S Francisca Ave. We are writing in support of the exterior modifications proposed by our neighbors, the Hardys.
We are in favor of your approval of the exemption for the proposed balcony.
Thank you,
Barbara Zipper & Daniel Tadesse

Maggie Healy
Location:
Submitted At: 1:02pm 05-14-22

We have lived on the 400 block of S. Guadalupe for more than thirty years. We are writing to support of the exterior modifications proposed by our neighbors for the property at 415 S. Guadalupe Ave. We value the historic nature of our block, and we know that the Hardy's do as well. They have designed something that will enhance their home beautifully and is in keeping with the historic style of their home. We urge you to approve the exemption for the proposed balcony.
Thank you,
Maggie and Pat Healy

Agenda Item: eComments for J.2. PC22-4182 A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)
RECOMMENDATION:
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a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading:

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b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions:
i. Do not result in cost reductions;
ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or
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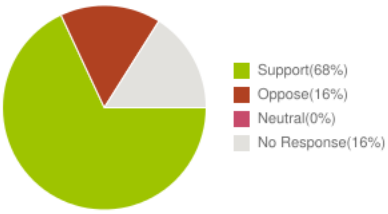

Brianna Egan
Location:
Submitted At: 9:28pm 05-19-22

I am sharing my comments as a lifelong Redondo resident and young person who cares about climate action. I have not had any conversations with the developer nor anyone at the city about this project but I have reviewed the Planning Commission meeting last month about this proposal.

I think this is a thoughtfully-planned development that will bring new life into the Catalina Ave neighborhood and provide needed housing for our community. Urban planning and economics studies consistently show that infill housing development is one of the most impactful actions that cities can take to reduce emissions and act on climate change. To many, this may seem counterintuitive or ironic, but when you consider the overall factors it becomes clear: Multi-family housing uses less utilities (water and energy) per capita than single-family housing. Infill development in coastal, urbanized areas reduces environmentally costly sprawl development in inland areas, thereby reducing commutes, VMT, and energy usage for heating/cooling. Living closer to jobs, schools, and transit decreases economic costs for residents and emissions as a whole.

Redondo Union HS graduates around 700 students per year but we are barely building 25 new homes each year (mostly ADUs and new multifamily). Most get priced out of Redondo because there are not enough affordable units to rent. This project adds needed affordable units and conforms with historical and coastal design. The location for this development is a highly walkable area where residents can walk or bike to get groceries (at Whole Foods), go to school, and visit restaurants. Many will likely be working from home. Perhaps the Planning Commission can ask for a concession to install secured bike parking for residents to further motivate residents to use bikes instead of drive. I urge the Commission to approve this project which will create new homes where there were none before and help alleviate our housing crisis.

David Orea
Location:
Submitted At: 6:49pm 05-19-22

Several members of my family grew up in, and still live in, Redondo Beach. I therefore visit the area very frequently. It's time to clean up and develop this abandoned lot, which has been allowed to languish for years! The proposed development will revive and revitalize this valuable part of the Redondo Beach waterfront. It will attract more families into the community. It will bring commerce and renewed energy into the community. The developer is even proposing soil cleanup, and has presented a plan that aligns with the architecture of surrounding structures. The proposed development is respectful of the character of our community. It's aesthetically pleasing and well thought-out. I am very supportive of moving forward with this much-needed development in our community.

Jonathan Meister
Location:
Submitted At: 6:46pm 05-19-22

My name is Jonathan Meister. I am a resident of Manhattan Beach and a former Redondo Beach resident. I am very familiar with this stretch of Catalina, and this area badly needs development that is pedestrian orientated and responsible to the character of the neighborhood. This development will bring commercial units that will be easily accessible by walking or biking, which will enrich the quality of lives of all residents in the immediate area as well

as the Beach Cities in general. We need more housing supply and we need them to be smartly designed and developed. This project will tremendously enhance the quality of life for the neighborhood in the long run. Thank you.

Steve Laver
Location:
Submitted At: 6:34pm 05-19-22

I have been following the proposed Catalina development for a number of years and fully support the project. It provides new, attractive, affordable housing in a community setting - a desperate need for the South Bay. The fact that it cleans up a site in need of remediation is a huge bonus. I strongly urge Planning to approve this project, and can vouch for the integrity of the development team.

Miriam Burgos
Location:
Submitted At: 6:33pm 05-19-22

I am commenting as someone who has family members who live in Redondo Beach, and also as someone who frequents Redondo throughout the year to visit said family members, enjoy the beach, and to shop and eat in Redondo establishments. I very supportive of this development on Catalina Avenue. This developer has proposed a creative plan to revitalize this valuable property in Redondo Beach from an abandoned, unused lot into a vibrant waterfront location that will provide housing, attract families into the area, and attract more business and tax dollars into Redondo. The entire project is well thought-out and designed to fit in beautifully with the existing, surrounding structures (including the structures already on the lot). This developer is a local himself, and is deeply committed to the success of this project for the sake of the Redondo Community. It is evident that this project is designed with the best interest of the Redondo Beach community in mind.

Caesar Abed
Location:
Submitted At: 5:37pm 05-19-22

As a resident of Redondo beach I am in full support of the Catalina village project. I am a young professional who has grown up in the city and have found that as the people I knew grew older they were unable to find unaffordable housing. This was disheartening to see because it meant that the community I had come to love and cherish was being forced out by the high demand for coastal property.

This project's plan to increase affordable housing while also remaining ecologically sustainable is another key point within the projects details that I noticed. The developer is hoping to clean up contaminated soil within the area which would drastically improve the environmental health of the area.

Bringing in a walkable, affordable development to this community will be beneficial to all residents as shops will be points of gathering for both visitors who contribute to the local economy as well as longtime inhabitants.

I hope that I will soon be able to walk by this new project as it is being constructed, looking out over the shining pacific, and content that my community was headed towards a more equitable and forward-thinking future for all of its residents.

Natalie White
Location:
Submitted At: 4:30pm 05-19-22

I am in full support of the Catalina Village Project.
It will serve well both, our community and the city.
Redeveloping with green technology in mind and providing more affordable housing, is precisely what our community needs.
Contaminated soil directly affects human health through direct contact with soil or via inhalation of soil contaminants which have vaporized; potentially greater threats are posed by the infiltration of soil contamination into groundwater aquifers used for human consumption, sometimes in areas apparently far removed from any apparent source of above ground contamination. Toxic metals can also make their way up the food chain through plants which reside in soils containing high concentrations of heavy metals. This tends to result in the

development of pollution-related diseases.
The concern over soil contamination stems primarily from health risks, from direct contact with the contaminated soil, vapour from the contaminants, or from secondary contamination of water supplies within and underlying the soil.
So health risks are huge and the clean up is very expensive and time consuming task. It requires the expertise in geology, hydrology, chemistry and other resources.
So I feel this clean up will help our community tremendously.
Preserving the small beach town feel while creating a beautiful, walkable, family friendly space for all to enjoy is the reason I am really excited about this project.
PS. For the person who are concerned with parking, we don't really want to have an overwhelming amount of crowd in our small beach town. I feel we should support pedestrians and bicyclists and other healthy options of transportation especially being so close by the beach.

Scott DeCordova
Location:
Submitted At: 4:29pm 05-19-22

My name is Scott DeCordova and I'm a third generation Redondo Beach resident. My upbringing has allowed me to both hear and see the ever-changing landscape of this City, which has instilled in me a sense of guardianship for the future of this City's resources - It is with this background that I'm speaking to you from. I'm also one of two real estate agents for the site. The current as-is site is tired and in need of re-vision. It is unique, as it is considered the last remaining part of the "original" downtown Redondo Beach due to the original downtown having been demolished for the 1,000+ condo units that across the street from the site. In contrast, this project pays homage to the historical background of the site by revitalizing the neighborhood serving commercial uses, while adding much needed housing and affordable units to the area in order to provide fair, equitable, and dignified coastal access within the city is paramount to not only the future of this site, but a signal to the community at-large that Redondo Beach is open to smart, inclusive, and thoughtfully designed projects of its aging resources — NOW, not later. As precedent, look directly behind Catalina Village site at 133 N Broadway. This project preserved a historical home by converting it into four, 600 SF units, while allowing for five, new "coastal California" designed townhomes (similar to those being proposed today) to be build around it, for a total of nine new units. The Catalina Village project is smart and responsive to the current needs of both the neighborhood and community. Thank you for your time.

Ben O'Neal
Location:
Submitted At: 4:08pm 05-19-22

I support this project for several reasons.

First, the project will bring much-needed life back to a derelict site in a prime location.

Second, the project offers an opportunity for individuals and families to rent an affordable residence. We need new housing of all types in cities across California.

Third, adjacency to public transit on Catalina and PCH. This allows for flexible commuting options for families and workers. And it also lessens the impact of parking and encourages alternative modes of transportation.

Fourth, environmental cleanup of the site benefits not only the future residents, but also the surrounding neighborhoods.

Last, the design of the new residential buildings are timeless and simple. This allows the renovated historic buildings to "pop" and take center stage.

Sep Dardashti
Location:
Submitted At: 4:05pm 05-19-22

I believe Redondo Beach needs more affordable apartment units therefore agree and support this project.

Mark Nelson
Location:
Submitted At: 3:54pm 05-19-22

It would be helpful for the CIty Attorney, Manager or Planning Director to explain the appeal process to the CCC for the benefit of the surrounding residents.

Kathy Rebentisch
Location:
Submitted At: 3:35pm 05-19-22

As a resident of Redondo Beach for twenty-six years, I care deeply about our community. I recall several years ago when I first heard about the proposed vision for the property on Catalina Ave. I was a frequent customer and have many great memories of Catalina Coffee before they closed. When I heard about the proposed vision for the property several years ago, I was excited to learn that a locally based company had a plan for a thoughtful development honoring the historical elements and incorporating a design for our modern lifestyle.

I appreciate the dedication and commitment of Beach City Capital to incorporate the comments presented at the last meeting. The project provides an excellent balance of much needed housing with supportive commercial space for the area while maximizing parking. And the environmental clean-up benefits everyone. The property as it stands now is an eyesore and continues to degrade, contrary to Redondo Beach as a vibrant and forward-thinking South Bay city. This project is aligned with the character of Redondo Beach and is supportive of its community.

It takes years of planning, design and approvals before a property can be developed, and we have a tremendous opportunity right now. I fully support a decision to move forward to create a beautiful new space. Thank you for your time.

C Kerry Fields
Location:
Submitted At: 2:54pm 05-19-22

I strongly support this project for many reasons. Among them are the following: the project creatively delivers additional affordable living units that the city strives to provide; it promotes an interesting opportunity for families to reside near the waterfront; it addresses housing needs with a stylish and updated design while honoring the Redondo Beach living experience. It maintains a commercial component, valuable to the community at large, that would be lost if the project were designed as a condominium or townhouse project. The project is aligned with promoting an enjoyable quality of life while fitting nicely within the neighborhood of both apartments and residential owners. Most importantly, while solving a housing shortage the local community will benefit from the cleanup of the contaminated soils at the project site. I offer these comments not only as a frequent visitor to this area of Redondo Beach but also as a USC professor who teaches real estate development in its graduate school. This project is a worthy reflection of the city's aspirational goals and I encourage the project’s approval.

Charles LeVine
Location:
Submitted At: 2:18pm 05-19-22

I support the Catalina Village Project. The area in question needs to be cleaned up and redeveloped. The developer is proposing an intelligent design providing quality townhome housing while maintaining the small business commercial retail opportunities.

I am familiar with the developer’s former projects in Redondo and surrounding South Bay communities and ALL have been completed tastefully.

This project would improve the aesthetics of the neighborhood greatly.

Regina Fisher
Location:
Submitted At: 1:07pm 05-19-22

I represent the HOA for 131, 135, 129 (A-D) N Broadway. While we are all supportive of revitalizing our RB

economy, we strongly disagree with the direction of the project. Our lives' investments, our homes, our quality of life will be greatly impacted based on proximity of the new development (not the developer's, not support of the developer's). We purposefully purchased in this area of RB because of its' quiet neighborhood. We appreciate it's charm, different from our sister beach cities. Our hope was that the Catalina Village Project would bring in new townhomes for purchase along with small shops. This would raise the values of our homes, be consistent with our family residential area, while also providing new business. The developer made a comment at a previous meeting that he "could've just come in and built townhomes for purchase," instead he wanted to move forward with his vision. Why are our home investments impacted by someone else's vision who does not live here?

1.What was the driving factor to build rentals vs home ownership? Was there a study/analysis conducted by the developer that proves this decision? 2.The proposed concept does not fit the surrounding neighborhood environment. The floorplans being socialized are 5-7-bedroom units. On the previous call there was an assumption that these units would attract multi-generational families or work from home tenants. This is a very niche audience that's being marketed to with incredibly high rent. Was there a study/analysis conducted by the developer that proves this theory? 3. With the proposal of 5-7-bedroom floorplans, how will 1-2 parking spaces be sufficient for those units? There is concern that the parking will spill over into the residential neighborhoods, limiting parking for guests and church patrons. This will cause congestion of traffic in an area that now has peaceful streets and sidewalks that our children walk and play on. 4. There is a strong concern that roof top decks will infringe on the privacy of the surrounding homes. This will bring noise into a now quiet residential area with surrounding churches. 5. There is currently not enough trash or recycle bins allocated.

Kathy Bebe
Location:
Submitted At: 8:34am 05-19-22

My name is Kathy Bebe and I reside at 129 N Broadway. I oppose the Catalina Village Project. The close proximity and size of this project will negatively impact our quality of life with loss of privacy, sunset views and natural light coming into our home as well as an increase in noise and a lack of parking for all that live, work and visit this area. The proposed roof top decks will allow those using the decks to see directly into our home. Please consider a project that is smaller, that gives more space between property lines, that protects privacy for all and doesn't block views.

Philip Rebentisch
Location:
Submitted At: 6:53am 05-19-22

I have been a home-owning resident in North Redondo since 1996, yet my favorite coffee cafe in the Southbay was Yesterdays, the site of the proposed multi-family building that includes commercial use. When Yesterdays became Catalina Coffee, I became friends with the owner/manager and spent many joyous hours there. When my twins were born, we enjoyed Storytime sessions once a week, and I was the only father who attended. On weekends, the entire family would visit. When the kids got older, we all indulged in the fabulous breakfast Eggles.

My point is that I have fond memories of this location and want it to bring happiness to a new generation of Redondo residents. I strongly support the envisioned development. The lot currently sits derelict, and it is so very sad to see it this way. The proposed project will bring much-needed improvement to this entire block of Catalina. Further, we are all aware that Redondo needs more multi-family housing. Please, let's get the roadblocks out of the way so that this project may move forward. It's in everyone's best interests. Thank you for your time.

Kendall Johnson
Location:
Submitted At: 10:57pm 05-18-22

The inadequate amount of parking spaces will only further the parking issues for current residents in the area. For new construction, there should an adequate amount of parking spaces made available based on proposed square footage. A parking exemption should not be allowed, especially in an area where parking is already limited. With the amount of (actual) historical properties that lack private parking, this is going to be a compounded issue and effect hundreds of residents and visitors.

I am a home owner, adjacent to the prosposed project.

Hudson MacDonell
Location:
Submitted At: 9:54pm 05-18-22

Hi I am a resident on N. Broadway and my life would be directly negatively impacted by the construction of this project. The biggest reason being that building a multistory complex with a roof stop deck would allow for residents to look right into my house and even bedroom. That is extremely invasive and I do not want that.

Emmett Jones
Location:
Submitted At: 8:41pm 05-18-22

Hi My name is Emmett Jones I'm a resident of 129 N Broadway and the HOA that sits on the direct opposite side of the Catalina Village Project. While I am very pro-development and want to see more new growth in South Redondo, I have a few issues with the Catalina Village Project that I think will have a highly negative impact to my immediate HOA and the surrounding areas.

The first is parking and the concessions being offered to this project based on the historical landmark status (which frankly feels silly, as other comments point out, there is nothing historical on Catalina like the closed Cafe that warrants this status). The parking overflow from the commercial and restaurant spaces will be daily and a headache for the numerous townhouses and families that live along Broadway on this block between Diamond and Emerald.

Next is the type of units going in here. I'd be all for townhouses but unfortunately everything I understand on this project is 4-7 bedroom apartment units proposed for young families, but that I'm highly confident will bring in a younger crowd of young professionals in their mid 20's (not college students, I get that there are no colleges nearby). I work from home full time, and know plenty of folks in their 20's that would love to live near the beach with a ton of friends and do the same. This combined with communal rooftops directly blocking all of our HOA's sunset views and shared balconies is something I really can't support. It's completely misaligned with the existing community here in my opinion and more aligned with the massive, multi-unit spots across Catalina like Ocean Club.

Finally is just the general proximity to our overall HOA lot. I have seen renderings of the development, but could see the final property lines getting extremely close and to all 4 of our roof decks that each of my fellow HOA members has. The same concerns as above with the types of younger residents and the environment this would enable.

Thank you for taking a minute to read my concerns and considering them in this process.

Marie Puterbaugh
Location:
Submitted At: 1:59pm 05-18-22

I strongly support Beach Cities Health District and the Healthy Living Campus.
Beach Cities Health District has partnered with schools in helping our kids with stress reduction, provided free COVID testing/vaccinations to all, run errands for those need, and help people who need services like health insurance and mental health care find it. Beach Cities Health District is leading the way with efforts to open allcove, which will provide much need support for your incredibly stressed out kids .
Beach Cities Health District has a proven track record, they have been recognized by our current surgeon general for their efforts to connect the community. Additionally, thanks the Blue Zones effort, beach cities was recognized in Parade Magazine as one of the healthiest communities to live.
We need a place for people to connect without numbing with booze, food, shopping etc. There are not enough mental health professions to support the need, we need to get creative to avert this emergency. There is so much science behind offering connection and community to reduce stress, addiction and abuse.
I don’t understand why institutions in Redondo can’t upgrade outdated buildings like surrounding cities. Manhattan Village, El Segundo, Hermosa Beach all have projects upgrading major structures (malls, schools, offices, libraries) to the betterment of all. It seems like Redondo is held hostage by a vocal few who spew negativity to keep our neighborhoods aged and unsightly, mainly so they aren’t personally inconvenienced by construction nearby. Regardless of how cooperative BCHD has been, there seems to be just vitriol and opposition, dooming any and all efforts. Other cities understand the need for improvements and upgrades of

decades old structures, it is time for Redondo Beach Planning Commission to do the same - no excuses!

Greg Cullen
Location:
Submitted At: 10:23am 05-18-22

I drive down this street frequently. What exists there now is an eye sore. This area badly needs to be redeveloped. I have reviewed the plans for this project extensively and fully support it. It will significantly upgrade the area. I am familiar with other projects that Mr. Muller has developed in the area and they have all turned out to be very nice and a great improvement to their respective neighborhoods.

Nathan TRUE-Daniels
Location:
Submitted At: 5:03pm 05-17-22

This is a beautiful project that will clean up what is otherwise an eye sore of vacant lots and dated strip malls on a beautiful street. A nice new building means more tax revenue which is a huge plus and something our city could use

The fact that this project will increase density is also a plus, house pricing and affordability has been a big issue and providing more units will help this problem.

This project also supports historical preservation - so we get more housing units and a new tax base. A huge plus

Lastly the retail space will bring more jobs and small businesses to Redondo which is something we can use more of!

In short there are many positive aspects of this project, delaying it further means delaying all of these benefits while also having to endure a rundown lot that sits idle.

Jeff Matsuno
Location:
Submitted At: 4:43pm 05-17-22

Hello. My name is Jeff Matsuno. I am on the Preservation Commission. I will make one statement as a Commissioner and the rest of my comments will be as a member of the general public. First, as a Commissioner- a comment was made during the April 21 Planning Commission meeting that the buidlings were "not historic." A similar sentiment was expressed by members of the public in the Preservation Commission's blue folder items from the April 18 meeting. It was noted that some properties were "not architecturally significant" and others were "not connected to significant events, people or workmanship." I wanted to specify that the buildings that were noted to be "not architecturally signifcant" were deemed historic because of people and events (112 N. Catalina, the Mason's Hall), and the buidlings that were not connected to significant people, events or workmanship were designated because ot their architecture. All of this was laid out in the report by the preservation expert Pam O'Conner. There are five critera for historic designation and a building only needs to meet one.

The rest of my comments will be as a member of the general public. I watched all five hours of the Planning Commission's meeting and a couple of presumptions concerned me. The first was the presumption of bad faith on the part of the applicant- saying his was a sales pitch using the historical structures as a means to construct more housing. I, instead, do not question the applicant's valuation of the historic structures. It seemed to me he worked with city staff to find a way to preserve them out of a genuine appreciation.

A second presumption was about the future occupants of the housing units. There was talk of college kids having parties. There are no colleges in close proximity and not all college students are partyers. I would hope you do not make your decisions based on imagined scenarios.
Finally I agree with the applicant that the majority of the users of the intended commercial properties will be pedestrian (or cyclists). There are thousands of residents within a 1/4 mile of the location, in the Seascape, Village complexes and up and down Broadway and Catalina.

Raman Gulati
Location:
Submitted At: 3:44pm 05-17-22

I support the Catalina Village Project. It is thoughtfully designed to incorporate neighborhood-friendly retail services while also providing quality townhome-style housing. I appreciate that it also preserves the historical commercial buildings, cleans up soil contamination, provides good off-street parking, utilizes outdoor courtyard dining, and complements the style of nearby historic Redondo Beach homes. This project will be a great addition to the community.

Administrative Report

J.2., **File #** PC22-4182 **Meeting Date:** 5/19/2022

To: **PLANNING COMMISSION**

From: ANTONIO GARDEA, SENIOR PLANNER

TITLE

A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT **100-132 N. CATALINA AVENUE**. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)

RECOMMENDATION:

1. Open the continued public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Consider the applications and proposed plans, and make a determination on the project;

a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading:

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

b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions:
   i. Do not result in cost reductions;
   ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or
   iii. The waiver and concessions are contrary to state or federal law.

Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).

EXECUTIVE SUMMARY

Preservation Commission

On April 18, 2022, the Preservation Commission approved a series of entitlements by majority vote. The Historic District was designated, consisting of four of the five original buildings. A Certificate of Appropriateness was approved to remove the building located at 116 N. Catalina Avenue. Certificates of Appropriateness were also approved for alterations (partial demolition and additions) to the contributing buildings within the Historic District. A Certificate of Appropriateness for the residential development behind the Historic District and attached to the Masonic Hall was also approved, but as a condition of approval, the exterior materials and finishes would come back to the Preservation Commission for review. Lastly, the Preservation Commission recommended approval of the Historic Variance for reduced commercial parking.

Planning Commission

At the April 21, 2022 Planning Commission meeting, the public hearing was opened, testimony was received, and consideration of the project was continued to the next regularly scheduled meeting. The developer was asked to modify the residential project reducing the number of bedrooms per unit, specifically omitting the units greater than five bedrooms, and generally reducing the overall scale or size of the buildings. The Planning Commission also asked that a greater number of parking spaces be provided on site. Other concerns were expressed about the project including, but not limited to, glare, noise, privacy intrusion, obstruction of ocean views, and compatibility.

Project Revisions

The applicant has provided revised architectural plans and renderings (both attached). The unit count remains at 30 but all of the units are now five bedrooms or less. The total bedroom count is reduced from 132 to 122. A portion of the residential structure behind the proposed outdoor dining area (within the Historic District) has been removed. This building change reduces the overall project size by 5,000 square feet. Three more commercial parking spaces and four more residential spaces are provided on site. The seating in the outdoor courtyard has been reduced to 50, thereby reducing the required parking for the outdoor dining from twelve (12) to six (6) spaces.

ANALYSIS

The Planning Commission raised several issues in the deliberation of the project including, but not limited to, demonstrating how the proposed buildings are in harmony and compatible with the historic buildings in the district, potential ocean view obstruction, privacy intrusion from the roof decks and balconies, light/glare from the outdoor dining area, the size and number of bedrooms, the potential tenancy and ongoing management of the units, and mitigating the parking concerns. The Commission also emphasized the importance of construction monitoring by an historic architect.

Parking

The Planning Commission discussed potential adverse parking impacts to surrounding properties. The historic variance for parking is likely to result in spill over parking demand that reduces the available on-street public parking. However, the adaptive reuse of the non-residential buildings is a concession that is allowed by right. In other words, retail uses (which include a snack shop/coffee shop) would be allowed to continue to operate. Any intensification of use requires design review by the Planning Commission and would need to comply with the required number of parking spaces.

The project presented to the Planning Commission on April 21, 2022 required 37 commercial parking spaces. Since the April meeting, the applicant has reduced the number of seats within the outdoor dining from 82 to 50 and provided three (3) additional commercial parking spaces for a total of eight (8) commercial spaces. The reduction in outdoor dining seats results in six (6) fewer parking spaces required. The following chart illustrates the revised parking calculations:

Use		Ratio	April 21st	May 19th
Tasting Room	919 (Seating / Dining Area)	1/50 SF	18	18
Coffee Shop	1,784	1/250 SF	7	7
Outdoor Dining	82 seats – 12 = 70	1/6 seats	12	-
Outdoor Dining	50 seats – 12 = 38	1/6 seats	-	6
			37	31

Because of the project layout, the nonconforming uses would still have a parking deficit as only eight (8) parking spaces are provided on site. However, nonconforming uses are allowed to remain without requiring a parking variance so long as the use is not intensified. If the commercial uses remained the same (coffee shop and retail), then only one space would be required for every 250 square feet of gross floor area. With 3,063 square feet of total floor area, only 12 parking spaces would be required. The project includes eight (8) commercial parking spaces, which would result in a deficit of four (4) parking spaces. Furthermore, the Municipal Code allows for up to 12 outdoor seats without any additional required parking. Because this project intensifies the commercial uses and creates an outdoor dining area with 50 seats, 31 commercial parking spaces are required. As compared to the existing coffee shop/retail uses requiring 12 spaces, the project requires 19 more parking spaces for a total of 31 parking spaces. Since the proposed uses are more intense and require additional parking spaces, a historic parking variance is necessary.

The revised project also includes an additional four (4) residential parking spaces, increasing from 67 spaces to 71 spaces. With the eight (8) commercial parking spaces, the project now includes a total of 79 parking spaces.

The applicant has been working with a traffic consultant to analyze the shared parking demand of the uses which may further justify the variance request, but that analysis is not yet ready for review. In order to grant the request for a Historic Variance, the Planning Commission is required to make findings that the Historic Variance is necessary for the adaptive reuse of the buildings and that it would not adversely impact neighboring properties. It is worth noting that CEQA case law determines that parking shortages are a social inconvenience and not an environmental impact.

Outdoor Living Space

The Commission requested more information regarding the outdoor living space requirements. The project complies with the minimum required 350 square feet of outdoor living space per unit (10,500 SF) by providing a public interior recreation room (roof lounge), a public roof deck, and a common work area, in addition to individual patios, private balconies, and roof decks. The project summary sheet includes a Unit Summary table indicating the private open space provided per unit. However, the bonuses were incorrectly applied. The following table shows the correct amount of outdoor living space:

Unit	Patio	Balcony*	Deck*	Subtotal	Number	Outdoor Living Space
A	99	204	55	358	6	2,149
B	99	204	55	358	7	2,507
A	-	204	55	259	1	259
B	-	204	55	259	2	518
D	-	364		364	4	1,456
E	99	204	55	358	2	716
H	-	153	-	153	1	153
I	-	-	-	-	1	-
J	-	-	-	-	1	-
K	-	161	-	161	1	161
L	-	123	-	123	2	246
M	-	344	-	344	1	344
N	-	167	-	167	1	167
					30	8,677
Roof Lounge						535
Common Roof Deck						203
Subtotal						9,414
Common Work Area						1,214
TOTAL						10,628

*Adjusted figure based on bonuses and allowed percentage.

CONCLUSION

Staff recommends that the Planning Commission make the findings as set forth in the staff report and resolution to certify the Final EIR and adopt a Statement of Overriding Considerations. Staff recommends that the Planning Commission consider the project as a whole and make findings pertaining to the required land use entitlements consisting of the Coastal Development Permit, Density Bonus, Conditional Use Permit(s), (Historic) Variance, Planning Commission Design Review, and Vesting Tentative Parcel Map No. 82561. A Notice of Final Action will be transmitted to the

Coastal Commission.

The State Density Bonus Law requires the City to grant a developer a density bonus and incentives or concessions for the production of lower income units. In this instance, the applicant is requesting a 36% density bonus, 8 additional dwelling units, by setting aside 18% (4 dwelling units of the 22 units allowed under the base density) as affordable to very low-income households. In order to facilitate the construction of the units, the developer is requesting three concessions (reduction/modification of development standards/zoning code requirements): mixed use zoning; lot consolidation limits; and two-story limit; and a waiver of the height limit in conjunction with the two-story limit concession. The City must grant the requests unless written findings, based upon substantial evidence, can be made that either: 1) the concession does not result in identifiable and actual cost reductions; 2) The concession would have a specific, adverse impact, upon public health and safety or the physical environment; or 3) The concession would be contrary to state or federal law. (California Government Code 65915)

COORDINATION

Environmental and traffic consultants on contract with the City have prepared the required CEQA documents. The CEQA documents have been reviewed by the Engineering Division, the Planning Division, and also by a contract attorney through the City Attorney's office. Draft Resolutions have been prepared by Staff and will be finalized with the City Attorney's office once determinations by the Planning Commission are made.

ATTACHMENTS

Beach City Capital Memo
Kaplan Chen Kaplan Memo
CDP Application - Updated Version
CUP Application - Updated Version
Revised Drawings - Site Layout
Revised Drawings - Sections and Elevations
Revised Renderings
Draft Resolution
Exhibit A - Statement of Overriding Considerations
April 21, 2022 Planning Commission Agenda Materials:
<https://redondo.legistar.com/LegislationDetail.aspx?ID=5555318&GUID=C9F8482A-F67F-48B8-=
April 18, 2022 Preservation Commission Agenda Materials:
<https://redondo.legistar.com/LegislationDetail.aspx?ID=5553584&GUID=F2B6FA84-505A-497E-=
April 18, 2022 Preservation Commission Draft Minutes

Administrative Report

J.2., **File #** PC22-4182 **Meeting Date:** 5/19/2022

To: **PLANNING COMMISSION**

From: ANTONIO GARDEA, SENIOR PLANNER

TITLE

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H	-	153	-	153	1	153
I	-	-	-	-	1	-
J	-	-	-	-	1	-
K	-	161	-	161	1	161
L	-	123	-	123	2	246
M	-	344	-	344	1	344
N	-	167	-	167	1	167
					30	8,677
Roof Lounge						535
Common Roof Deck						203
Subtotal						9,414
Common Work Area						1,214
TOTAL						10,628

*Adjusted figure based on bonuses and allowed percentage.

CONCLUSION

Staff recommends that the Planning Commission make the findings as set forth in the staff report and resolution to certify the Final EIR and adopt a Statement of Overriding Considerations. Staff recommends that the Planning Commission consider the project as a whole and make findings pertaining to the required land use entitlements consisting of the Coastal Development Permit, Density Bonus, Conditional Use Permit(s), (Historic) Variance, Planning Commission Design Review, and Vesting Tentative Parcel Map No. 82561. A Notice of Final Action will be transmitted to the

Coastal Commission.

The State Density Bonus Law requires the City to grant a developer a density bonus and incentives or concessions for the production of lower income units. In this instance, the applicant is requesting a 36% density bonus, 8 additional dwelling units, by setting aside 18% (4 dwelling units of the 22 units allowed under the base density) as affordable to very low-income households. In order to facilitate the construction of the units, the developer is requesting three concessions (reduction/modification of development standards/zoning code requirements): mixed use zoning; lot consolidation limits; and two-story limit; and a waiver of the height limit in conjunction with the two-story limit concession. The City must grant the requests unless written findings, based upon substantial evidence, can be made that either: 1) the concession does not result in identifiable and actual cost reductions; 2) The concession would have a specific, adverse impact, upon public health and safety or the physical environment; or 3) The concession would be contrary to state or federal law. (California Government Code 65915)

COORDINATION

Environmental and traffic consultants on contract with the City have prepared the required CEQA documents. The CEQA documents have been reviewed by the Engineering Division, the Planning Division, and also by a contract attorney through the City Attorney's office. Draft Resolutions have been prepared by Staff and will be finalized with the City Attorney's office once determinations by the Planning Commission are made.

ATTACHMENTS

Beach City Capital Memo
Kaplan Chen Kaplan Memo
CDP Application - Updated Version
CUP Application - Updated Version
Revised Drawings - Site Layout
Revised Drawings - Sections and Elevations
Revised Renderings
Draft Resolution
Exhibit A - Statement of Overriding Considerations
April 21, 2022 Planning Commission Agenda Materials:
<https://redondo.legistar.com/LegislationDetail.aspx?ID=5555318&GUID=C9F8482A-F67F-48B8-=
April 18, 2022 Preservation Commission Agenda Materials:
<https://redondo.legistar.com/LegislationDetail.aspx?ID=5553584&GUID=F2B6FA84-505A-497E-=
April 18, 2022 Preservation Commission Draft Minutes

BEACH CITY CAPITAL
Investments | Planning | Development
www.BeachCityCapital.com
1332 Hermosa Avenue Suite 14
Hermosa Beach, CA 90254
(424) 452-6199

MEMO

To: Planning Commission, City of Redondo Beach

From: Beach City Capital Management

Date: May 11, 2022

Re: Catalina Village

Planning Commissioners,

We appreciate the thoughtful feedback received at the Planning Commission hearing on April 21, 2022 and look forward to the opportunity to continue the conversation about our Catalina Village project at 100-132 N Catalina Avenue in Redondo Beach. We want you to know that we heard your concerns, and we have revisited and made some significant changes to the site planning and overall programming of the site. We look forward to presenting the project in more depth at the Planning Commission hearing on May 19, 2022. This memo has been drafted to highlight the changes that we made to the project in advance of the meeting.

One of the comments we heard at the Planning Commission meeting was the concern around the building massing and configuration of the residential portion of the project, specifically, the larger townhome units and their juxtaposition to the commercial district. As described in the hearing, the site was configured for 30 residential units, including 4 units designated for affordable housing. The site included a range of unit types from 2-bed to 7-bed units. We have eliminated all 6- & 7-bedroom units and have taken the overall bedroom count on the site down from 132 beds to 122 beds (an 8% reduction in scope). With the reconfiguration of the site to eliminate the 6- & 7-bedroom units, we have reduced the residential square footage of the project by 5,000SF (an 11% reduction in scope). We felt it was important to revisit the building envelopes instead of keeping the unit sizes as presented and eliminating the bedrooms inside. In doing so, we were able to eliminate the residential massing just beyond the commercial courtyard as well as the residential massing just south of the proposed breakfast pantry building. The first row of residential townhomes is now tucked behind the commercial buildings to be preserved. The second row of residential townhomes are just over 95 feet back from the property line on Catalina Ave. This allows the commercial district to stand on its own and further embraces the idea of building the residential around it in a way that is complimentary to the preserved site programming.

We also heard concern about the proposed parking on site, which we have addressed. Through the reconfiguration of the site plan, we have added a total of 7 stalls to the proposed site bringing the

parking count from 72 to 79 (10% increase in parking count). 71 of these stalls are provided for residential parking (67 stalls required) and 8 are provided for commercial parking (31 stalls required). We have also reduced our outdoor dining request from 82 seats to 50 seats which decreased the commercial parking requirement by 6 stalls. The project variance would be adjusted from 32 stalls to 23 stalls (net decrease of 9 parking spaces).

The site reconfiguration allowed us to revisit the landscaping plan and has created two additional planting pockets to further screen the residential buildings from the commercial frontage. The first pocket is at the north end of the site and the second is just beyond the outdoor courtyard where the newly added residential parking is located. This will not only bring in additional green elements to the project, but it will reduce any heat-island effect at the parking areas. In addition to these new landscaping pockets, we have revisited the planting at the property perimeter adjacent to the residential neighbors to address privacy, noise and glare.

Finally, we heard concern about the building aesthetic and being compatible and in harmony with its surroundings. KCK Architects has prepared a separate memo to further describe the objectives of the historic district and our approach to the building design to satisfy this. We have also prepared photo-realistic renderings that will be shared at the upcoming Planning Commission meeting so we can better showcase the intended site architecture.

We appreciate your time and consideration of the Catalina Village project and look forward to meeting next week.

Sincerely,

Beach City Capital Management

BEACH CITY CAPITAL
Investments | Planning | Development

Summary of Planning Commission comments received on April 21, 2022 and design changes as reflected in the updated drawing set:

Comment:	Response:
• Large unit size/ bedroom count in certain units	• Maintained 30 units on-site • Simplified site design & unit configurations • Reduced overall bedroom count from 132 beds to 122 beds (8% reduction) • Reduced residential building SF from 49k GSF to 43k GSF (11% reduction)
• General project massing on site	• Reduced residential townhome building SF from 49k GSF to 43k GSF (5,438 GSF; 11% scope reduction) • Re-designed Catalina elevation so residential building blocks are broken up and tucked behind commercial buildings to create more depth to site and to further distinguish the historic commercial corridor • Added more green space and trees to site
• Building design; being compatible and in harmony	• Prepared memo from KCK Architects to further describe how historic district and design of new buildings achieves requirement • Prepared photo-realistic renderings to better showcase site architecture intent and proposed materials
• Residential & commercial parking count	• Reconfigured site to accommodate 7 additional parking spaces. • Reduced outdoor dining seats from 82 to 50 to decrease required parking count by 6 spaces. • Reduced parking variance request for commercial parking from 32 spaces to 23 spaces

Kaplan Chen Kaplan
Architects & Planners
2526 Eighteenth Street
Santa Monica CA 90405

May 12, 2022

MEMO

To: Jason Muller
Beach City Capital

From: Pam O'Connor, Preservation Planner
Kaplan Chen Kaplan

Re: Historic Resources
100-132 N. Catalina Avenue, Redondo Beach, California

This memo addresses the concepts of historic significance of individual buildings and historic districts as well as an analysis of the compatibility of new construction adjacent to the eligible Catalina Avenue Commercial Historic District.

Analysis of Eligibility

The historic significance of an historic district is based on the ability of the buildings of the district to contribute together to create a cohesive district. The historic significance of an historic district is based on the attributes of buildings that contribute to that historic significance. Historic districts are seldom composed only of buildings that "contribute" to the historic district. Buildings that have been significantly altered and no longer communicate anything about their history are considered "non-contributing" buildings within an historic district. Buildings constructed outside of the period of historic significance of a district are also considered "non-contributing" buildings. Typically, an historic district qualifies for designation if more than 50 per cent of the buildings in the district are contributing buildings

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An historic district's designation is not contingent on buildings that lie outside of the historic district's boundaries. Construction of new buildings within, adjacent to and behind an historic district will not result in an historic district losing historic status as that status is imparted through the historic buildings and is independent of either

Telephone 310.452.7505
Facsimile 310.452.1494

non-contributing buildings within a district, buildings adjacent to the district or new construction within the district.

In the case of the Catalina Avenue Commercial Historic District, the street front retail facades of the buildings within the district are significant as a district as they represent the story of commercial development in the City of Redondo Beach from the first half of the 20th Century.

The eligible Catalina Avenue Commercial Historic District consists of four contributing buildings (112, 124, 126, and 132 N. Catalina Avenue) and one non-contributing building (116 N. Catalina Avenue). The historic significance of this commercial district is embodied in the street fronts of the contributing buildings along a segment of a commercial block. With 80 percent of the buildings meeting the designation criteria as contributing buildings, the district qualified for formal designation as an historic district. The non-contributing building can be demolished without any adverse impact on the historic district. Existing buildings outside of the district's boundaries have no relationship or impact to the historic district. Construction of adjacent new buildings will not have any impact on the historic status of the contributing buildings of the historic district.

The parcel due east of the 100 N. Catalina Avenue corner vacant parcel contains a designated City of Redondo Beach Landmark, the Oklahoma Apartments at 305 Emerald Street. Along the north side of the 300 block of Emerald Street, to the east of the landmark Oklahoma Apartments building (1908), are 309 Emerald Street, a two-story late 20th Century residential building (1998) on a single parcel and to its east is 315 Emerald Street, a two-story late 20th Century residential building (1989) on three parcels. The existence of these late 20th Century buildings did not have any impact on the historic significance of the adjacent Oklahoma Apartments as the designation of the Oklahoma Apartments was based on the merits of the history of the building itself – and not contingent on the design or condition of any adjacent buildings. In fact, the historic designation was made in 1999 after the construction of these buildings.

In summary, the existence of adjacent non-historic properties does not have any impact on the eligibility of a potential historic resource.[1] The subject property or district is evaluated on its own merits as to whether it meets the criteria for designation as an historic resource.

[1] Except for potential historic districts which must have at least a majority of the buildings within the boundaries of the historic district eligible as contributing buildings.

Analysis of Compatibility

New construction adjacent to an historic resource (individual or district) or within an historic district needs to be evaluated for compatibility with the Secretary of the Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation state that:

1) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2) Related new construction should not destroy historic materials that characterize the property.

3) New work shall be differentiated from the old.

4) New work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The Catalina Village project proposes to add new three-story residential apartment buildings behind the contributing buildings of the historic district and along the east lot line of those parcels. Also, a similar building is proposed for the 100 N. Catalina Avenue corner parcel (vacant) which on the Catalina Avenue side is adjacent to 112 N. Catalina Avenue, a contributing building to the historic district and is adjacent to an individual designated City of Redondo Beach historic resource, the Oklahoma Apartments at 305 Emerald Street.

1) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All the proposed new buildings will be sited on land that is currently vacant (or contain only non-historic, non-building ancillary structures). Thus, the new construction could be removed in the future without impairing the essential form and integrity of the contributing buildings of the district and their street front facades.

2) Related new construction should not destroy historic materials that characterize the property.

The proposed new buildings will not destroy any historic materials that characterize the property as none of the historic contributing buildings will be demolished to make way for the new buildings.

3) New work shall be differentiated from the old;

All the new buildings proposed for the Catalina Village project are similar in height, massing, design, and materials. The style of the buildings is a contemporary coastal design. While inspired by traditional historic residential building styles represented in Redondo Beach, the design does not replicate any specific historic building style (and create a false historicism) and thus can be distinguished from historic buildings.

The subtle colors of the proposed buildings create a neutral backdrop behind the buildings of the commercial historic district. The ground slopes up to the east so the parallel street to the east is higher than N. Catalina Avenue. The backs of taller buildings on that block are visible as a backdrop currently; none are historic. In other words, some non-historic development would always be sited behind the commercial historic district. The similarity of the facades of the proposed buildings add to their neutrality as a backdrop.

4) New work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Proposed building on 100 N. Catalina Avenue vacant parcel; adjacent to 112 N. Catalina Avenue, the southernmost contributing building to the historic district.

The building proposed for the corner parcel at 100 N. Catalina Avenue is adjacent to the 112 N. Catalina Avenue contributing building to the Catalina Avenue Commercial Historic District and on the perpendicular street, it is adjacent to the City of Redondo Beach designated landmark Oklahoma Apartments at 305 Emerald Street.

The height, massing and scale of proposed new construction matches the height of the original Masonic Hall, which was an aspirational statement regarding the future of Redondo Beach with its two-story design. The adjacency on the N. Catalina Avenue side is appropriate as the expectation of the commercial building was that it would be adjacent (without side setback) along the commercial corridor. The building's façade is articulated by a series of vertical modules which create a rhythm along the street front that is compatible with that of the commercial buildings of the block.

On the Emerald Street side, the setting of the along Emerald Street already includes multi-story multi-family buildings from the late 20th Century. These buildings did not have an adverse impact on the historic building – it was designated after those buildings had been constructed. Also the building at 315 Emerald Street is a late-20th Century coastal style design of similar materials to the proposed building. The proposed building at 100 N. Catalina Avenue provides a side yard setback that creates a separation between the proposed building and the Oklahoma Apartments as does the existing building to the east.

305 Emerald Street (1908) & 309 Emerald Street (1998)

Sideyard setback between proposed building and designated Oklahoma Apartments building

315 Emerald Street (1989)

Conclusion

The proposed project complies with the Secretary of the Interior's Standards for Rehabilitation. No designated or eligible historic resources will be adversely impacted by the proposed Catalina Village project.

Kaplan Chen Kaplan

Architects & Planners

CITY OF REDONDO BEACH

PLANNING DIVISION

APPLICATION FOR COASTAL DEVELOPMENT PERMIT
(or application for exemption or categorical exclusion)

RECEIVED BY:
DATE RECEIVED:
FILE NUMBER:

PLEASE NOTE: Within 30 days of receipt of an application, the Planning Division will inform the applicant in writing if the application is incomplete, and what items must be submitted to complete the application. Processing of the application will not begin until it is complete, pursuant to Section 10-5.2210 of the Municipal Code.

Application is hereby made to the City of Redondo Beach, for a Coastal Development Permit, pursuant to Article 10 of Chapter 5, Title 10 of the Redondo Beach Municipal Code.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 100 – 132 N. Catalina Avenue	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: **LOTS: 37 to 50 BLOCK: 78 TRACT: Redondo Beach Tract**	**ZONING: R-3A**
	RECORDED OWNER'S NAME: Gordon Ervin Stewart Trust dated April 29, 1993 AND Walter A. Griesser 2011 Trust, Dated May 5, 2011 Melba L. House, trustee of the Melba. L. House Revocable Trust **MAILING ADDRESS:** Baker, Burton & Lundy Law Offices 515 Pier Ave, Hermosa Beach, CA 90254 310-374-2614 241 Vista del Parque, Redondo Beach, CA 90277 310-378-1866 **TELEPHONE:**	**AUTHORIZED AGENT'S NAME:** Srour & Associates, Attn: Stacy Straus **MAILING ADDRESS:** 2447 Pacific Coast Highway, Suite 200 Hermosa Beach, CA 90254 **TELEPHONE:** 310-372-8433
	PROJECT DEVELOPER: CATALINA FUND, LLC Jason Muller, Managing Member **MAILING ADDRESS:** 1221 Hermosa Ave Suite 101 Hermosa Beach, CA 90254 **TELEPHONE:** (424) 226-7780	**PROJECT ARCHITECT/FIRM/PRINCIPAL:** Withee Malcom Architects **MAILING ADDRESS:** 2251 W. 190th Street Torrance, CA 90504 **TELEPHONE:** 310-217-8885 **LICENSE NO.**

B	TYPE OF APPLICATION (Consult with Planning Department staff)
	____ **Exempt** ____ **Categorical Exclusion** _ __ **Coastal Development Permit public hearing waiver** __X__ **Coastal Development Permit public hearing require**
C	**PROJECT DESCRIPTION. (Provide a detailed description of the project.)**

REQUEST The applicant requests a Coastal Development Permit to use the above described property for the following purposes:

Application for Approval of Development under the State Density Bonus Law

The proposed project is a mixed-use commercial and multifamily development that provides mixed income housing and preservation of City historical commercial architecture along Catalina Avenue. The project site includes 14 adjacent lots currently designated as 100, 112, 116, 124, 126 & 132 N. Catalina Ave. The lots are currently zoned R-3A and total 54,739 square feet (approximately 1.26 acres).

We are requesting approval of a conditional use permit in conjunction with State law entitlements under the State Density Bonus Law (Gov. Code, § 65915). The project will allocate 18% of its base zoning allocation (22 units) for occupancy by very-low-income households, to include a five-bedroom townhome unit, a two-bedroom townhome unit, and two two-bedroom flats. This allocation entitles the project to a density bonus of 35% over the base zoning density, or a total of 30 units. Pursuant to the State Density Bonus Law, the project will provide 67 on-site parking spaces associated with the residential units.

Pursuant to the State Density Bonus Law, the City is mandated, as a matter of right, to grant requested concessions/ incentives to the project, based on the proportion of units allocated as affordable. (Gov. Code, § 65915, subd. (d)(1).) Based on the proposed 18% allocation, the project is entitled to three "incentives" or "concessions." First, we are requesting a concession for mixed-use development of the site, which is authorized by section 10-5.2108 of the City of Redondo Beach Municipal Code and section 65915 subdivision (k)(2) of the State Density Bonus Law. This is integral to the goal of retaining historical commercial structures and the legacy of the City's original commercial district. There are five existing legal non-conforming street-facing buildings on site totaling 15,682 square feet. These structures have historically served as commercial, light-industrial, and retail uses. The buildings are an eclectic mix of architectural styles and construction dates – the first building on site dates from 1895 for use as a trolley-repair shop. Other uses include a coffee shop, dry cleaner's and former Masonic Temple and Post Office. The City Staff has emphasized the buildings' historic relevance for the community as part of the last remaining original commercial district of Redondo Beach, and a Historic Evaluation Report has indicated the buildings are eligible as a local Historic District.

The commercial section of the project will be named Catalina Station, in homage to the old Red Car terminus on site. The north and south buildings are designed to utilize the interior public/private courtyard. This courtyard will act as a foundation for the success of these businesses catering to about 1,100 existing residential units across the street. One of the retained buildings will function as a breakfast

pantry or similar food service establshment, while the other will function as a tasting room for beer and other alcoholic beverages. Both will provide full food service and alcohol service. These operating hours of these businesses would not overlap, and each would use more than 150 square feet of outdoor dining space. Therefore, we have separately applied for a Conditional Use Permit to allow these uses.

Second, we are requesting approval of lot consolidation in order to facilitate the development of the existing 14 lots as an integrated mixed-use site, with the reservation of rights to invoke the benefits of the MU zoning sought by the first incentive. Specifically, a lot consolidation incentive is not necessary in the MU-zone. Lot consolidation will be accomplished through recordation of a parcel map, which will create three separate lots consisting of the townhome-style building/parking, the apartment flats building/parking, and the commercial buildings.

Third, we are requesting approval to add a third story to the site's residential buildings with the reservation of rights to invoke the benefits of the MU zoning sought by the first incentive. Specifically, a n incentive for a third story is not necessary in the MU-zone. In conjunction with this concession, we are requesting a waiver of the development standard regarding maximum building height. Pursuant to the State Density Bonus Law, if any City development standard would physically prevent the project from being built at the permitted density and ***with the granted concessions/incentives***, the City must waive those standards. (Gov. Code, § 65915, subd. (e)(1).) The additional story incentive requires a waiver of the existing height limit for the following reasons, among others:

1. Roof deck space has to be provided in order for the Project to satisfy the requirement for the open space per local zoning code. In turn, a 42" guardrail protection has to be provided and therefore resulting in roughly 42" projection above building height limit.
2. A design utilization of 42" height guardrails will show as mansard roofs to keep in tune with the general architecture of the region and emphasizing beach side characters to the aesthetic design for the elevations of our project.
3. We reduced the floor-to-floor height on first floor level to 9' feet in order to maintain a minimum 8' clear ceiling height. We cannot do that on the upper floors due to the head height being impaired by mechanical drops for heating and AC and need a minimum 9' ceiling height as a minimum market rate standard.
4. The third floor also requires extra height in order to provide proper waterproofing for the roof decks as well as create enough slope to drain the roof.
5. The minimum assembly would be the following:

First Floor = 9'-0"
Second floor = 10'-0"
Third floor = 10'-0"
Roof slope = 6"
Guardrail = 3'-6"
Total height = 33' -0" as measured from the first-floor line.
Variance from grade = 6" – 1'-0"

Total height from natural grade = 34' -0"

D. PROJECT INFORMATION: (Note: Please provide a detailed project description on a separate page.)

Where questions do not apply to your project, indicate "NOT APPLICABLE" or N.A.

1. TYPE OF PROJECT

- ☒ New 51,729 Sq. Ft. (Includes all residential and commercial)
- ☐ Addition N.A.
- ☒ Demolition 8,929 Sq. Ft.
- ☐ Change of use N.A.
- ☒ Grading Cut: 1,625 c.y.
  Fill: 2,534 c.y.
  Overexcavation and Recompaction: 6,235 c.y.

- ☒ Fence 6 ft. Height 144 linear ft. Length
  8 ft. Height 64 linear ft. Length
  3.5 ft. Height 100 linear ft. Length

- ☒ Paving _____
- ☐ Other _____

2. ADDITIONAL INFORMATION

Note: If yes to any of the items b through h, please explain on a separate sheet.

a. Has any application for development on this site been submitted previously to the California Coastal Zone Conservation Commission or Coastal Commission? ☐ YES ☒ NO Not that we are aware of.
If yes, state previous Application Number:

b. Are any utility extensions necessary to serve the project? If yes, explain. ☒ YES ☐ NO

We expect new water and sewer services will be extended to serve the project. We do not anticipate public main extensions unless the City requires separate sewer services for each building; if so a public sewer main extension would be required.

c. Does the development involve diking, filling, dredging or placing structures in open coastal waters? If yes, explain and indicate whether the U.S. Army Corps of Engineers Permit has been applied for.
☐ YES ☒ NO

d. Will the development extend into or adjoin any beach, tidelands, submerged lands or public trust lands? ☐ YES ☒ NO

e. Is the development in or near:

- Sensitive habitat areas? ☐ YES ☒ NO
- 100 year floodplain? ☐ YES ☒ NO
- Park or recreation area? ☒ YES ☐ NO

f. Will the development harm existing lower-cost visitor and recreational facilities? ☐ YES ☒ NO
Will the development provide public or private recreational opportunities? ☐ YES ☒ NO

g. Does the site contain any:

- Historic resources? ☐ YES ☒ NO
- Archaeological Resources? ☐ YES ☒ NO

h. Will the proposed development be visible from:

- Park, beach or recreation areas? ☐ YES ☒ NO
- Harbor area? ☐ YES ☒ NO

i. Is the project a **"Priority Project"** as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? ☒ YES ☐ NO

- If yes, are copies (2 or 25 copies, as applicable) of the *Low Impact Development (LID)* report attached? ☒ YES ☐ NO

j. Is the a project with **"Planning priority project characteristics"** as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? ☒ YES ☐ NO

. If yes, are copies (2 or 25 copies, as applicable) of the *Low Impact Development (LID)* report attached? ☒ YES ☐ NO

E	**SHOWINGS:** Explain how the project is consistent with the Certified Local Coastal Program.
	1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain. The proposed development is consistent with the development standards of applicable zoning oridnances, with modifications in connection with the State parameters for density bonuses and a historc variance.
	2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code. **N/A**
	3. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g. removing parking used for access to the beach)? If yes, describe the effect. No.

OWNER'S AFFIDAVIT

Project address: _____

Project description: _____

_____

I (We) _____, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): _____

_____

Address: _____

_____

_____

Phone No. (Res.) _____

(Bus.) _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20_____ by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____
FILING CLERK OR NOTARY PUBLIC

State of California)
County of Los Angeles) ss

Seal

PLANNING DEPT REVIEWED BY:
DATE REVIEWED:

CITY OF REDONDO BEACH

PLANNING DIVISION

APPLICATION FOR CONDITIONAL USE PERMIT

Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Conditional Use Permit, pursuant to Section 10-2.2506 of Chapter 2, Title 10 of the Redondo Beach Municipal Code.

PART I - GENERAL INFORMATION

A APPLICANT INFORMATION

STREET ADDRESS OF PROPERTY:

100 – 132 N. Catalina Avenue

EXACT LEGAL DESCRIPTION OF THE PROPERTY:

LOT: 37 to 50 BLOCK: 78 TRACT: Redondo Beach Tract

ZONING:

R-3A

RECORDED OWNER'S NAME:
Gordon Ervin Stewart Trust dated April 29, 1993 AND Walter A. Griesser 2011 Trust, Dated May 5, 2011

Melba L. House, trustee of the Melba. L. House Revocable Trust
MAILING ADDRESS:
Baker, Burton & Lundy Law Offices 515 Pier Ave, Hermosa Beach, CA 90254
310-374-2614

241 Vista del Parque, Redondo Beach, CA 90277
310-378-1866

TELEPHONE:

AUTHORIZED AGENT'S NAME:
Srour & Associates, Attn: Stacy Straus

MAILING ADDRESS:
2447 Pacific Coast Highway, Suite 200
Hermosa Beach, CA 90254

TELEPHONE: 310-372-8433

PROJECT DEVELOPER:
CATALINA FUND, LLC
Jason Muller, General Manager

MAILING ADDRESS:
1221 Hermosa Ave Suite 101
Hermosa Beach, CA 90254

TELEPHONE: (424) 226-7780

PROJECT ARCHITECT/FIRM/PRINCIPAL:
Withee Malcom Architects

MAILING ADDRESS:
2251 W. 190th Street
Torrance, CA 90504

TELEPHONE: 310-217-8885

B **REQUEST The applicant requests a Conditional Use Permit to use the above described property for the following purposes:**

Application for Approval of Development under the State Density Bonus Law

The proposed project is a mixed-use commercial and multifamily development that provides mixed income housing and preservation of City historical commercial architecture along Catalina Avenue. The project site includes 14 adjacent parcels currently designated as 100, 112, 116, 124, 126 & 132 N Catalina Ave. The lots are currently zoned R-3A and total 54,739 square feet (approximately 1.26 acres).

We are requesting approval of a conditional use permit in conjunction with State law entitlements under the State Density Bonus Law (Gov. Code, § 65915). The project will allocate 18% of its base zoning allocation (22 units) for occupancy by very-low-income households, to include a five-bedroom townhome unit, a two-bedroom townhome unit, and two two-bedroom flats. This allocation entitles the project to a density bonus of 35% over the base zoning, or a total of 30 units. Pursuant to the State Density Bonus Law, the project will provide 67 on-site parking spaces associated with the residential units.

Pursuant to the State Density Bonus Law, the City is mandated, as a matter of right, to grant requested concessions/ incentives to the project, based on the proportion of units allocated as affordable. (Gov. Code, § 65915, subd. (d)(1).) Based on the proposed 18% allocation, the project is entitled to three "incentives" or "concessions." First, we are requesting a concession for mixed-use development of the site, which is authorized by section 10-5.2108 of the City of Redondo Beach Municipal Code and section 65915 subdivision (k)(2) of the State Density Bonus Law. This is integral to the goal of retaining historical commercial structures and the legacy of the City's original commercial district. There are five existing legal non-conforming street-facing buildings on site totaling 15,682 square feet. These structures have historically served as commercial, light-industrial, and retail uses. The buildings are an eclectic mix of architectural styles and construction dates – the first building on site dates from 1895 for use as a trolley-repair shop. Other uses include a coffee shop, dry cleaner's and former Masonic Temple and Post Office. The City Staff has emphasized the buildings' historic relevance for the community as part of the last remaining original commercial district of Redondo Beach, and a Historic Evaluation Report has indicated the buildings are eligible as a local Historic District.

The commercial section of the project will be named Catalina Station, in homage to the old Red Car terminus on site. The north and south buildings are designed to utilize the interior public/private courtyard. This courtyard will act as a foundation for the success of these businesses catering to about 1,100 existing residential units across the street. The furthest south two-story building that was once used as a masonic temple for business groups in the past will be renovated to residential units with a connected deck area. In conjunction with this concession, the project is seeking historic preservation incentives through the Historical Preservation V-application process.

Second, we are requesting approval of lot consolidation in order to facilitate the development of the existing 14 lots as an integrated mixed-use site, with the reservation of rights to invoke the benefits of the MU zoning sought by the first incentive. Specifically, a lot consolidation incentive is not necessary in the MU-zone. Lot consolidation will be accomplished through recordation of a parcel

map, which will create three separate lots consisting of the townhome-style building/parking, the apartment flats building/parking, and the commercial buildings.

Third, we are requesting approval to add a third story to the site's residential buildings with the reservation of rights to invoke the benefits of the MU zoning sought by the first incentive. Specifically, an incentive for a third story is not necessary in the MU-zone. In conjunction with this concession, we are requesting a waiver of the development standard regarding maximum building height. Pursuant to the State Density Bonus Law, if any City development standard would physically prevent the project from being built at the permitted density and ***with the granted concessions/incentives***, the City must waive those standards. (Gov. Code, § 65915, subd. (e)(1).) The additional story incentive requires a waiver of the additional story incentive requires a waiver of the existing height limit for the following reasons, among others:

1. Roof deck space has to be provided in order for the Project to satisfy the requirement for the open space per local zoning code. In turn, a 42" guardrail protection has to be provided and therefore resulting in roughly 42" projection above building height limit.
2. A design utilization of 42" height guardrails will show as mansard roofs to keep in tune with the general architecture of the region and emphasizing beach side characters to the aesthetic design for the elevations of our project.
3. We reduced the floor-to-floor height on first floor level to 9' feet in order to maintain a minimum 8' clear ceiling height. We cannot do that on the upper floors due to the head height being impaired by mechanical drops for heating and AC and need a minimum 9' ceiling height as a minimum market rate standard.
4. The third floor also requires extra height in order to provide proper waterproofing for the roof decks as well as create enough slope to drain the roof.
5. The minimum assembly would be the following:

First Floor = 9'-0"
Second floor = 10'-0"
Third floor = 10'-0"
Roof slope = 6"
Guardrail = 3'-6"
Total height = 33' -0" as measured from the first-floor line.
Variance from grade = 6" – 1'-0"

Total height from natural grade = 34' -0"

C **SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2506(B) of the Zoning Ordinance .

1. Describe existing site improvements and their present use. If vacant, please specify.

There are five existing, legal non-conforming commercial buildings on site totaling 15,682 square feet. They span 14 contiguous lots totaling 54,739 square feet (approximately 1.26 acres). These buildings historically served as commercial, light-industrial, and retail uses. The existing 14 lots are currently zoned R-3A, and the buildings are currently vacant.

2. Describe the site in terms of its ability to accommodate the proposed use and conform to the development standards of the Zoning Ordinance (i.e., setbacks, parking, landscaping, etc.)

Following the City of Redondo Beach General Plan Zoning of R3, the State Density Bonus Law (SB-1818) and Historical Preservation V-Application, the project will be able to preserve the existing, historical commercial uses, while providing a mix of market-rate and affordable units. The Project will also employ remediation of the contaminated soils onsite and provide a large public/private courtyard. Pursuant to the State Density Bonus Law (SB1818), three (3) affordable housing incentives will be used to support the affordable housing and historical uses: (1) Mixed Use Zoning to preserve the legacy of commercial uses onsite; (2) lot consolidation of the 14 lots; and (3) allowance of a third story, with a reservation of rights to invoke the benefits of the MU zoning sought by the first incentive. Specifically, an incentive for lot consolidation and a third story are not necessary in the MU-zone. SB-1818, alongside the support of the Historic Perseveration V-application, will balance the required parking requirements to ensure no further commercial reduction or courtyard subtraction. This will allow the legal non-conforming commercial use to function in harmony with the General Plan long-term goals of developing high quality of life housing in a diverse and affordable manner.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.

The site will have vehicle and pedestrian access to N. Catalina Avenue. There will be two curb cuts for vehicle access. The number of existing curb cuts will be reduced, creating additional street parking spaces. A historic variance will be applied for that will allow a variance of parking counts as necessary to maintain the existing retail.

4. Describe the expected impact of the proposed use on adjoining uses and activities and on future development of the neighborhood.

The proposed use will revitalize and reactivate N. Catalina Avenue, provide a public pedestrian amenity and deliver a cleaner site to the neighborhood.

5. Describe how the proposed use is consistent with the intent and purpose of the Redondo Beach General Plan.

The proposed development includes the adaptive reuse and reduction of the existing retail on site, which is zoned as residential. As proposed, the project will remediate the contaminated soils on site, as well provide the area with much needed residential units – both affordable and market. Through these actions, the development promises to revitalize and reactivate N. Catalina Avenue, provide a public pedestrian amenity and deliver a cleaner site to the neighborhood.

The Landscape at Catalina Village will reflect the playful, vibrant, and friendly outdoor energy of Redondo Beach, while working with the existing historic buildings and the proposed/contextual plantation architectural style. The landscape architecture embraces a welcoming soft scape for the exterior public spaces to enjoy that lead to thoughtful private spaces. The landscape will be fully integrated into the spaces with special selection of colorful trees, flowers and urban furniture to enhance the quality of life for outdoor living space. The public/private courtyard will provide an expansive space of seating, water elements for children and for all residents, customers, and visitors to enjoy.

VICINITY MAP

SITE SUMMARY

ADDRESS	100-132 NORTH CATALINA AVENIE, REDONDO BEACH, CA
EXISTING ZONING	R-3A
GROSS LOT AREA	+/- 54,739 S.F. +/- 1.26 AC
TYPE OF CONSTRUCTION	TYPE V A
COVERED LOT AREA	22,821 (RESIDENTIAL AND COMMERCIAL)
LOT COVERAGE	41.69%

PROJECT SUMMARY

DEVELOPMENT CRITERIA	REDONDO BEACH MUNICIPAL CODE	PROPOSED PLAN
DENSITY	17.5 DU/AC	23.8 DU/AC
TOTAL UNITS	22 DU (30 DU WITH 35% DENSITY BONUS)	30 DU (DENSITY BONUS)
HEIGHT	30'	35'
NUMBER OF FLOORS	TWO STORIES	THREE STORIES
SETBACKS ZONE		
FRONT	14'	14'
SIDE ADJACENT TO RS	10'	10'
SIDE STREET	5'	5'
REAR	15'	15'
PRIVATE OPEN SPACE	10,500 S.F. (350 S.F./ DU)	11,081 (9,196 S.F. PRIVATE+1,350 S.F. DECK+ 535 S.F. ROOF LOUNGE)

1,214 S.F. COMMON WORK AREA

UNIT SUMMARY

UNIT TYPE	DESCRIPTION	UNITS	GROSS SF	TOTAL GROSS SF	NET AREA	TOTAL NET	OPEN SPACE	TOTAL OPEN SPACE
A-1	5BDRM, 4.5BATH	6	1,695	10,170	1,596	9,576	358	2,148
A-2	5BDRM, 4.5BATH	1	1,695	1,695	1,596	1,596	358	358
B-1	5BDRM, 4.5BATH	5	1,657	8,285	1,558	7,790	358	1,790
B-2	5BDRM, 4.5BATH	1	1,657	1,657	1,558	1,558	358	358
B-3	5BDRM, 4.5BATH	3	1,676	5,028	1,577	4,731	358	1,074
D**	2BDRM, 2.5BATH	4	1,022	4,088	943	3,772	364	1,456
E**	5BDRM, 3.5BATH	2	1,624	3,248	1,525	3,050	358	716
H**	2BDRM, 2BATH	1	901	901	836	836	204	204
I	2BDRM, 2BATH	1	1,069	1,069	986	986	0	0
J	4BDRM, 2BATH	1	1,479	1,479	1,400	1,400	0	0
K	4BDRM, 2BATH	1	1,318	1,318	1,234	1,234	214	214
L	4BDRM, 2.5BATH	2	1,302	2,604	1,220	2,440	164	328
M**	2BDRM, 1BATH	1	794	794	739	739	344	344
N	2BDRM, 1BATH	1	892	892	831	831	222	222
		30		**43,228**		**40,539**	**3,660**	**9,212**

* 1,887 S.F.ROOF DECK AND COMMUNITY ROOM PROVIDE THE REQUIRED OPEN SPACE FOR UNITS 'H', 'I', J', 'K', 'L', 'M', AND 'N'

** AFFORDABLE UNITS - TOTAL FOUR AFFORDABLE UNITS (ONE 'E', ONE 'D', ONE 'H', ONE 'M')

AFFORDABLE UNITS

TYPE	UNIT TYPE	NUMBER OF DU
E	TOWN HOME	1
D	TOWN HOME	1
H	FLAT	1
M	FLAT	1
TOTAL		4

COMMERCIAL AREA SUMMARY

TYPE	GROSS FLOOR AREA	NET AREA (SEATING)
TASTING ROOM	1,279 S.F.	919 S.F.
COFFEE SHOP	1,784 S.F.	1,166 S.F.
TOTAL	3,063 S.F.	2,085 S.F.

PARKING SUMMARY

PARKING REQUIRED PER STATE DENSITY BONUS LAW

UNIT TYPE	QUANTITY	REQ'D RATIO	REQ'D COUNTS
0-1 BDRM	0	1.0	0
2-3 BDRM	8	1.5	12.0
4+ BDRM	22	2.5	55.0
RESIDENTIAL REQUIRED PARKING:			67 STALLS

COMMERCIAL REQUIRED PARKING:

USES	SEAT / DINING AREA	RATIO	REQUIRED
TASTING ROOM	919 SF	1/50 SF	18
COFFEE SHOP	1784 SF	1/250 SF	7
OUTDOOR DINING	50 (-) 12 SEATS = 38 SEATS	1/6 SEATS	6
			31

TOTAL REQUIRED PARKING (COMMERCIAL AND RESIDENTIAL): 98 STALLS

RESIDENTIAL PARKING PROVIDED

PRIVATE GARAGES	44 STALLS
SURFACE PARKING	23 STALLS
TANDEM PARKING	4 STALLS
	71 STALLS

COMMERCIAL PARKING PROVIDED:

STANDARD (9'X19')	8 STALLS
TOTAL PARKING PROVIDED	79 STALLS
TOTAL PROVIDED PARKING INCLUDED STREET PARKING (ADDITIONAL 7 PUBLIC SPACES IN FRONT OF RETAIL)	86 STALLS

Scope of Work

Site planning and Urban Land Use

The project site has been designed with 30 mixed income apartment units, public/private courtyard amenity and 3,000 sf of preserved commercial retail.

Historic Preservation

The property is currently zoned R3 Residential and has existing buildings that are legal non-conforming. We have been working with the planning department, and have determined that the highest and best use for the site is to preserve most of the commercial uses and buildings facing the street frontage on Catalina Ave. The challenge with preserving these uses is the parking requirements. The more parking that is required, the more we need to reduce the commercial use footprint. Finding a balance of (1) preserving the commercial use, (2) providing residential uses per zoning, (3) providing affordable housing and (4) providing an open air public/private courtyard has been difficult to balance.

With the proposed site plan, the Project will be able to preserve the commercial uses through historic restoration and adaptive reuse. The entire commercial section of the project will be named Catalina Station, an homage to the old Red Car terminus on site. The north and north/south buildings are designed to utilize the interior public/private courtyard. This courtyard will act as a foundation for the success of these businesses catering to about 1,100 residential units across the street. The furthest south two story building will be adaptively reused as residential use to preserve the building and adhere with the existing R3 zoning and connect the most south parcel residential units to complete the site plan.

Housing and Affordability

The Project was designed to have a very practical site layout to lower the cost of construction in order to provide more affordable housing. The project is designed as slab on grade, type five construction with an array of unit types which will also include some home offices to work from home. We are also setting aside 15% of the units for very low income families. Each of the housing units will provide private garage parking, energy efficient appliances, and smart home technology. Each unit also enjoys a large interior amenity space on the top level to enjoy the sunset views with a living room and kitchen grand room that connects to each unit's private balcony and rooftop deck. New Green technology is being used as well in tandem with passive ventilation design. The high design interior and exterior aesthetic architecture will represent the pristine care that was given to the design

Environmental Sensitivity

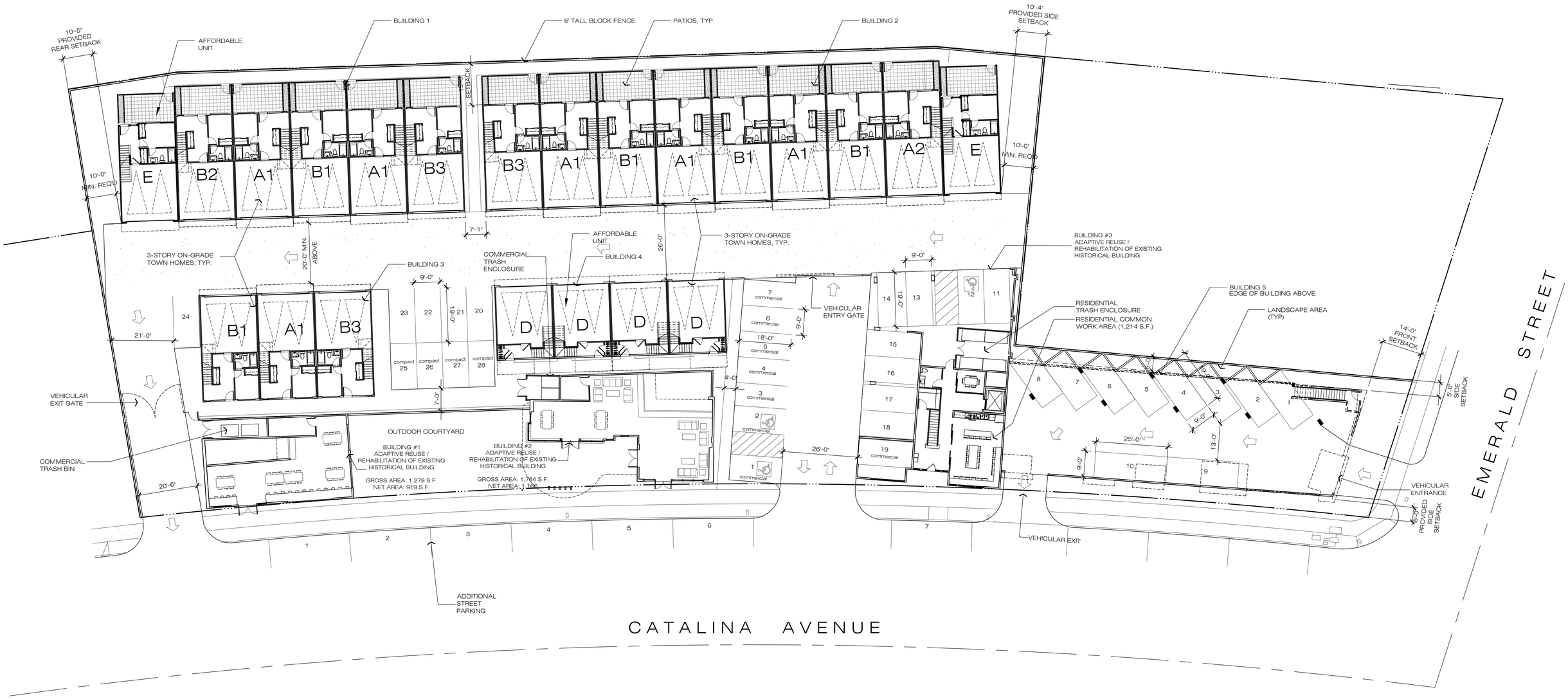
For the benefit of this site and future generations to enjoy, this project will use current green building code technology and bio filtration pits for the filtration of storm water prior to entering public storm water systems. Further, to ensure soils remediation, the soils under the previous Black Smith Shop will be consolidated and soils concentrated near the prior dry cleaner will be exposed, vented and purged of any potential harmful vapors. The entire site will be tested with Los Angeles County Fire's highest level of safety standards prior to use.

Landscape Architecture and Public Space

The Landscape at Catalina Station will reflect the playful, vibrant, and friendly outdoor energy of Redondo Beach, while working with the existing historic buildings and the proposed/contextual plantation architectural style. The landscape architecture embraces a welcoming soft scape for the exterior public spaces to enjoy that lead to thoughtful private spaces. The landscape will be fully integrated into the spaces with special selection of colorful trees, flowers and urban furniture to enhance the quality of life for outdoor living space. The public/private courtyard will provide an expansive space of seating, water elements for children and for all residents, customers, and visitors to enjoy.

Land Use

Following the City of Redondo Beach General Plan Zoning of R3, and the state's affordable housing bill (SB-1818) the project will be able to preserve the existing, historical commercial buildings/uses, while providing a mix of market rate and affordable units. The Project will also employ remediation of the soils onsite and provide a large public/private courtyard. The projects site plan and land use planning will balance the required parking requirements to ensure no further commercial reduction or courtyard subtraction. This strategy will protect the legal non-conforming commercial use to function in harmony with the General Plan long term goals of developing high quality of life housing in a diverse and affordable manner as proposed at the Catalina Village Site in Redondo Beach.



LEVEL 1 BUILDING PLAN

BEACH CITY CAPITAL
Investments | Planning | Development

CATALINA AVENUE

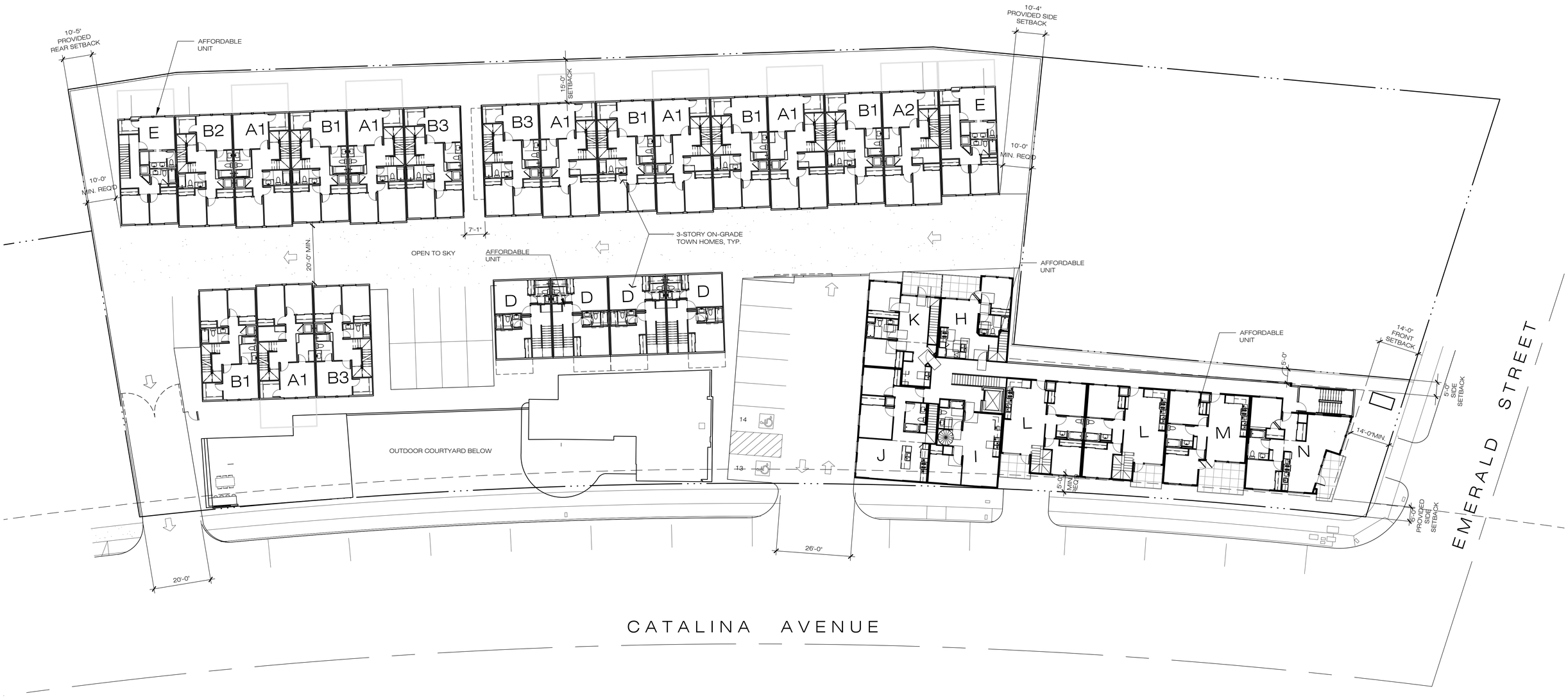
BEACH CITY CAPITAL | 1221 Hermosa Avenue | Suite 101 | HERMOSA BEACH CA 90254 | P.424.452.6199

N

scale: 1/16" = 1'-0"
0 16 32 48 64

WITHEE MALCOLM
A BSB DESIGN STUDIO
2251 west 190th street | torrance | ca 90504 | 310.217.8885 | bsbdesign.com

Project. MU210515.00 (B8076) Date.05.09.2022 2.0 A.3



LEVEL 2 BUILDING PLAN

BEACH CITY CAPITAL
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CATALINA AVENUE

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scale: 1/16" = 1'-0"
0 16 32 48 64

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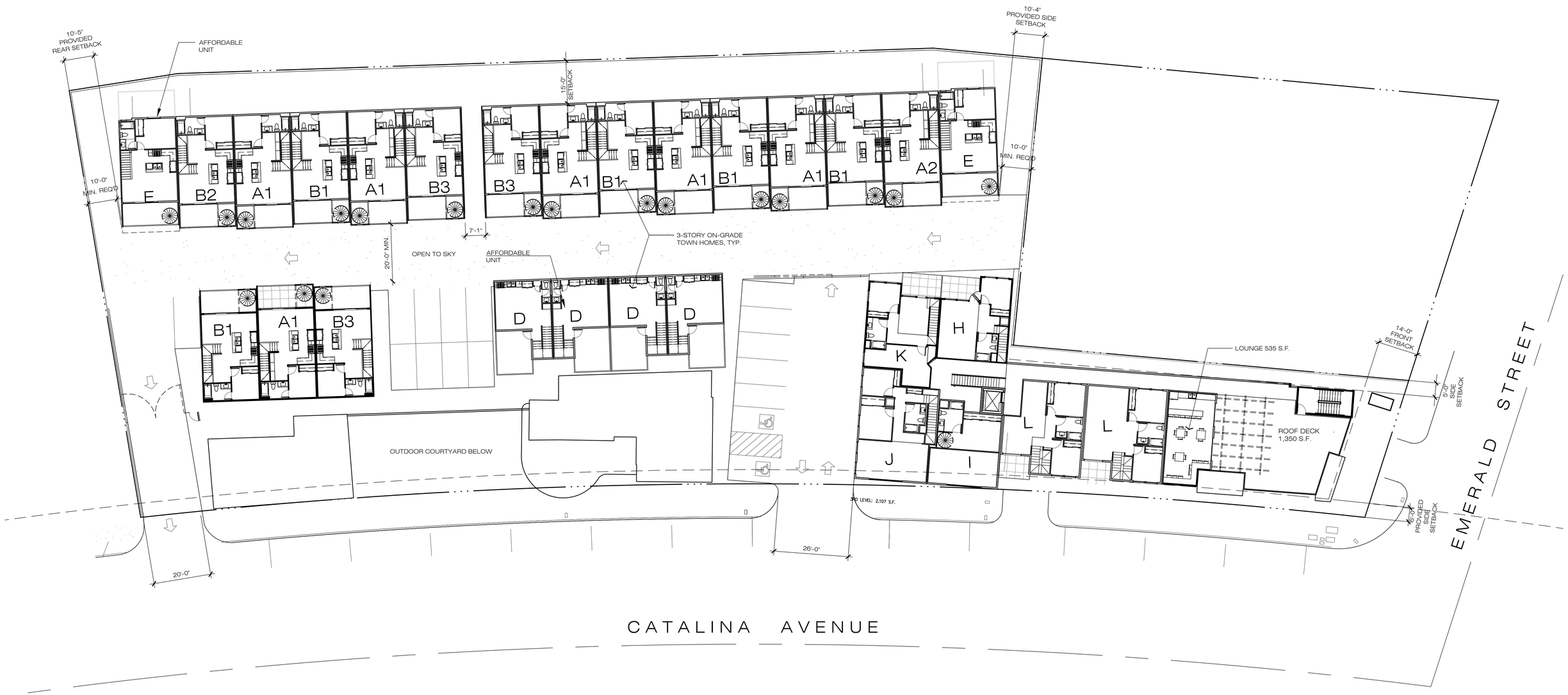
Project. MU210515.00 (B8076) Date.05.09.2022 2.0 A.4



LEVEL 3 BUILDING PLAN

BEACH CITY CAPITAL
Investments | Planning | Development

CATALINA AVENUE

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N

scale: 1/16" = 1'-0"
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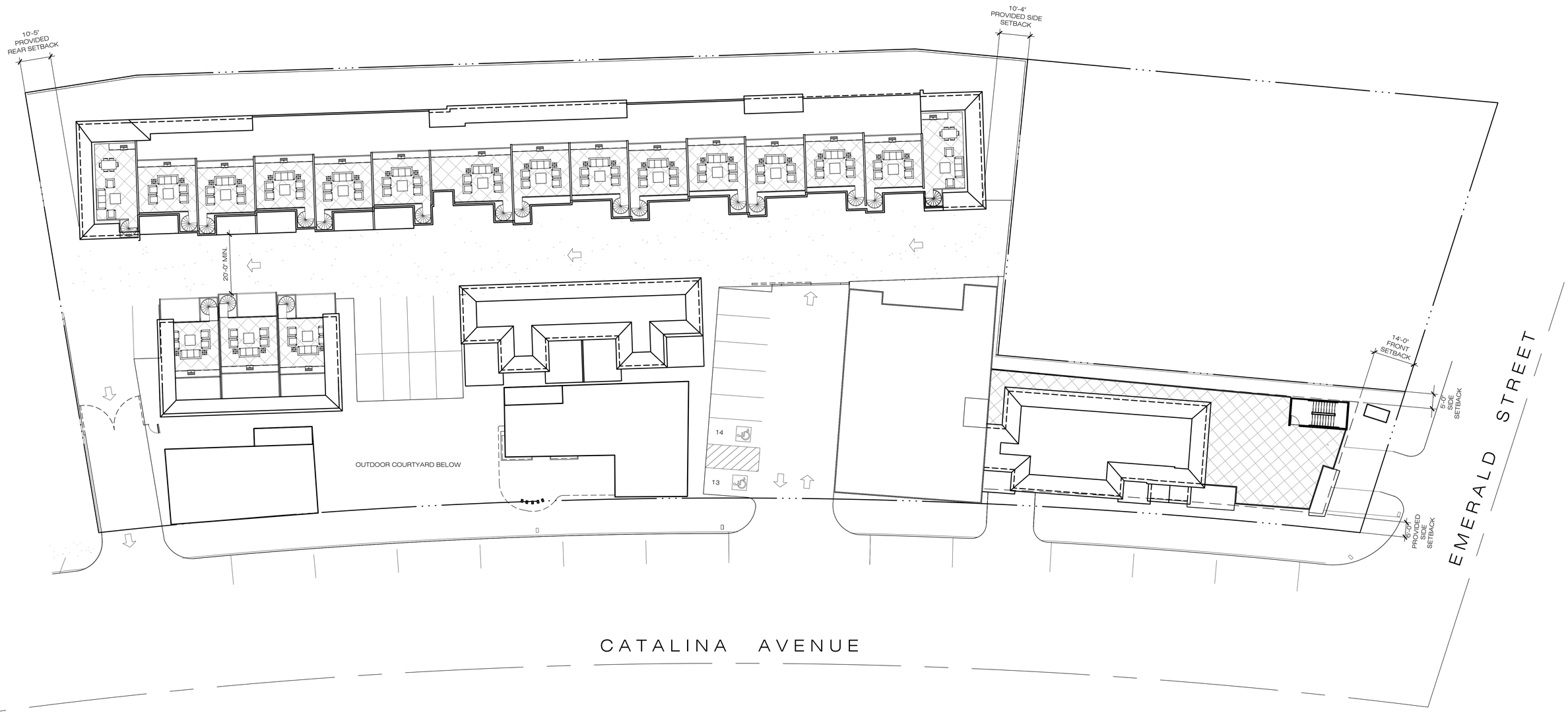
Project. MU210515.00 (B8076) Date.05.09.2022 2.0 A.5



ROOF PLAN

BEACH CITY CAPITAL
Investments | Planning | Development

CATALINA AVENUE

BEACH CITY CAPITAL | 1221 Hermosa Avenue | Suite 101 | HERMOSA BEACH CA 90254 | P.424.452.6199

scale: 1/16" = 1'-0"
0 16 32 48 64

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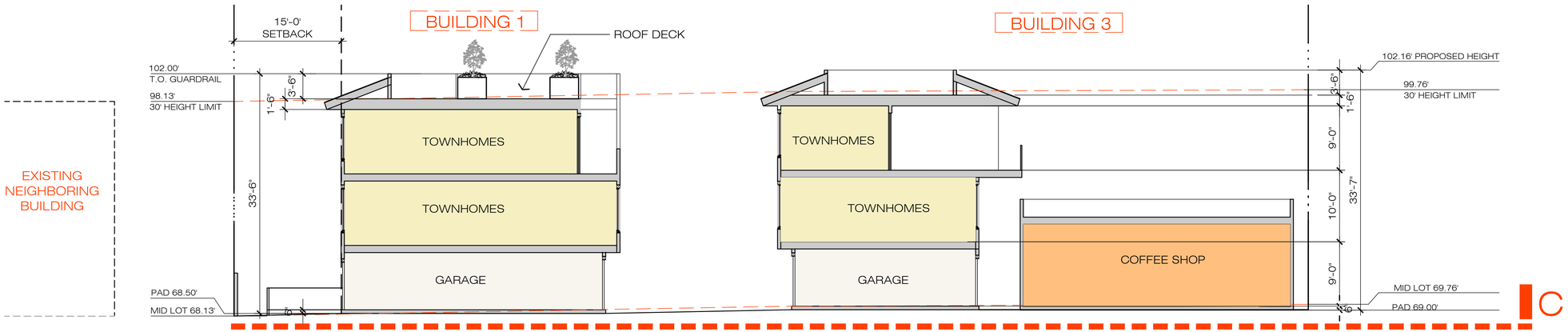
Project. MU210515.00 (B8076) Date.05.09.2022 2.0 A.6



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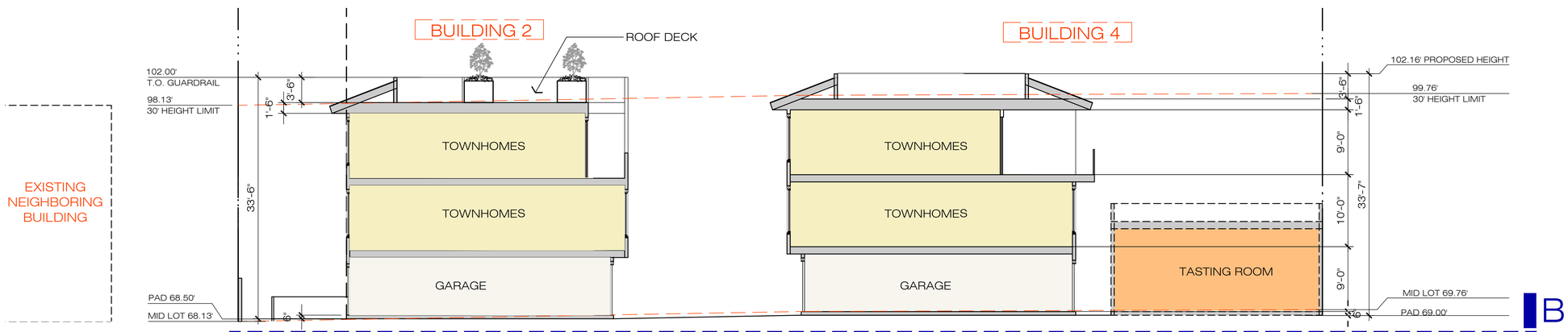

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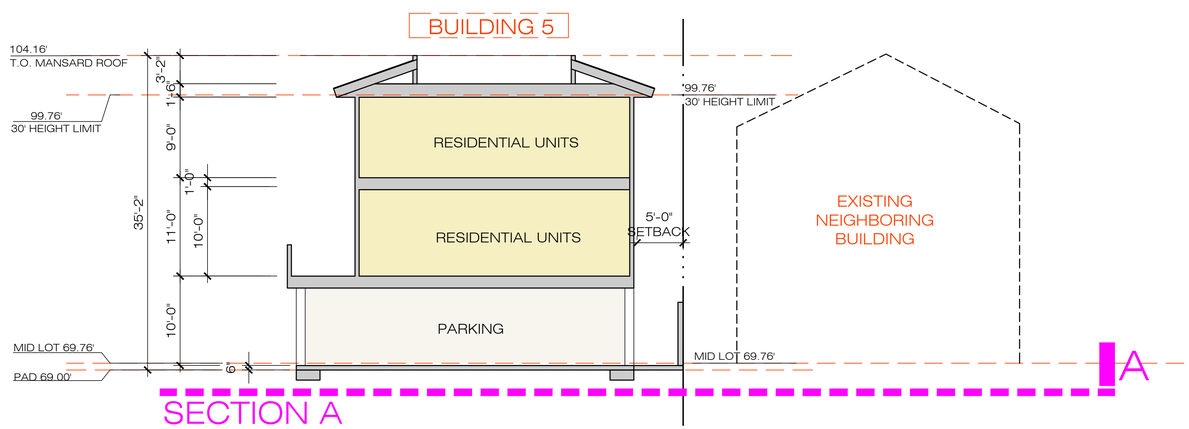
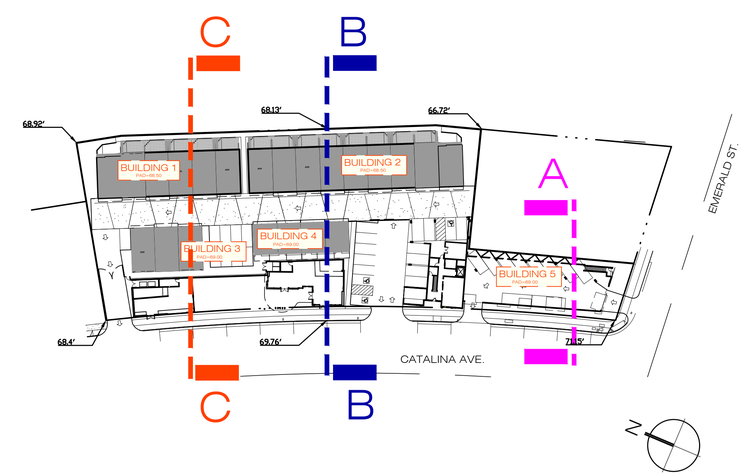


SECTION A



SITE SECTIONS

10-2.402 Definitions. (33) "Building height" or "height" shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

BEACH CITY CAPITAL
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CATALINA AVENUE

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scale: 1/8" = 1'-0"
0 8 16 24 32

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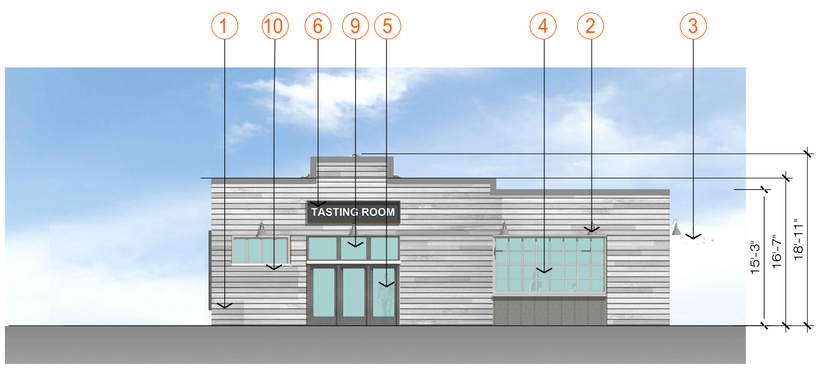
Project. MU210515.00 (B8076) Date.05.13.2022 2.0|C.0

CATALINA AVENUE ELEVATION



1 - WEST ELEVATION

scale: 1/8" = 1'-0"
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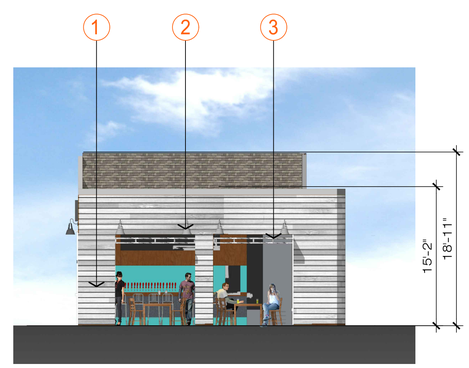
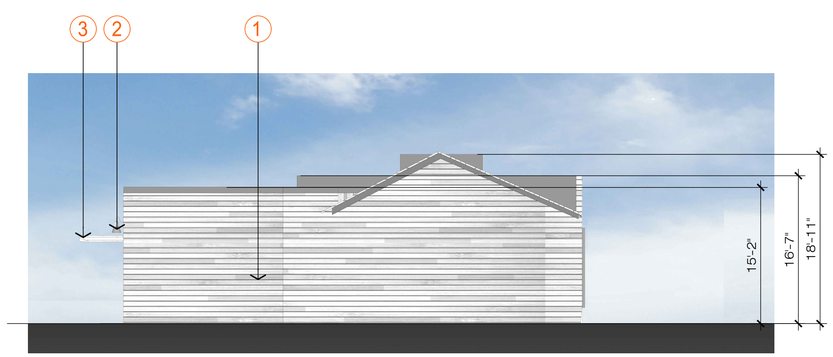


2 - SOUTH ELEVATION

LEGEND

1. HORIZANTAL WOOD SIDING
2. LIGHT FIXTURE
3. GARAGE DOOR / CANOPY
4. GARAGE DOOR STYLE WINDOW
5. EXISTING ENTRANCE TO BE REPLACED
6. RETAIL SIGN
7. GRAPHIC MURAL
8. [redacted]
9. NEW UPPER WINDOW
10. EXISTING WINDOW TO BE REPLACED



3 - EAST ELEVATION

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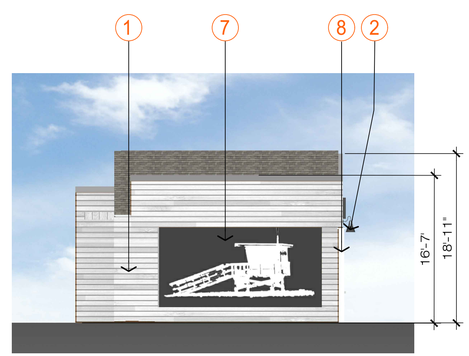
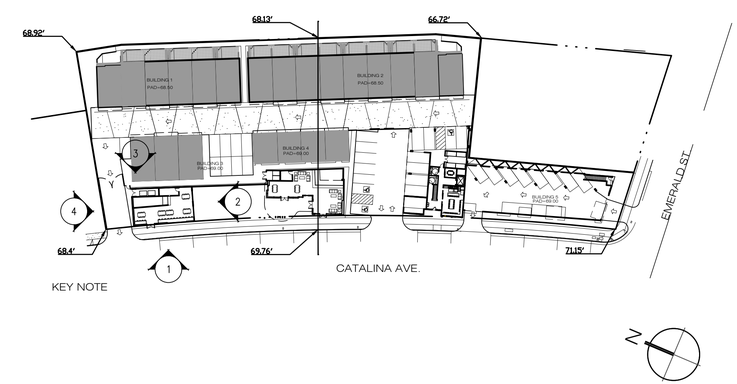


4 - NORTH ELEVATION



TASTING ROOM ELEVATIONS

10-2.402 Definitions. (33) "Building height" or "height" shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

BEACH CITY CAPITAL
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CATALINA AVENUE

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scale: 1/8" = 1'-0"
0 8 16 24 32

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Project. MU210515.00 (B8076) Date.05.13.2022 2.0.C.1

CATALINA AVENUE ELEVATION

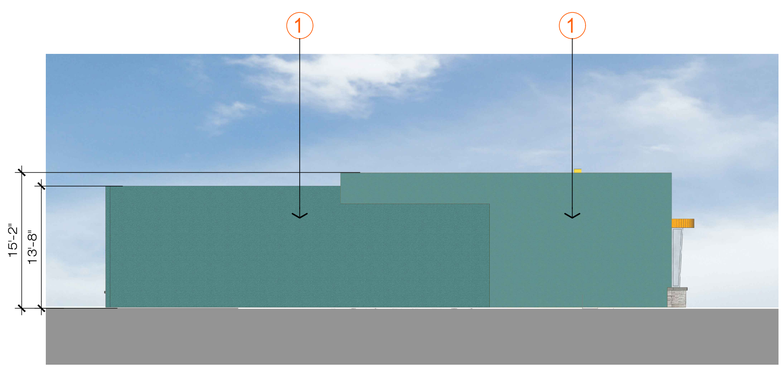
scale: 1/16" = 1'-0"
0 16 32 48 64

1 - WEST ELEVATION

scale: 1/8" = 1'-0"
0 8 16 24 32

2 - NORTH ELEVATION

scale: 1/8" = 1'-0"
0 8 16 24 32



3 - EAST ELEVATION

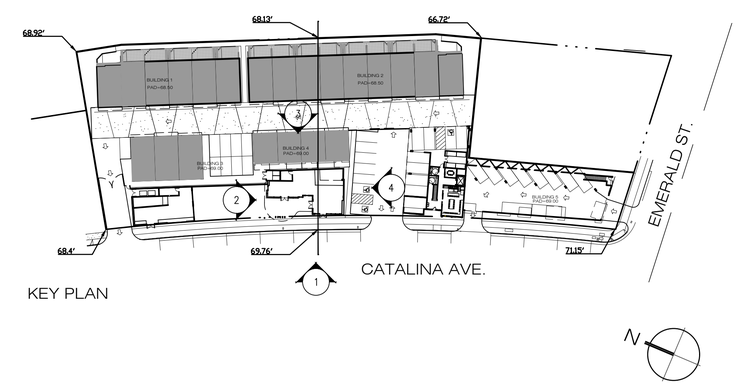
scale: 1/8" = 1'-0"
0 8 16 24 32

4 - SOUTH ELEVATION

scale: 1/8" = 1'-0"
0 8 16 24 32

LEGEND

1. STUCCO
2. EXISTING WINDOW TO REMAIN
3. NEW DOOR
4. EXISTING COLUMN
5. EXISTING ENTRANCE TO REMAIN
6. RETAIL SIGN
7. NEW WINDOWS
8. NEW BASE - STACKED STONE
9. EXISTING BASE - STACKED STONE



KEY PLAN

COFFEE SHOP ELEVATIONS

10-2.402 Definitions. (33) "Building height" or "height" shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

BEACH CITY CAPITAL
Investments | Planning | Development

CATALINA AVENUE

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scale: 1/8" = 1'-0"
0 8 16 24 32

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A BSB DESIGN STUDIO
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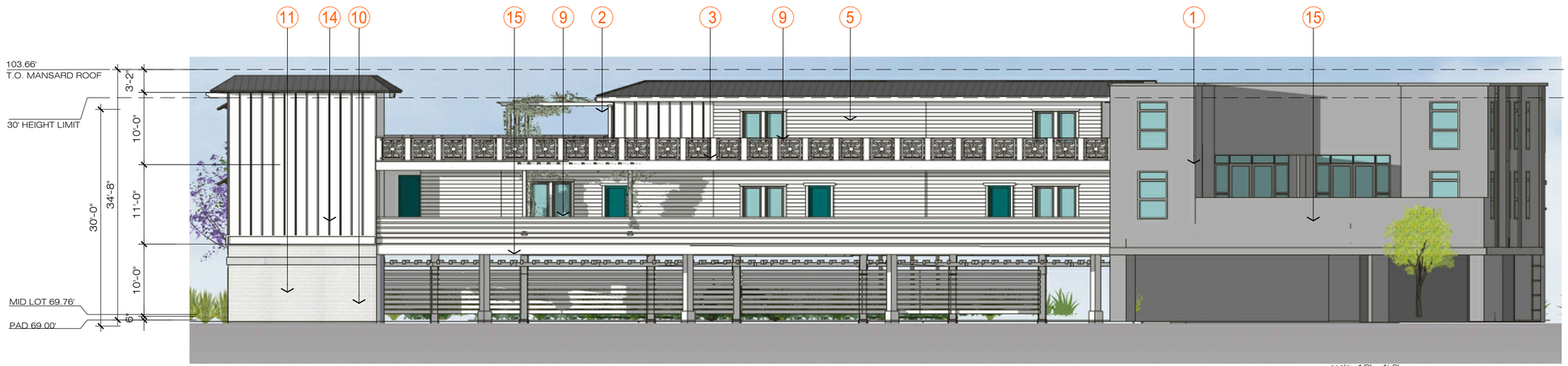
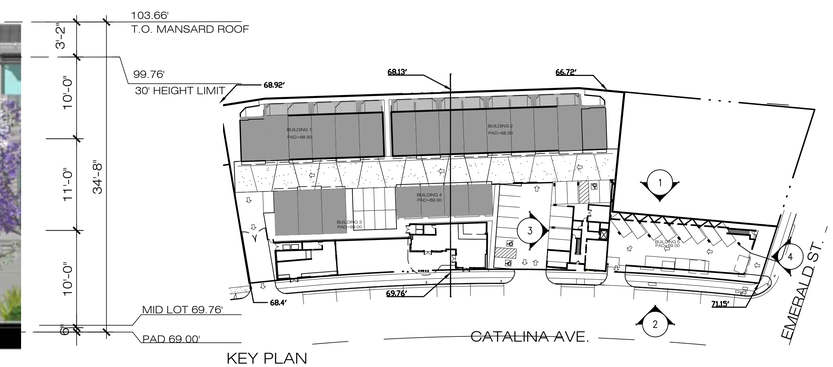
Project. MU210515.00 (B8076) Date.05.13.2022 2.0C.2

CATALINA AVENUE ELEVATION



1 - ENLARGED WEST ELEVATION

2 - ENLARGED EAST ELEVATION



KEY PLAN

LEGEND

1. STUCCO
2. TRELLIS
3. METAL RAILING
4. ~~TRELLIS~~
5. HORIZONTAL SIDING
6. NEW SIGN
7. EXISTING WINDOW
8. ALUMINUM WINDOWS
9. VINYL WINDOWS
10. BLOCK
11. EXIT STAIR
12. WOOD CANOPY
13. SCREEN
14. VERTICAL SIDING
15. SOLID RAILING
16. CORNICE
17. NEW WINDOW

OFFICE ELEVATIONS

10-2.402 Definitions. (33) "Building height" or "height" shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

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scale: 1/8" = 1'-0"
0 8 16 24 32

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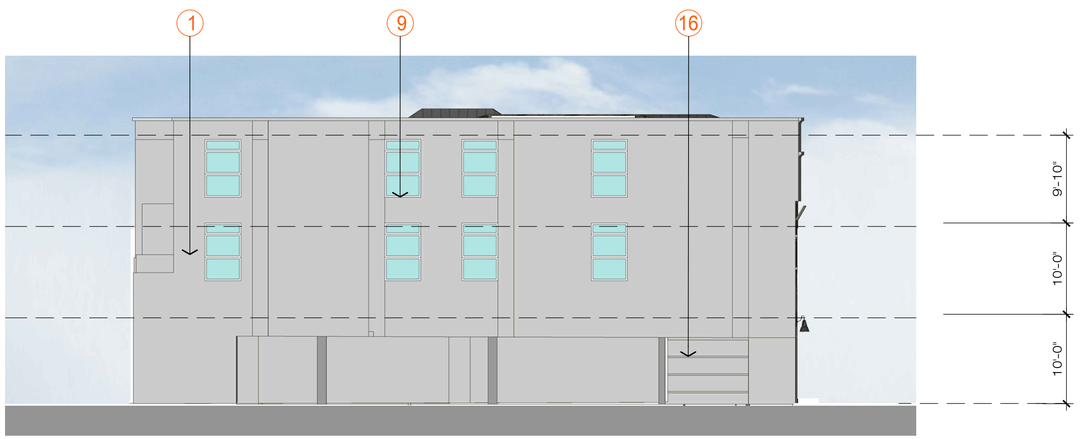
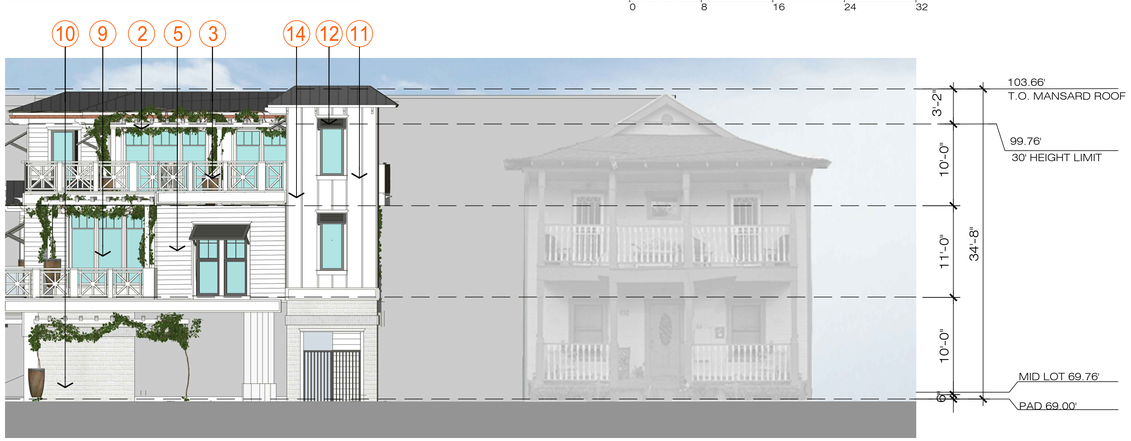
Project. MU210515.00 (B8076) Date.05.13.2022 2.0C.3

CATALINA AVENUE ELEVATION



3 - ENLARGED WEST ELEVATION

scale: 1/8" = 1'-0"
0 8 16 24 32

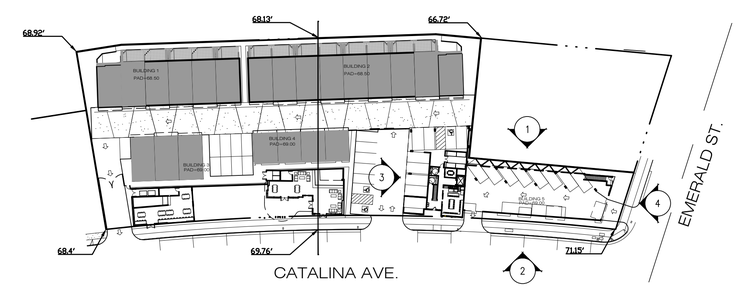


4 - ENLARGED EAST ELEVATION

scale: 1/8" = 1'-0"
0 8 16 24 32

LEGEND

1 STUCCO
2 TRELLIS
3 METAL RAILING
4 [redacted]
5 HORIZONTAL SIDING
6 NEW SIGN
7 EXISTING WINDOW
8 ALUMINUM WINDOWS
9 VINYL WINDOWS
10 BLOCK
11 EXIT STAIR
12 WOOD CANOPY
13 SCREEN
14 VERTICAL SIDING
15 SOLID RAILING
16 GARAGE DOOR



KEY PLAN

N

OFFICE ELEVATIONS

10-2.402 Definitions. (33) "Building height" or "height" shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

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scale: 1/8" = 1'-0"
0 8 16 24 32

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Project. MU210515.00 (B8076) Date.05.13.2022 2.0|C.4

1 - EAST ELEVATION - BUILDINGS 1 AND 2

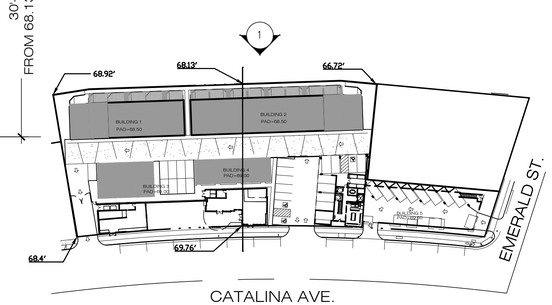
scale: 1/16" = 1'-0"
0 16 32 48 64

1- PART 1 - ENLARGED EAST ELEVATION

scale: 1/8" = 1'-0"
0 8 16 24 32

LEGEND

1. WINDOW TRIM
2. WOOD LIKE FENCE
3. VINYL WINDOW
4. DECORATIVE SHUTTER
5. FIBRE CEMENT SIDING
6. SHINGLE ROOF
7. WOOD TRELLIS



KEY PLAN

N

TOWNHOME ELEVATIONS

10-2.402 Definitions. (33) "Building height" or "height" shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

BEACH CITY CAPITAL
Investments | Planning | Development

CATALINA AVENUE

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scale: 1/8" = 1'-0"
0 8 16 24 32

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Project. MU210515.00 (B8076) Date.05.13.2022 2.0|C.5

1 - EAST ELEVATION - BUIDING S1 AND 2

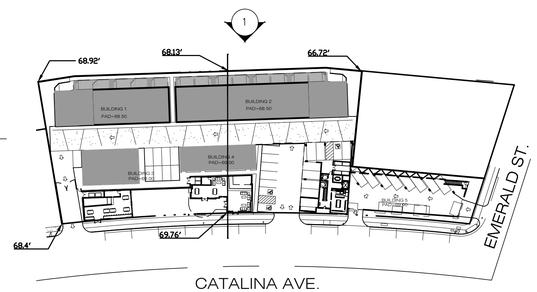
scale: 1/16" = 1'-0"
0 16 32 48 64

1 - PART 2 - ENLARGED EAST ELEVATION

scale: 1/8" = 1'-0"
0 8 16 24 32

LEGEND

1. WINDOW TRIM
2. WOOD LIKE FENCE
3. VINYL WINDOW
4. DECORATIVE SHUTTER
5. FIBRE CEMENT SIDING
6. SHINGLE ROOF
7. WOOD TRELLIS



KEY PLAN

N

EAST ELEVATIONS

10-2.402 Definitions. (33) "Building height" or "height" shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

BEACH CITY CAPITAL
Investments | Planning | Development

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scale: 1/8" = 1'-0"
0 8 16 24 32

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Project. MU210515.00 (B8076) Date.05.13.2022 2.0C.6

2 - WEST ELEVATION- DRIVEWAY - BUILDINGS 1 AND 2

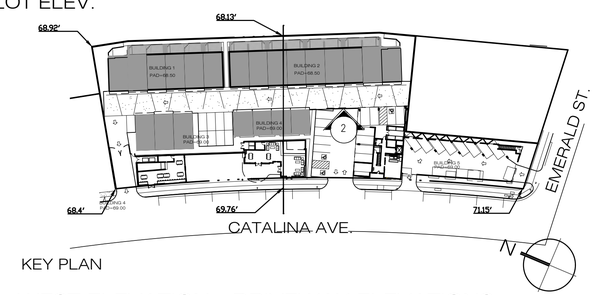
scale: 1/16" = 1'-0"
0 16 32 48 64

2 - PART 1 - ENLARGED WEST ELEVATION-DRIVEWAY

scale: 1/8" = 1'-0"
0 8 16 24 32

LEGEND

1. WINDOW TRIM
2. WOOD LIKE FENCE
3. VINYL WINDOW
4. DECORATIVE SHUTTER
5. FIBRE CEMENT SIDING
6. SHINGLE ROOF
7. WOOD TRELLIS
8. METAL STAIRCASE
9. METAL RAILING
10. GARAGE DOOR
11. VINYL FRENCH DOOR



KEY PLAN

WEST ELEVATION - DRIVEWAY ELEVATIONS

10-2.402 Definitions. (33) "Building height" or "height" shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

BEACH CITY CAPITAL
Investments | Planning | Development

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scale: 1/8" = 1'-0"
0 8 16 24 32

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Project. MU210515.00 (B8076) Date.05.13.2022 2.0|C.7

2 - WEST ELEVATION - DRIVEWAY - BUILDINGS 1 AND 2

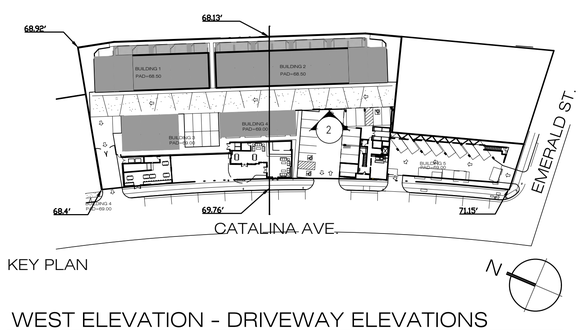
scale: 1/16" = 1'-0"
0 16 32 48 64

2 - PART 2 - ENLARGED WEST ELEVATION - DRIVEWAY

scale: 1/8" = 1'-0"
0 8 16 24 32

LEGEND

1. WINDOW TRIM
2. WOOD LIKE FENCE
3. VINYL WINDOW
4. DECORATIVE SHUTTER
5. FIBRE CEMENT SIDING
6. SHINGLE ROOF
7. WOOD TRELLIS
8. METAL STAIRCASE
9. METAL RAILING
10. GARAGE DOOR
11. VINYL FRENCH DOOR



KEY PLAN

WEST ELEVATION - DRIVEWAY ELEVATIONS

10-2.402 Definitions. (33) "Building height" or "height" shall mean the vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure, except as provided elsewhere in this chapter.

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scale: 1/8" = 1'-0"
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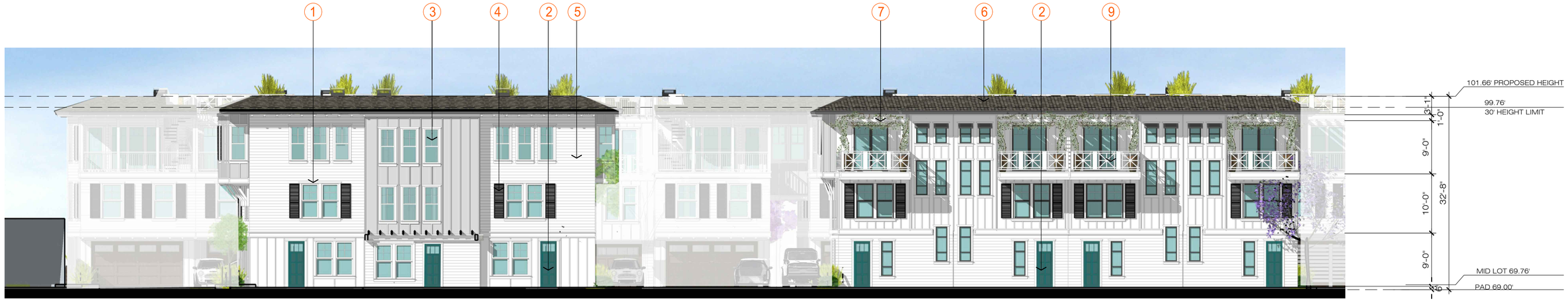
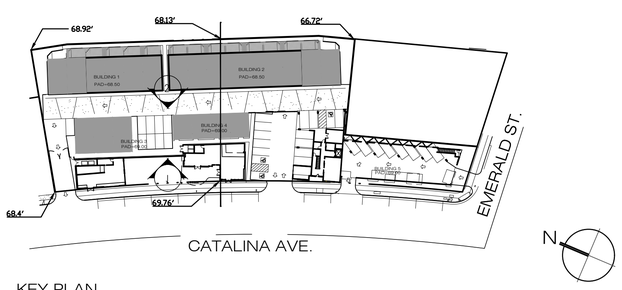
Project. MU210515.00 (B8076) Date.05.13.2022 2.0 C.8



1 - ENLARGED WEST ELEVATION - BUILDINGS 3 AND 4

2 - ENLARGED EAST ELEVATION - BUILDINGS 3 AND 4



KEY PLAN

LEGEND

1. WINDOW TRIM
2. VINYL FRENCH DOOR
3. VINYL WINDOW
4. DECORATIVE SHUTTER
5. FIBRE CEMENT SIDING
6. SHINGLE ROOF
7. WOOD TRELLIS
8. GARAGE DOOR
9. METAL RAILING
10. SCREEN

TOWNHOMES 'C', 'D' AND 'F' ELEVATIONS

BEACH CITY CAPITAL
Investments | Planning | Development

N
CATALINA AVENUE

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scale: 1/8" = 1'-0"
0 8 16 24 32

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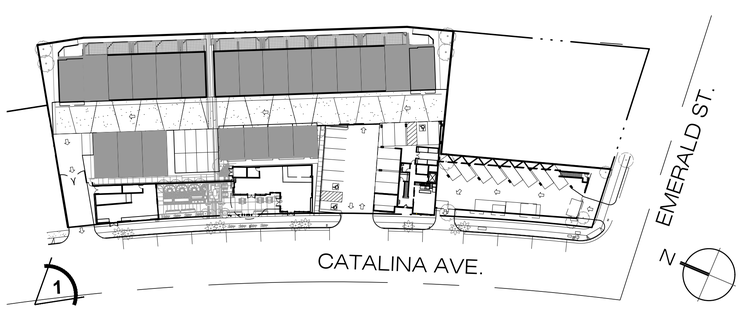
Project. MU210515.00 (B8076) Date.05.13.2022 2.0 C.9



STREET PERSPECTIVE

BEACH CITY CAPITAL
Investments | Planning | Development

CATALINA AVENUE

BEACH CITY CAPITAL | 1221 Hermosa Avenue | Suite 101 | HERMOSA BEACH CA 90254 | P.424.452.6199

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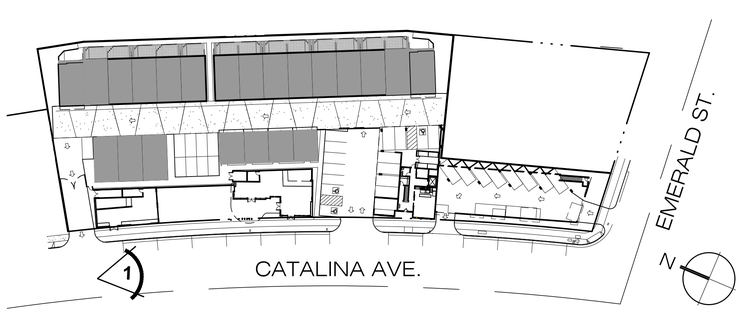
Project. MU210515.00 (B8076) Date.05.13.2022 2.0 B.1



STREET PERSPECTIVE

BEACH CITY CAPITAL
Investments | Planning | Development

CATALINA AVENUE

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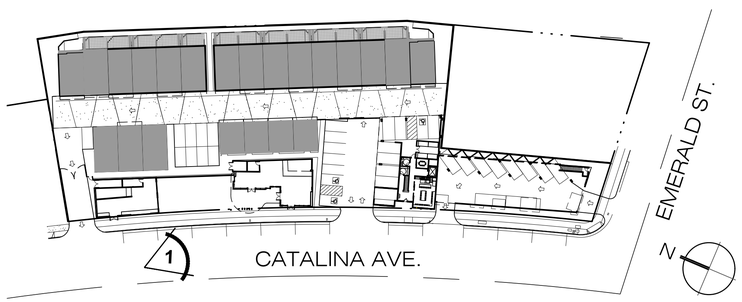
Project. MU210515.00 (B8076) Date.05.13.2022 2.0 B.2



STREET PERSPECTIVE

BEACH CITY CAPITAL
Investments | Planning | Development

CATALINA AVENUE

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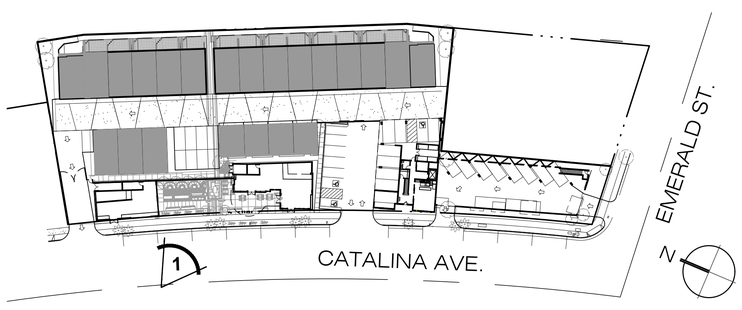
Project. MU210515.00 (B8076) Date.05.13.2022 2.0 B.3



STREET PERSPECTIVE

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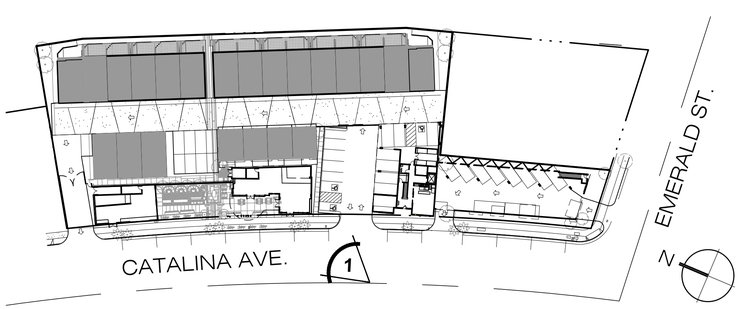
1) Overhead folding doors provide seamless access between interior and courtyard while providing a canopy and entrance marker. Specialty graphics create additional interest at the courtyard after regular business hours.

2) Kids oriented sculptures.

3) Diverse seating areas enhance the user experience.

4) Bicycle parking.

RETAIL - CONCEPTUAL IDEAS



STREET PERSPECTIVE

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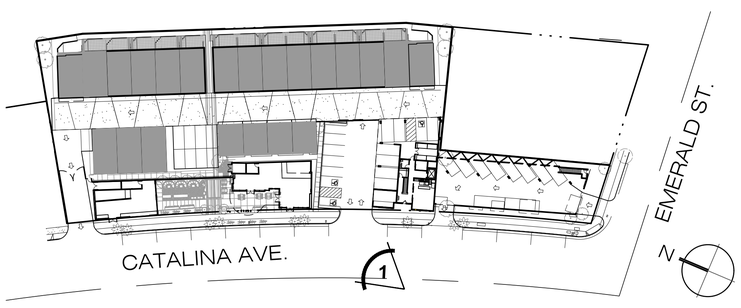
Project. MU210515.00 (B8076) Date.05.13.2022 2.0 B.6



STREET PERSPECTIVE

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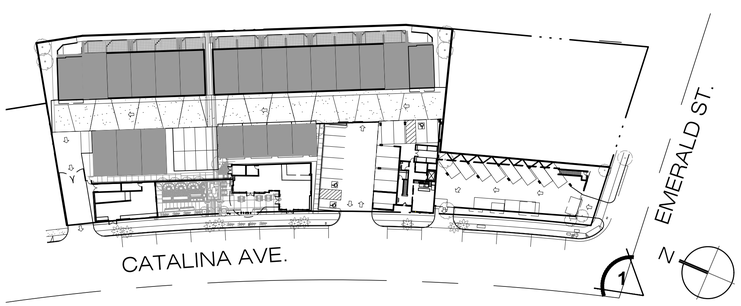
Project. MU210515.00 (B8076) Date.05.13.2022 2.0 B.7



STREET PERSPECTIVE

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Investments | Planning | Development

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Project. MU210515.00 (B8076) Date.05.13.2022 2.0 B.8

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, 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 21st 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 (RBMC 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. (RBMC 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 21st Day of April, 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 reviewed in conjunction with the applications approved by the Planning Commission on April 21, 2022.

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.

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 21st day of April, 2022.

_____
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 21st day of April, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

_____
Brandy Forbes, Planning Director

APPROVED AS TO FORM:

_____
City Attorney's Office

100 – 132 N. Catalina Avenue Project

Exhibit A

CEQA Findings and Statement of Overriding Considerations

I. CEQA Findings

A. Project Description Summary

The project site is located at 100, 112, 116, 124, 126, and 132 North Catalina Avenue in the City of Redondo Beach (City). The project site is relatively flat with an area of 54,739 square feet (sf), or approximately 1.26 acres. The project would involve the demolition of approximately 8,929 sf of existing commercial development located between 112 and 132 North Catalina Avenue (includes full demolition of the building at 116 North Catalina Avenue); rehabilitation and reuse of three commercial buildings at 124, 126, and 132 North Catalina Avenue for further commercial use (i.e., coffee shop and tasting room); rehabilitation and reuse of the building at 112 North Catalina Avenue for residential use; and demolition of the shed located at the rear end of 116 North Catalina Avenue. The project also involves the construction of 22 three-story townhomes, four apartment units in the former Masonic Lodge building (i.e., 112 North Catalina Avenue), and four apartment units in a new three-story apartment building, for a combined total of 30 residential units on the project site. The proposed density bonus project uses State-mandated concessions and development standard waivers and thereby would not require amendments to the City's General Plan, Local Coastal Program, or the Redondo Beach Municipal Code (RBMC) – Coastal Land Use Plan Implementation Ordinance.

These findings have been prepared for the approval of project which involves the construction of the 30 residential units, four units of which would be affordable units and would consist of two townhome units and two apartment units. The 22 townhomes would be situated east of the commercial buildings fronting North Catalina Avenue, whereas the residential apartment building would be adjacent to (south of) the commercial buildings and would front both North Catalina Avenue and Emerald Street. A total of 72 on-site parking stalls, including 66 residential parking spaces (i.e., 44 private garage and 22 at-grade spaces) and six commercial parking spaces (i.e., all standard spaces) would be provided on-site. As a result of reconfiguration of the curb cuts, an additional seven on-street parking spaces would be retained. Parking garages would be equipped with electric vehicle (EV) charging stations. The proposed project would provide 22 bicycle parking spaces for residents and an additional 15 bicycle racks for guests. Pedestrians would be able to

access the commercial and residential buildings on the project site via sidewalks along Emerald Street and North Catalina Avenue and via the proposed internal pathways within the project site. In addition, rehabilitation and reusage of the existing commercial buildings would retain 3,063 sf of commercial/retail space in the form of a 1,279-sf tasting room and a 1,784-sf coffee shop.

The project was considered by both the Preservation Commission and the Planning Commission in materials submitted by the City of Redondo Beach's environmental consultants, which were described orally at the April 13, 2022 Preservation Commission hearing and the April 21, 2022 Planning Commission hearing, and in the written materials included in the respective Administrative Reports.

This project description summary is only intended to provide an overview of the project and should not be interpreted to set the scope of the project approvals, which are controlled by the project's entitlement resolution.

B. Project Objectives

As set forth in Section 2.2 of the Draft EIR (p. 2-1 et seq.) the objectives and purpose of the Project are as follows:

1. To create a high-quality designed townhome and apartment complex that enhances the value of an existing underutilized site through the development of a project that is responsive to market demands that includes at least 26 market-rate units.
2. To realize the City of Redondo Beach's General Plan and Coastal Plan by recognizing the site's underlying R-3 zoning and incorporating multi-family housing into the Master Plan and near the harbor with access to outdoor recreational opportunities.
3. To further the City of Redondo Beach Housing Element policies to support the City's future housing needs by developing new quality multi-family, transit-oriented living options at different income levels including affordable housing units per California State Density Bonus law.
4. To realize the utilitarian benefit of the existing non-conforming commercial buildings with respect to the overall site programming and to ensure economic vitality of the Project through offsetting the costs of construction for the affordable housing units through programming of the commercial spaces as revenue generating, high impact uses.
5. To preserve and reuse portions of three existing commercial buildings of local historic significance by designing the master plan, commercial open space, and vehicular and pedestrian circulation around the buildings' placement.
6. To provide neighborhood serving uses and amenities that cater to City of Redondo Beach residents and encourages pedestrian and bicycle activity through re-programming and reactivating the facades of the existing commercial buildings and providing access to a new shared courtyard and public bike racks.
7. To limit points of ingress/ egress to the site and remove surplus driveway curb cuts to create new on-street public parking spaces available for public access and within walking distance to the marina.
8. To remediate the existing site with little disturbance to historic buildings.

9. To design new residential structures that comply with City of Redondo Beach parking and open space requirements, and to contain parking and open space within each townhome envelope to limit opportunities for large gatherings.
10. To limit construction impact on surrounding uses and existing historic buildings and to control construction costs to maintain project viability though designing new structures with focused construction methods comprised of wood framed buildings at grade which eliminates costly and invasive shoring and structural concrete work.

C. Procedural Compliance with CEQA

The City of Redondo Beach (City), acting as Lead Agency under CEQA, published a Draft EIR on December 2, 2021 and a Final EIR on April 7, 2022 in compliance with CEQA and the CEQA Guidelines, as amended. As allowed for in CEQA Guidelines §15084(d)(2), the City retained a consultant to assist with the preparation of the environmental documents. The City has directed, reviewed, and edited as necessary all material prepared by the consultant, and such material reflects the City's independent judgment and analysis. In addition, an extensive public involvement and agency notification effort was conducted to solicit input on the scope and content of the EIR and to solicit comments on the Draft EIR. Key milestones associated with the preparation of the EIR are summarized below:

- A Notice of Preparation/Initial Study (NOP/IS) for the Draft EIR was circulated from December 2, 2021 until January 18, 2022, during which time approximately 37 responses were received on the NOP/IS. (Draft EIR Appendix A1 and Final EIR Appendix A2-1)

- A scoping meeting held on April 8, 2021 and attended by approximately 20 people. (Draft EIR Appendix A2)

- The Draft EIR was published on December 2, 2021 and circulated for a 45-day comment period, which ended on January 18, 2022.

- The Draft EIR was made available for general public review at the following locations:

  - City of Redondo Beach, Community Development Department, 415 Diamond Street, Door 'E," Redondo Beach, California 90277;

  - City of Redondo Beach, City Clerk, 415 Diamond Street, Redondo Beach, California 90277;

  - Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277;

  - Redondo Beach Public Library - North Branch, 2000 Artesia Boulevard, Redondo Beach, California 90277; and

  - On the City's website (http://redondo.org) by following the link to the 100-132 North Catalina Avenue Project.

- The Draft EIR and Notice of Completion were transmitted the State Clearinghouse and the Notice of Availability was sent to all property owners within 300 feet of the project site and to the last known name and address of all organizations and individuals who previously had

requested such a notice in writing or had attended public meetings about the project and provided their contact information.

- The Final EIR was released on April 7, 2022 and includes:
  - Section 1, *Introduction*, consisting of a summary of the contents of the Final EIR and the environmental review process;
  - Section 2, *Responses to Comments on the Draft EIR,* providing copies of all correspondence and comments received on the Draft EIR, each identified with the agency's or author's name and an alphanumeric reference number to their comment correspondence, along with written responses to the comments;
  - Section 3, *Errata*, consisting of a summary of minor revisions to the information contained in the Draft EIR based on the comments received; and
  - Section 4, *Mitigation Monitoring and Reporting Program*, containing the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project which identifies mitigation measures or the project, the enforcing agency, the actions required by the responsible agency, the implementation period for each measure, and the monitoring period for each measure.
  - The Draft EIR in its entirety, including technical appendices.
- The Notice of Availability of the Final EIR/Public Hearing was published in the Easy Reader newspaper on April 7, 2022. This notice was also sent to all property owners within 1,000 feet of the project site and to the last known name and address of all organizations and individuals who previously had requested such a notice in writing or had attended public meetings about the project and provided their contact information. This notice and copies of the Final EIR were also sent to public agencies who commented on the Draft EIR.
- Notices for the Preservation Commission and Planning Commission public hearings were posted, published and sent in compliance with applicable laws, as outlined in the City Council's resolution recitals.

D. Environmental Impacts and Findings

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:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

2. 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.

3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

The City has made one or more of these specific written findings regarding each significant impact associated with the Project. Those findings are presented below, along with substantial evidence in support of the findings. Concurrent with the adoption of these findings, the City adopts the MMRP for the project, included as Exhibit B.

The EIR included a detailed analysis to determine whether the proposed project and alternatives would result in significant environmental impacts. The EIR discloses the environmental impacts expected to result from construction and operation of the Project and the alternatives, and where appropriate, identifies feasible mitigation measures that would, if implemented, avoid or minimize significant impacts. The mitigation measures identified in the EIR are measures proposed by the lead agencies, responsible or trustee agencies or other persons, that were not proposed as part of the project or alternatives, but that reasonably could be expected to avoid or minimize potential significant adverse impacts if required as conditions of approval (CEQA Guidelines §15126.4(a)(1)(A)).

1. Findings of Environmental Impacts Not Requiring Mitigation

The City finds that the following environmental impacts will result in less than significant impacts without mitigation based on the analysis of direct, indirect, and cumulative impacts for the environmental considerations included in Sections 4.1 through 4.8 of the Draft EIR, and further discussed in Section 2 of the Final EIR, *Response to Comments on the Draft EIR*. An explanation of the rationale for each finding is provided as follows.

Aesthetics

Scenic Vistas

Threshold: Would the project have a substantial adverse effect on a scenic vista?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 21 – 22)

Rationale: The City considers its coastal recreation areas (e.g., beaches, public piers, bikeways, and regional and local parks) as providing important scenic views in the city. The project site is not located on a scenic turnout or other visual access point and is not visible from the beach or harbor areas of Redondo Beach, which are located about 0.3-mile to the southwest and 0.2 mile to the west of the site, respectively, due to the existing multi-family and commercial development between three- and five-stories that block views from the coast to the project site. The closest parks within a 0.5-mile radius of the site include Czulegar Park, Vincent Park, and Veterans Park. While the project site is visible from Czulegar Park, the park's scenic views are facing west towards the Pacific Ocean; the project site is to the southeast of Czulegar Park and is already developed with existing commercial buildings that are surrounded by urbanized development and thus, does not constitute a scenic vista. The proposed townhomes and apartment building would be of similar height (30 feet) to other single- and multi-family residences surrounding the site, which range from one- to five-stories tall. Although there are ocean views along Catalina Avenue, there are no views of scenic resources inside the project site. Therefore, the proposed project would

not significantly obstruct any scenic vistas or views of or from scenic resources in the city. Impacts would be less than significant.

Scenic Resources

Threshold: Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 22)

Rationale: The project site is in an urban area consisting of residential and retail/commercial uses which does not contain any scenic resources such as natural habitats or rock outcroppings, nor is it in proximity to any such resources. The project site is not located on any National Register of Historic Places, California State Historical Landmarks, or California Historical Resources or Points of Interest. The project site is located approximately 300 feet south of the Diamond Apartments, which are listed properties on the National Register of Historic Places. The project abuts the Oklahoma Apartments (c. 1908), located at 305 Emerald Street that is a locally designated Historic Landmark property that may be eligible for listing on the National Register of Historic Places. However, the proposed project would not obstruct any scenic resources visible from or in proximity to a state scenic highway designated by the City of Redondo Beach. While Pacific Coast Highway (PCH) is designated as an eligible scenic highway in other areas, the portion of PCH nearest to the project site (0.1-mile east) is not an eligible or designated scenic highway. Therefore, the project would not substantially degrade views of mature trees, rock outcroppings, or any other scenic resources along or visible from a scenic highway. Impacts would be less than significant.

Visual Character

Threshold: Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 22 – 23)

Rationale: The project is in an urban area of the City that is primarily developed with one- to five-story residential and commercial/retail buildings. Implementation of the project would add residential uses and rehabilitate the site's existing commercial buildings for future commercial uses. While development of the project would change the appearance and use of the project site relative to existing conditions, it is not anticipated to degrade the existing visual character or quality of the site and its surroundings since it would be a compatible use with other existing residential uses in the project area and would upgrade the existing landscaping

and visual quality of the site and, therefore, contribute to an aesthetically enhanced project area. Furthermore, the City's regulatory review procedure provides the City with further assurances for aesthetic review and an opportunity to incorporate additional conditions to increase the aesthetic value of the project. Impacts would be less than significant.

Light and Glare

Threshold: Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 23)

Rationale: Implementation of the project would replace existing lighting with new outdoor on-site lighting for the rehabilitated commercial buildings, proposed townhomes and apartment building, internal walking paths, driveway/garage lights, landscaping, and other safety-related lighting. New residential lighting that is proposed as part of the project would represent an increase in daytime and nighttime lighting at the project site relative to existing lighting associated with commercial uses. However, the light sources would not substantially increase the overall levels of day or nighttime lighting in the area because they would be comparable to existing light levels from the surrounding residences. Furthermore, Catalina Avenue and Emerald Street are already illuminated by street lighting. For these reasons, the proposed project would not result in a substantial new source of light such that day or nighttime views in the area would be adversely affected. Rather, the proposed exterior lighting and building materials would be consistent with those of surrounding uses and would be an important aide to public safety. Furthermore, the design of this project, including its finish, colors, and materials, would be reviewed for approval through the City's review process. Impacts would be less than significant

Agriculture and Forestry Resources

Farmland Conversion

Threshold: Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Finding: No Impact. (Draft EIR, Appendix B, Page 25)

Rationale: The project site is in an urban area of the City and currently consists of commercial and parking uses. The project site is zoned and designated R-3A (Low-Density Multi-Family Residential). According to the California Department of Conservation's (DOC) California Important Farmland Finder, the project site is in an area that does not consist of Farmland. Therefore, the project would not have an impact on designated Farmland.

Williamson Act

Threshold: Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

Finding: No Impact. (Draft EIR, Appendix B, Page 26)

Rationale: The project site consists of commercial and parking uses and is not zoned or designated for agricultural use. In addition, the project site is not under a Williamson Act contract. The project site would not convert farmland to non-agricultural uses; therefore, the proposed project would have no impact with respect to conflicting with agricultural zoning or a Williamson Act contract.

Forestland Zoning

Threshold: Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Finding: No Impact. (Draft EIR, Appendix B, Page 26)

Rationale: The project site consists of commercial and parking uses and is not zoned or designated for forest land or timberland. The project would not conflict with forest land or timberland zoning and no impact would occur.

Loss of Forestland

Threshold: Would the project result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No Impact. (Draft EIR, Appendix B, Page 26)

Rationale: The project site consists of commercial and parking uses and is not zoned or designated for forest land or timberland. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

Conversion of Farmland or Forestland

Threshold: Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Finding: No Impact. (Draft EIR, Appendix B, Page 26)

Rationale: The proposed project does not include the conversion of farmland to non-agricultural uses, forest land to non-forest uses, nor any other change in the existing environment that could result in impacts to Farmland or forest land. No impact would occur.

Air Quality

Air Quality Management Plan

Threshold: Would the project conflict with or obstruct implementation of the applicable air quality plan?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 30 – 31)

Rationale: The growth projections used by the South Coast Air Quality Management District (SCAQMD) to develop the Air Quality Management Plan (AQMP) emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by Southern California Association of Governments (SCAG) in their 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The City has an estimated population of 66,994 with an average household size of 2.3 persons. SCAG estimates that the City's population will increase to 74,400 by 2040, an increase of approximately 11.1 percent or 7,406 persons. The project would generate 130 bedrooms and increase the existing population by approximately 299 residents (an approximately 0.5 percent increase from the existing population) to 67,293, which would be within SCAG's 2040 population forecast. Furthermore, the City has an existing housing stock of 30,892 units, which SCAG forecasts will increase by 2,108 units (an approximately seven percent increase) to 33,000 units by 2040. Construction of the proposed 22 new townhomes and eight apartment units would represent approximately 1.4 percent of this projected increase in housing units, which would not exceed SCAG's 2040 housing units forecast. Therefore, the project would not conflict with the SCAQMD's AQMP and the potential population and housing increase generated by the proposed project would not substantially alter air quality conditions in the Basin and would not generate emissions that would adversely affect regional air quality. Impacts would be less than significant.

Pollutant Emissions

Threshold: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Finding: Less Than Significant. (Draft EIR, Pages 4.1-14 – 4.1-16)

Rationale: Air pollutant emissions from project construction would result from the use of heavy-duty construction equipment, fugitive dust mobilized by export of demolition debris and soil import, and the evaporation of volatile organic compounds from architectural coatings (e.g., paint), among other sources. Based on modeled project emissions, total maximum daily emissions generated by project construction activities would not exceed the SCAQMD regional thresholds for criteria pollutants. In addition, maximum daily on-site emissions would not exceed the SCAQMD Localized Significant Thresholds (LST). Therefore, project

construction would not result in a cumulatively considerable increase of any criteria pollutants for which the region is in non-attainment.

Air pollutant emissions from project operation include area sources (such as consumer products, architectural coatings, and landscaping equipment), energy sources, and mobile sources (i.e., vehicles accessing the site). The proposed project would replace existing uses on the project site and therefore would eliminate operational emissions on the site generated under current conditions. As such, existing operational emissions were subtracted from the project's operational emissions to estimate net new operational emissions. Based on modeled project emissions, neither total project operational emissions nor net new operational emissions would exceed the SCAQMD regional thresholds for criteria pollutants. Therefore, operation of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment. Impacts would be less than significant.

Sensitive Receptors

Threshold: Would the project expose sensitive receptors to substantial pollutant concentrations?

Finding: Less Than Significant. (Draft EIR, Pages 4.1-16 – 4.1-21)

Rationale: Sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases.

Based on modeled project emissions, maximum daily construction emissions of carbon monoxide would be approximately 25 pounds and maximum on-site emissions would be approximately 23 pounds, which would not exceed the SCAQMD's regional threshold (550 lbs/day) or LST (664 lbs/day) for carbon monoxide. Furthermore, operational emissions from area, energy, and mobile sources combined would generate a net increase of approximately 21 pounds of carbon monoxide emissions compared to existing operational emissions, which is below the SCAQMD regional threshold of 550 pounds. Both the SCAQMD's regional thresholds and LSTs are designed to be protective of public health. Based on the low background level of carbon monoxide in the project area, ever-improving vehicle emissions standards for new cars in accordance with State and federal regulations, and the project's low level of operational carbon monoxide emissions, the project would not create new hotspots or contribute substantially to existing hotspots. Localized air quality impacts related to carbon monoxide hot spots would be less than significant.

The project's construction activities would result in short-term diesel particulate matter (DPM) emissions associated with exhaust emissions from off-road, heavy-

duty diesel equipment for site preparation grading, building construction, and other construction activities. Maximum daily on-site $PM_{2.5}$ emissions during grading would be approximately two pounds per day, which would not exceed the SCAQMD LST of three pounds per day that is designed to be protective of human health. $PM_{2.5}$ emissions would decrease for the remaining phases of the construction period because construction activities such as building construction and paving would require less construction equipment. There would be no residual emissions or corresponding individual cancer risk after project construction is complete and on-site construction activities cease. Therefore, DPM generated by project construction is not expected to create conditions where the probability that the Maximally Exposed Individual would contract cancer is greater than ten in one million or to generate ground-level concentrations of non-carcinogenic toxic air contaminants (TAC) that exceed a Hazard Index greater than one for the Maximally Exposed Individual. As such, project construction would not expose sensitive receptors to substantial TAC emissions, and impacts would be less than significant. Upon completion of construction, the project does not propose routine operational activities that would generate substantial TAC emissions.

Operation of the proposed project would not result in any nonpermitted direct emissions (e.g., those from a point source such as diesel generators) or result in a substantial increase in diesel vehicles (i.e., delivery trucks) over existing baseline conditions because the proposed project does not include the types of uses that generate substantial TAC emissions (e.g., distribution centers, rail yards, ports, refineries, etc.). As such, project operation would not expose sensitive receptors to substantial TAC emissions, and impacts would be less than significant.

The proposed project would add residential land uses to the project site that would result in new sensitive receptors on the site. A Health Risk Assessment (HRA) was prepared to assess the potential health effects associated with TAC emissions from Pacific Coast Highway (SR-1), located approximately 540 feet east of the project site. The results of the HRA indicate that the proposed residential use of the site would not expose future on-site residents to significant excess cancer risks associated with vehicle emissions based on SCAQMD health risk guidelines and existing vehicle travel on SR-1. Impacts would be less than significant.

Other Adverse Emissions

Threshold: Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 32)

Rationale: Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the project, which would be attributable to

concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors would disperse rapidly from the project site, generally occur at magnitudes that would not affect substantial numbers of people and would be limited to the construction period. Impacts associated with odors during construction would be temporary and less than significant. With respect to operation, the SCAQMD's CEQA Air Quality Handbook identifies land uses associated with odor complaints as agricultural uses, wastewater treatment plants, chemical and food processing plants, composting, refineries, landfills, dairies, and fiberglass molding. Residential and commercial uses are not identified on this list and no odor-producing uses are in the project vicinity. In addition, solid waste generated by the proposed on-site uses would be collected by a contracted waste hauler, ensuring that odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people, and impacts would be less than significant.

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.1-21)

Rationale: The SCAQMD's approach to determining cumulative air quality impacts for criteria air pollutants is to first determine whether the proposed project would result in a significant project-level impact to regional air quality based on the SCAQMD significance thresholds. There is one project currently under development within the vicinity of the project site, the Foundry Project. The Foundry Project is located at the intersection of 190th Street and Fisk Lane in Redondo Beach, approximately 2.2 miles northeast of the project site, and involves the demolition of existing industrial and retail/commercial buildings and construction of 36 two-story condominium homes. The Foundry Project would generate air pollutant emissions during construction and operation; however, the Foundry Project's IS-MND determined that no significant air quality impacts would occur. The proposed project would be consistent with the SCAQMD 2016 AQMP and would not result in significant impacts to air quality during construction and operation. Although multiple construction projects, including the Foundry Project, could be occurring simultaneously in the project site vicinity, the proposed project would not combine with other projects to result in a significant cumulative air quality impact because maximum daily emissions generated by construction of the proposed project would not exceed SCAQMD thresholds. Therefore, per SCAQMD guidance, the project would not result in a cumulatively considerable contribution to cumulative air quality impacts.

Biological Resources

Riparian Habitat

Threshold: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or

special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: No Impact. (Draft EIR, Appendix B, Page 35)

Rationale: The project is in a developed urban area and is not located within a vegetated or open space area. The only vegetation present on site is landscaping, consisting of sparse, ornamental shrubs and planted trees. These existing trees and shrubs do not constitute a sensitive natural community. Additionally, there is no riparian habitat on or near the project site. Therefore, the proposed project would not have a substantial adverse effect on riparian habitat or other sensitive natural communities as none exist on the site or in nearby areas. No impact would occur.

Wetlands

Threshold: Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means

Finding: No Impact. (Draft EIR, Appendix B, Page 35)

Rationale: No riparian habitats, wetlands, or other water features have been identified on or adjacent to the project site. Furthermore, the project site does not include any discernable drainage courses, inundated areas, wetland vegetation, or hydric soils. As a result, no state or federally protected wetlands or other waters that may be considered jurisdictional by the California Department of Fish and Wildfire (CDFW), United State Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) occur on or adjacent to the project site. Therefore, the proposed project would not directly or indirectly have a substantial adverse effect on State or federally protected wetlands or other jurisdictional waters. No impact would occur.

Wildlife Movement

Threshold: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Finding: No Impact. (Draft EIR, Appendix B, Pages 35 – 36)

Rationale: The site is separated from any open space areas by existing development and roadways. The project site does not contain any natural communities or habitat areas that would be expected to support populations of native wildlife nurseries or movement. While the project site contains trees, these trees are ornamental and are not a part of larger habitat area; they are surrounded by development and do not form a natural community or constitute a habitat area. Due to their fully developed nature, the project site and surrounding area do not contain any natural or physical features that connect habitat areas, and impacts to the

movement of native or resident species or on the use of native wildlife nursery sites resulting from the proposed project are not expected. Therefore, no impact would occur.

Local Policies and Ordinances

Threshold: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 36)

Rationale: Street tree species, size, spacing, and planting standards will be subject to approval of the Superintendent of Parks. The Superintendent of Parks shall select street trees taking into consideration the following criteria: that the selected tree as proposed to be located will not harm public sidewalks, streets, and infrastructure; that the tree is consistent with water conservation objectives; that the tree requires low maintenance and no pesticides; that the tree will enhance the visual character and identity of City streets; and that the tree complements appropriate existing street trees. The City does not have any additional ordinances or polices protecting biological resources. Removal of street trees due to project implementation would be completed in accordance with Section 10-2.1900 of the City's Municipal Code. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, and the impact would be less than significant.

Habitat Conservation Plans

Threshold: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: No Impact. (Draft EIR, Appendix B, Page 36)

Rationale: There are no adopted Habitat Conservation or Natural Community Conservation Plans in the City of Redondo Beach. Further, there are also no approved local, regional, or state habitat conservation plans in the City. Therefore, no impacts would occur.

Cultural Resources

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Pages 4.3-25 – 4.3-26)

Rationale: The only planned or pending project is the Foundry Project, approximately 2.2 miles northeast of the project site. The area to analyze cumulative impacts to cultural resource includes the project site and immediately adjacent areas that could be indirectly affected. The potential for uncovering significant archaeological (prehistoric and historic) and/or tribal cultural resources within

the project area during earthmoving construction activities is unknown. However, the proposed project would involve redevelopment of already graded and developed sites in an urban area. The project would result in a less than significant impact to historic resources, archaeological, and tribal cultural resources, as well as human remains with mitigation identified above. As such, the proposed project would not contribute to cumulative impacts on cultural resources in the project vicinity. In addition, individual development proposals are reviewed separately by the appropriate jurisdiction and undergo environmental review when it is determined that the potential for significant impacts exist. In the event that future cumulative projects would result in impacts to known or unknown cultural resources, impacts to such resources would be addressed on a case-by-case basis. Future cumulative projects would also be required to comply with existing regulatory requirements related to the unanticipated discovery of cultural resources and human remains. Therefore, impacts related to cultural resources would not be significant and the proposed project would not make a considerable contribution to cumulative cultural resource impacts.

Energy

Energy Consumption

Threshold: Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 39 – 42)

Rationale: Energy use during construction would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of California Code of Regulations Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes and would minimize unnecessary fuel consumption. Construction equipment would be subject to the United States Environmental Protection Agency (USEPA) Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption. Furthermore, per applicable regulatory requirements such as California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11), the project would comply with construction waste management practices to divert a minimum of 65 percent of construction and demolition debris. These practices would result in efficient use of energy necessary to construct the project. In the interest of cost-efficiency, construction contractors also would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and the construction-phase impact related to energy consumption would be less than significant.

Though the project would result in increased energy consumption compared to existing uses, the project would comply with all standards established in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the 2019 Building Energy Efficiency Standards (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the Energy Commission. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The standards are updated every three years and each iteration is more energy efficient than the previous standards. To help achieve Title 24 reduction targets, the project applicant proposes to incorporate several energy efficient features into overall project design. Energy efficient design features include use of passive solar by including large windows, energy-efficient appliances and lighting, high-efficiency irrigation systems, water-efficient indoor fixtures throughout the project site, rooftop solar panels, and water-efficient landscaping irrigation. Approximately ten percent of the project's total parking would be equipped with EV charging outlets. In addition, the project would include 15 common and 22 private on-site bicycle parking spaces. Operation of the project would consume fuel, natural gas, and electricity; however, the project would conform to the latest version of California's Green Building Standards Code and Building Energy Efficiency Standards and would therefore not lead to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

Energy Efficiency Plans

Threshold: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 42)

Rationale: The City of Redondo Beach has not adopted a renewable energy or energy efficiency plan; however, the City has adopted a Climate Action Plan (CAP) which contains policies for the conservation of energy resources. The project would be designed to comply with the performance levels of the latest version of the California Green Building Standards Code, which would reduce energy consumption compared to standard building practices. The proposed project would be required to comply with the residential and nonresidential mandatory measures in the 2019 California Green Building Standards Code, Title 24, Part 11. The proposed project would also be required to comply with the energy standards in the California Energy Code, Part 6 of the California Building Standards Code (Title 24). Measures to meet these energy standards may include

rooftop solar panels, low-flow plumbing fixtures, water-efficient irrigation systems, high-efficiency HVAC and hot water storage tank equipment, and lighting conservation features. The project would not conflict with the policies and goals, including energy efficiency-related measures, of the CAP. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

Geology and Soils

Fault Rupture

Threshold: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 44)

Rationale: The project site is located in a seismically active area of southern California; however, according to the California Geological Survey (CGS), the project site is not located in an Alquist-Priolo Fault Zone. There are no faults present on the project site, and the nearest fault to the project site is the Palos Verdes Fault Zone, located less than two miles southwest of the site.

To reduce geologic and seismic impacts, the City's General Plan Environmental Hazards/Natural Hazards Element includes goals, objectives, and policies intended to reduce death, injuries, damage to property, and economic and social dislocation due to earthquakes and related geologic hazards. In addition, the project would comply with the CBC (Title 24), which establishes minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The impact to people, buildings, or structures from fault rupture would be reduced by the required conformance with applicable building codes and accepted engineering practices. Nonetheless, due to the project's location from an Alquist-Priolo mapped zone, the project would not directly or indirectly cause potential adverse effects related to rupture of a known earthquake fault. Potential impacts would be less than significant.

Seismic Ground Shaking

Threshold: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 44 – 45)

Rationale: The project site is situated in the seismically active Southern California Region and is therefore susceptible to ground shaking during a seismic event. Although the nearest mapped fault (i.e., the Palos Verdes Fault Zone) is located less than two miles southwest of the site, strong ground shaking at the site may occur in the event of a sufficiently large earthquake on this or other nearby faults, such as the Newport-Inglewood Fault located approximately eight miles northeast of the site.

The City's General Plan Environmental Hazards/Natural Hazards Element includes goals, objectives, and policies intended to reduce death, injuries, damage to property, and economic and social dislocation due to earthquakes and related geologic hazards. The City also regulates development through the requirements of the CBC. The earthquake design requirements of the CBC consider the occupancy category of the structure, site class, soil classifications, and various seismic coefficients. The CBC provides standards for various aspects of construction, including but not limited to excavation, grading, earthwork, construction, preparation of the site prior to fill placement, specification of fill materials, fill compaction and field testing, retaining wall design and construction, foundation design and construction, and seismic requirements. It includes provisions to address issues such as (but not limited to) construction on expansive soils and soil strength loss. In accordance with California law, project design and construction would be required to comply with provisions of the CBC. Because the project would comply with the CBC and because the project would not exacerbate existing ground shaking hazards, impacts related to seismically induced ground shaking would be less than significant.

Liquefaction

Threshold: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 45)

Rationale: Liquefaction is a process whereby soil is temporarily transformed to fluid form during intense and prolonged ground shaking or because of a sudden shock or strain. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. According to the CGS, the project site is not located in a liquefaction zone. Based on the findings in the geotechnical study, groundwater was not encountered during boring activities within the project site, which reached depths of up to 50 feet below ground surface. Design and construction of the proposed project would conform to the current seismic design provisions of the CBC. The 2019 CBC incorporates the latest seismic design standards for structural loads and materials, as well as provisions from the National Earthquake Hazards Reduction Program, to mitigate losses from an earthquake and provide for the latest in earthquake safety. While the project would be susceptible to

seismic activity given its location within a seismically active area, the project would be required to minimize this risk, to the extent feasible, through the incorporation of applicable CBC standards. Therefore, the potential effects of differential settlement as a result of liquefaction would be reduced to a less than significant level.

Landslides

Threshold: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 45)

Rationale: According to the CGS, the project site is not located in an area subject to landslides caused by earthquakes, nor is it downslope from an area subject to seismically induced landslides. The project site and surrounding area are relatively flat. Implementation of the project would not exacerbate the existing risk of earthquake-induced landslides in the immediate vicinity because the project would not directly result in a seismic event or destabilize soils prone to landslide. Therefore, the risk of earthquake-induced landslides at the project site is low and impacts would be less than significant.

Soil Erosion

Threshold: Would the project result in substantial soil erosion or the loss of topsoil?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 45 – 46)

Rationale: Construction activities involving soil disturbance, such as excavation, stockpiling, and grading could result in increased erosion and sediment transport by stormwater to surface waters. Fugitive dust caused by strong wind and/or earth-moving operations during construction would be minimized through compliance with SCAQMD Rule 403, which prohibits visual particulate matter from crossing property lines. Standard practices to control fugitive dust emissions include watering of active grading sites, covering soil stockpiles with plastic sheeting, and covering soils in haul trucks with secured tarps. Furthermore, construction of the proposed project would be required to comply with a Construction General Permit, which is issued by the State Water Resources Control Board (SWRCB). The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP), which outlines best management practices (BMP) to reduce erosion and topsoil loss from stormwater runoff. Compliance with the Construction General Permit would ensure that BMPs are implemented during construction and minimize substantial soil erosion or the loss of topsoil. Impacts would be less than significant.

Unstable Soils

Threshold: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 46)

Rationale: Although the proposed project is in a seismically active area, the project site is not located on unstable soils or a geologic unit at risk for liquefaction or landslides. The project site consists of compact, relatively flat land that is surrounded by developed land. According to the Geotechnical Engineering Investigation, artificial fill underlying the project site consists of moist, medium dense, dark brown fine-grained silty sands to approximately three feet below ground surface. Artificial fill is underlain by native alluvial soils; consisting of moist to very moist, medium dense to very dense, yellowish-brown to dark brown, fine to medium-grained silty sands. Construction and operation of the proposed project would not involve activities known to cause or trigger subsidence and is not anticipated to adversely affect soil stability or increase the potential for local or regional landslides, subsidence, liquefaction, or collapse. Lastly, the project would comply with CBC requirements. Because the project would not create or exacerbate conditions related to unstable soils, impacts would be less than significant.

Septic Tanks

Threshold: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Finding: No Impact. (Draft EIR, Appendix B, Page 47)

Rationale: The proposed project would be served by the City's existing sewer system and no septic tanks are proposed for the project. Therefore, there is no potential for adverse effects due to soil incompatibility with septic tanks. No impact would occur.

Greenhouse Gas Emissions

Emission Generation

Threshold: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 54 – 59)

Rationale: Project construction is assumed to occur over a period of approximately two years and would become operational in 2024. Based on the California Emissions Estimator Model modeling results, construction activities for the project would

generate an estimated 826 metric tons (MT) of carbon dioxide equivalents (CO_2e). Amortized over a 30-year period (the assumed life of the project per SCAQMD guidance), project construction would generate about 28 MT of CO_2e per year. In addition, implementation of the proposed project would result in a net increase of 336 MT of CO_2e per year on the project site compared to existing uses. Because the proposed project would not conflict with plans and policies aimed at reducing GHG emissions (refer to following discussion), either directly or indirectly, that may have a significant impact on the environment, impacts would be less significant.

Emission Reduction Plans

Threshold: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 54 – 59)

Rationale: The project would be consistent with the 2017 Scoping Plan's emission reduction goals through project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and installing energy-efficient LED lighting, water-efficient faucets and toilets, and water efficient landscaping and irrigation. The proposed project would also be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Most of the goals, measures, and sub strategies in the City's CAP are directed towards City initiated projects and not specific individual development projects. However, the project would result in a net decrease of GHG emissions compared to the existing developments on-site. As such, the project would not conflict with the City's CAP, which is intended to reduce citywide emissions. Furthermore, the project would be consistent with applicable goals and measures to reduce GHG emissions contained within the City's CAP. Because the proposed project would not conflict with plans and policies aimed at reducing GHG emissions, impacts would be less significant.

Hazards and Hazardous Materials

Hazardous Materials

Threshold: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 62)

Rationale: Project construction would involve the use of potentially hazardous materials such as construction equipment and vehicles which use fuels and fluids that could be released should an accidental leak or spill occur. However, standard construction BMPs for the use and handling of such materials would be

implemented to avoid or reduce the potential for such conditions to occur. Any use of potentially hazardous materials utilized during construction of the proposed project would be subject to all local, State, and federal regulations regarding the handling of potentially hazardous materials. In addition, arsenic was historically use on the project site to prevent pest infestation and control weeds along railroad tracks. Consequently, soil treatment or removal during construction of the project are proposed to eliminate the potential risk of arsenic leaching to groundwater beneath the site; and the project would include barriers to avoid dermal contact during construction and dust generation would be implemented to minimize potential exposure to construction workers. The applicant would also be required to obtain a waste discharge requirement permit from the California Environmental Protection Agency Los Angeles RWQCB for the proposed treatment and reuse of onsite arsenic-affected soil. Therefore, the primary method of remediation of the arsenic would be on-site treatment, so any transport during construction of the project would be minimal and would not create a significant hazard to the public.

Operation and maintenance of the proposed project would likely involve the use of common household materials such as cleaning and degreasing solvents, fertilizers, and pesticides. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies related to storage, use, and disposal of hazardous materials. The transport, use, and storage of hazardous materials during construction of the project would be subject to all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Upon compliance with all applicable regulations and standards, potential impacts would be less than significant.

Hazard Near Schools

Threshold: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 63)

Rationale: The nearest school is Redondo Union High School, located approximately 0.4-mile southwest of the project site. As discussed under impact discussion *a.* of this section, the transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. The construction of the project, and associated air pollutant emissions, would be temporary and less than significant. Furthermore, operation and maintenance of

the proposed project would likely involve the use of common household materials comparable to those materials already in use in the project site vicinity. Therefore, emissions or hazardous materials releases near Redondo Union High School would be less than significant.

Public Airports

Threshold: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Finding: No Impact. (Draft EIR, Appendix B, Page 63)

Rationale: The project site is not located within two miles of a public airport. The airports nearest to the project site are Zamperini Field located 3.9 miles southeast of the site and Los Angeles International Airport located approximately 6.5 miles north-northwest of the site. According to the Los Angeles Airport Land Use Commission (ALUC) Airport Land Use Plan, the site is not located in either of the airports' hazard areas. Furthermore, there are no private airstrips in the vicinity of the project site. Therefore, the project would not result in safety hazards related to airports for people residing or working at the project site and its vicinity. No impact would occur.

Emergency Plans

Threshold: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: No Impact. (Draft EIR, Appendix B, Pages 63 – 64)

Rationale: During construction, temporary and occasional lane closures may be required, however two-way traffic would still be maintained at construction entry points. Although the project would result in an increase in density of land use at the project site, it would not modify existing roadways in the vicinity. Vehicles would be able to access the project site via Emerald Street for the southernmost residential building and North Catalina Avenue for the remaining residential and commercial buildings. Implementation of the proposed project would not create new obstructions to an emergency response plan or evacuation plan. In addition, the project would not result in inadequate emergency access because it would be subject to Fire Department review of site plans, site construction, and the actual structures prior to occupancy to ensure that required fire protection safety features, including building sprinklers and emergency access, are implemented. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. No impact would occur.

Wildland Fires

Threshold: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Finding: No Impact. (Draft EIR, Appendix B, Page 64)

Rationale: The project site is in an urban area of the City of Redondo Beach. Undeveloped wildland areas are not located in proximity to the project site. The project site is not located in a "Fire Hazard Severity Zone" or "Very High Hazard Severity Zone" for wildland fires. Therefore, the project would not expose people or structures to a significant risk of loss injury or death involving wildland fires. No impact would occur.

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.5-9)

Rationale: Cumulative development in Redondo Beach could have the potential to place people in areas with risk of accidents involving hazardous materials and health hazards associated with hazardous materials by developing and/or redeveloping areas that may have previously been contaminated. However, as analyzed in this section of the EIR, implementation of the proposed project would not result in significant impacts related to human exposure to hazardous materials. Demolition activities involving structures that may contain lead or asbestos would be required to comply with mitigation measures that would ensure the proposed project would not accidentally release these hazardous materials to the environment. Likewise, the proposed project would comply with mitigation that requires proper remediation of contaminated soils on the project site and the construction of a soil vapor barrier in accordance with the recommendations of the Soil Vapor Extraction and Soil Treatment Workplan for the proposed project. In addition, operation of the proposed project would not involve the use, storage, emissions, or generation of significant quantities of hazardous materials and hazardous waste, and would not subject nearby residents, workers, and students to risk from accidents involving hazardous materials.

In addition, there are no nearby projects that would have the potential to produce significant hazards or hazardous materials impacts that would directly interact with those of the proposed project in a way that would produce a cumulatively significant impact. Planned and pending projects in the vicinity of the project site consist of The Foundry project located approximately 2.2 miles northeast of the project site. Therefore, operation of the proposed project and other planned and pending projects in the vicinity is not anticipated to involve the use, storage, generation, and or emissions of significant quantities of hazardous materials that could impact the environment and pose a safety risk to people.

As with the proposed project, hazard evaluations for construction of other projects in the vicinity of the project site would need to be completed on a case-by-case basis. Similar to the proposed project, if soil and groundwater contamination or lead or asbestos are found to be present on sites of planned and future development, these conditions would require appropriate mitigation and compliance with existing applicable local, State, and federal regulations. Compliance with applicable regulations and implementation of appropriate project-level remedial action on contaminated sites would reduce potential cumulative impacts associated with project construction to a less than significant level.

Hydrology and Water Quality

Water Quality Standards

Threshold: Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 66)

Rationale: The existing site is almost entirely developed with commercial uses and is surrounded by residential and commercial uses in an urban area. Drainage is collected in existing paved parking lots and at downspouts on existing structures. Stormwater is then directed to the City's existing stormwater system via curb gutters near the intersection of North Catalina Avenue and Emerald Street. Construction of the proposed project would involve removal of a few ornamental trees. However, the project would incorporate landscaping at the eastern and southwestern areas of the project site, which increase permeable surface area on-site. Therefore, upon completion, the proposed project would not increase existing stormwater flows off the site and would not affect water quality. In addition, the proposed project would be required to comply with all established regulations under the National Pollution Discharge Elimination System (NPDES) permitting program to control both construction and operation stormwater discharges. Under the permit, the project applicant would be required to eliminate or reduce non-stormwater discharges to waters of the nation, develop and implement a SWPPP for project construction activities, and perform inspections of the stormwater pollution prevention measures and control practices to ensure conformance with the SWPPP. Further, the applicant would be required to implement all applicable source control BMPs to reduce water-quality impacts as listed under the NPDES permit. The project would also be required to comply with various sections of the RBMC that regulate water quality, including Title 5, Chapter 7, Stormwater Management and Discharge Control.

As required by the City's Municipal Code and NPDES permit, construction activities on the project site would use a series of BMPs to reduce erosion and sedimentation and the construction contractor would be required to operate and

maintain these controls throughout the duration of construction. Because the proposed project includes additional permeable surface area that would improve infiltration and stormwater quality and would comply with all applicable local and federal stormwater drainage requirements, impacts would be less than significant.

Groundwater Supplies

Threshold: Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 67)

Rationale: The City receives its water service from the California Water Service Company (Cal Water), which has provided water service to the community since 1927. Part of Cal Water's water supply comes from groundwater, which comes from two adjudicated basins, the West Coast Basin and the Central Basin, which limit groundwater pumping to safe yield amounts. Safe yield is based upon a calculation of the rate of groundwater replenishment, as explained in Cal Water's 2015 Urban Water Management Plan (UWMP) for the Rancho Dominguez District. As shown in the Low-Impact Development (LID) Plan, the project would increase permeable surfaces on-site and include landscaping at the eastern and southwestern areas of the project site. Compared to existing conditions, the increase of landscaped area under the proposed project would increase infiltration and groundwater recharge and reduce the amount of surface runoff. In addition, according to the 2015 UWMP, the Cal Water would be able to provide reliable water supplies for an average year, single dry year, and multiple dry years for its existing and planned supplies. Therefore, the proposed project would be served by existing water supplies and would not result in an exceedance of safe yield or a significant depletion of groundwater supplies. Impacts would be less than significant.

Erosion or Siltation

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 67)

Rationale: The project site is generally flat, with minimal elevation change across the site. The project site does not contain any streams, rivers, or other drainage features. The project site is developed with commercial buildings and surface parking lots and is almost entirely paved with impermeable surfaces. According to the LID Plan, the project would increase permeable surfaces on-site and include

landscaping at the eastern and southwestern areas of the project site. Therefore, runoff leaving the project site would be reduced when compared to existing conditions. Furthermore, the proposed project would comply with the City's urban runoff requirements as stated in the City's Municipal Code, the applicant would be required to comply with the site-specific LID Plan, which would reduce the quantity and level of pollutants from runoff leaving the project site. Therefore, impacts related to erosion and siltation would be less than significant.

Flooding

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 68)

Rationale: The project site is developed with commercial buildings and surface parking lots and is almost entirely paved with impermeable surfaces. According to the LID Plan, the project would include landscaping at the eastern and southwestern areas of the project site and would, therefore increase pervious surfaces, reducing the volume of runoff from the site when compared to existing conditions. In addition, any runoff from the site would be conveyed into the existing drainage system and the project would not substantially change the site's drainage patterns and would not alter a stream, river or other drainage course in a manner that would result in flooding or redirect flood flows. Furthermore, the proposed project would comply with the City's urban runoff and drainage requirements as stated in the RBMC and would be required to comply with the site-specific LID, which would reduce the amount of runoff leaving the site. The proposed project would not increase runoff such that flooding would occur, and impacts would be less than significant.

Stormwater Drainage Systems

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 68)

Rationale: The project site is generally flat, with minimal elevation changes across the site. The project site does not contain any streams, rivers, or other drainage features. The project site is developed with commercial buildings and is almost entirely paved with impermeable surfaces. The project would increase permeable

surfaces on-site and include landscaping at the eastern and southwestern areas of the project site. Therefore, as the proposed project would be required to comply with the site-specific LID and the City's urban runoff requirements as stated in the RBMC, runoff leaving the project site would be reduced when compared to existing conditions.

The proposed project would comply with the City's urban runoff requirements as stated in the City's Municipal Code, which would reduce the quantity and level of pollutants in runoff leaving the project site. Therefore, the proposed project would not create runoff that would exceed the capacity of the storm drain system and would not provide a substantial additional source of polluted runoff. Impacts would be less than significant.

Flood Flows

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 68)

Rationale: The project site is developed with commercial buildings and surface parking lots and is almost entirely paved with impermeable surfaces. Under the proposed project, the project site would be redeveloped from its current condition by rehabilitating and repurposing four of the five existing commercial buildings and constructing 22 new townhomes and eight apartments. According to the LID Plan, the project would include landscaping at the eastern and southwestern areas of the project site and would, therefore increase pervious surfaces, reducing the volume of runoff from the site when compared to existing conditions. In addition, any runoff from the site would be conveyed into the existing drainage system and the project would not substantially change the site's drainage patterns and would not alter a stream, river or other drainage course in a manner that would result in flooding or redirect flood flows. Furthermore, the proposed project would comply with the City's urban runoff and drainage requirements as stated in the RBMC and would be required to comply with the site-specific LID, which would reduce the amount of runoff leaving the site. The proposed project would not increase runoff such that flooding would occur, and impacts would be less than significant.

Flood Hazard

Threshold: In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Finding: No Impact. (Draft EIR, Appendix B, Page 69)

Rationale: The project site is not located near any dams, levees, or other major bodies of water that could produce seiche impacts at the project site. The project site is located approximately 900 feet from the Pacific Ocean and, according to the California DOC is not inside the boundaries of any regional tsunami impact areas. No impact would occur.

Water Quality and Groundwater Plans

Threshold: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 69)

Rationale: The project would be served by Cal Water, which maintains a UWMP. Cal Water utilizes water treatment facilities to ensure water quality standards and goals are met. Both the proposed residential and commercial uses on the project site are not considered point source generators of water pollutants and would not interfere with the ability of Cal Water to maintain water quality standards per the UWMP. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Land Use and Planning

Established Communities

Threshold: Would the project physically divide an established community?

Finding: No Impact. (Draft EIR, Appendix B, Page 71)

Rationale: Vehicular access to the proposed townhome buildings and associated at-grade parking would be provided via North Catalina Avenue and the proposed interior alleyway. Vehicular access to the at-grade parking associated with the proposed residential apartment building would be provided via Emerald Street and North Catalina Avenue. The project does not include any new roads, development or infrastructure that has the potential to divide any established communities. No impact would occur.

Conflicts With Plans

Threshold: Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 71)

Rationale: The proposed site is zoned and designated R-3A (Low-Density Multi-Family Residential). The R-3A zone and land use designation permit low-density multi-family residential land uses, including townhomes and apartment buildings. In addition, the proposed project has applied for a Density Bonus

concession/incentive to adaptively reuse the existing commercial buildings currently on-site. Furthermore, the proposed project only involves residential and commercial uses. Therefore, the project is consistent with the existing land use designation and impacts would be less than significant.

Mineral Resources

Regional and Statewide Mineral Resources

Threshold: Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Finding: No Impact. (Draft EIR, Appendix B, Page 73)

Rationale: The California Surface Mining and Reclamation Act of 1975 (SMARA) was enacted to promote conservation and protection of significant mineral deposits. According to the California Department of Conservation Mineral Land Classification Maps, the project site is in an area with MRZ-3 designation, indicating that the area may contain mineral deposits; however, the significance cannot be evaluated using available data. Given the existing conditions of the site and the nature of the project, extensive excavations, which may impact mineral resources at moderate depths, are not proposed and is thus unlikely to result in an impact related to the loss of availability of a known mineral resource.

Locally-Important Mineral Resource

Threshold: Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Finding: No Impact. (Draft EIR, Appendix B, Page 73)

Rationale: The California SMARA of 1975 was enacted to promote conservation and protection of significant mineral deposits. According to the California Department of Conservation Mineral Land Classification Maps, the project site is in an area with MRZ-3 designation, indicating that the area may contain mineral deposits; however, the significance cannot be evaluated using available data. Given the existing conditions of the site and the nature of the project, extensive excavations, which may impact mineral resources at moderate depths, are not proposed and is thus unlikely to result in an impact related to the loss of availability of a known mineral resource.

Noise

On-Site Operation (Permanent) Noise

Threshold: Would the project result in generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Less Than Significant. (Draft EIR, Page 4.6-15)

Rationale: The primary on-site noise sources associated with operation of the proposed project would include noise from delivery trucks, trash hauling trucks, HVAC units, and persons associated with outdoor areas such as conversation on residential balconies/patios or at street-facing seating areas along North Catalina Avenue. Delivery and trash-hauling services are already typical occurrences associated with existing uses in the developed project area. Therefore, delivery and trash-hauling trucks would not result in a substantial permanent increase in ambient noise levels in excess of the when compared to ambient noise levels without the project. Based on project plans, the nearest HVAC units to off-site receivers would be located at the townhome rooftops, typical of multi-family residential construction. With attenuation over a 34-foot distance to the nearest off-site sensitive receiver, a rooftop HVAC unit would result in a noise level of approximately 43 dBA at these property lines. These noise levels would be below the City's daytime (i.e., 55 dBA) and nighttime (i.e., 50 dBA) exterior noise limits for multi-family residences, as established by Section 4-24.301 of the City's Municipal Code. Furthermore, on-site conversational noise would be similar to those of existing residences in the vicinity and would result in a negligible change to existing noise levels. Moreover, traffic noise from North Catalina Avenue would dominate conservational noise from outdoor seating areas associated with project commercial uses. Noise from outdoor conversations would be an intermittent and temporary noise source, which would typically be concentrated around less-sensitive daytime hours.

On-site operational noise generated by the project would not exceed the City's exterior noise limits and interior noise standards identified by Sections 4-24.301 and 4-24.401, respectively, of the City's Municipal Code. Impacts would be less than significant.

Off-Site Operation (Permanent) Noise

Threshold: Would the project result in generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Less Than Significant. (Draft EIR, Page 4.6-16)

Rationale: The project would generate new vehicle trips and incrementally increase traffic on area roadways, particularly on North Catalina Avenue and Emerald Street. According to the traffic volumes for area roadways included in the Transportation Impact Study, the segment of North Catalina Avenue between Diamond Street and Emerald Street carries 1,315 vehicles during the a.m. peak hour while the segment of Emerald Street east of North Catalina Avenue carries 107 vehicles during the a.m. peak hour. Based on the project's trip distribution, operation of

the project would add 66 a.m. peak hour trips to North Catalina Avenue (increasing the existing volume by approximately five percent) and 44 a.m. peak hour trips to Emerald Street (increasing the existing volume by approximately 41 percent). These respective trip additions would increase traffic noise by less than 0.5 dBA along North Catalina Avenue and by 1.5 dBA along Emerald Street. A doubling of traffic is required for a barely perceptible 3 dBA increase in traffic noise levels. Therefore, the project would not create a perceptible increase in traffic noise. Noise impacts associated with off-site traffic generated by the project would be less than significant.

Land Use Compatibility

Threshold: Would the project result in generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Operation of the project would expose on-site development to ambient noise levels, which are predominately characterized by vehicular traffic on adjacent roadways. The project would be exposed to noise levels within the City's "Normally Acceptable" range for multi-family residences. In addition, on-site development would not be exposed to noise levels in excess of the noise standards specified by the California Code of Regulations. (Draft EIR, Pages 4.6-16 – 4.6-17)

Rationale: Analysis of impacts of the environment on a project is not required for CEQA compliance (*Ballona Wetlands Land Trust et al. v. City of Los Angeles*). Therefore, noise exposure to new noise-sensitive land uses has been analyzed for informational purposes only.

According to the noise contour maps included in the City's General Plan Environmental Hazards/Natural Hazards Element, land uses along Catalina Avenue are exposed to noise levels up to 65 CNEL. Based on the City's noise and land use compatibility matrix, on-site project development would be exposed to noise levels within the "normally acceptable" range for multi-family residences and commercial uses. The City also has an interior noise standard of 45 CNEL for habitable room in multi-family residences, which is consistent with the State's interior noise standard. Modern residential buildings in California are typically constructed with storm windows, single- or double-glazed, that achieve the required energy saving on heating and cooling, which also provide an exterior-to-interior noise level reduction of at least 20 dBA. Based on a noise exposure level of up to 65 CNEL and a noise attenuation of at least 20 dBA, the interior noise level within proposed multi-family residences would be up to 45 CNEL and in compliance with the City and State interior noise standard.

Airport Noise

Threshold: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Finding: No Impact. (Draft EIR, Appendix B, Page 76)

Rationale: The project site is not located within two miles of a public airport. The airports nearest to the project site are Zamperini Field located 3.3 miles southeast of the site and Hawthorne Municipal Airport located approximately six miles northeast of the site. According to the Los Angeles ALUC Airport Land Use Plan, the site is not located in either of the airports' noise contours. Furthermore, there are no private airstrips in the vicinity of the project site. Therefore, the proposed project would not expose people working in the project area to excessive noise levels associated with airports or airstrips and the project would not exacerbate existing noise conditions related to airports or airstrips. No impact would occur.

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.6-19)

Rationale: Currently planned and pending projects in the vicinity of the project includes The Foundry project located approximately 2.2 miles northeast of the site. Cumulative construction impacts would consist of combined noise and vibration impacts from the construction under the proposed project and The Foundry project. Construction noise and vibration associated with the project would be less than significant with mitigation. Furthermore, all development in the City would be required to comply with the construction hours permitted by the City's Municipal Code. Construction noise and vibration would not disturb receivers during sensitive nighttime hours of sleep. In addition, construction noise attenuates greatly with distance, and is considered a localized impact. Unless construction of cumulative projects occurs in close proximity to each other (i.e., less than a couple hundred feet), and simultaneously, noise and vibration from individual construction projects have a small chance of combining to create significant cumulative impacts. Therefore, with the distance of The Foundry project, the proposed project would not contribute to temporary cumulative construction noise and vibration impacts.

Cumulative operational noise impacts would consist of combined operational noise of the proposed project in conjunction with planned projects in the vicinity. Operation of the proposed project would not generate on-site noise that exceeds ambient noise in the existing urban area. On-site operational noise generated by the project would not exceed the City's exterior noise limits and interior noise standards identified by Sections 4-24.301 and 4-24.401, respectively, of the City's Municipal Code, and impacts would be less than significant. Furthermore, the

project would not double existing traffic volumes on area roadways and traffic noise impacts would be less than significant. Therefore, with the distance to The Foundry project, the proposed project would not contribute considerably to cumulative noise increases in the project vicinity above ambient noise levels.

Population and Housing

Population Growth

Threshold: Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 77)

Rationale: According to the California Department of Finance (DOF), the City of Redondo Beach has an estimated population of 66,994 with an average household size of 2.3 persons. As part of their 2020-2045 RTP/SCS, SCAG estimates that the City's population will increase to 72,900 by 2045, an increase of approximately 8.8 percent or 5,906 persons. The project would increase the existing population by up to approximately 299 residents (an approximately 0.5 percent increase from the existing population) to 67,293, which would be within SCAG's 2045 population forecast. In addition, according to California DOF estimates, the City has an existing housing stock of 30,892 units, which SCAG forecasts will increase by 208 units (an approximately one percent increase) to 31,100 units by 2045. The project would generate 30 housing units, which would represent approximately 14 percent of the projected increase in housing units. The proposed commercial use would not generate an increase in project residents. Given that the proposed project would not exceed SCAG's 2045 population or housing forecast, the project would not cause a substantial increase in population or induce unplanned population growth. Impacts would be less than significant.

Displacement of Housing

Threshold: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Finding: No Impact. (Draft EIR, Appendix B, Page 78)

Rationale: Because no existing housing is located on the project site, the proposed project would not displace existing housing or people and would not necessitate the construction of replacement housing elsewhere. No impact would occur.

Public Services

Fire Protection

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could

cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 79 – 80)

Rationale: The City of Redondo Beach Fire Department provides fire protection services in the City and maintains a Mutual Aid Agreement with other fire departments in the region. The site would be served by Fire Station #1, located at 401 South Broadway, approximately 0.4-mile south of the site. Other stations would respond to emergencies at the project site as needed. The target response time for the Fire Department is five minutes or less for approximately 90 percent of calls.

With implementation of the proposed project, demand for fire protection would remain similar to existing conditions since the site has been operating with commercial uses that have relied on the availability of fire protection services. Furthermore, the Fire Department would review site plans, site construction, and the actual structures prior to occupancy to ensure that required fire protection safety features, including building sprinklers and emergency access, are implemented. In addition, the proposed project would comply with applicable policies and ordinances for fire prevention, protection, and safety as required by the City's Municipal Code, which include development with modern materials and in accordance with current standards, inclusive of fire-resistant materials, and provision of fire alarms and detection systems, and automatic fire sprinklers. With these provisions and because the project site is in an area already served by the Fire Department, the proposed project would not require the construction of new or expanded firefighting facilities. Therefore, the project's potential impacts to fire services and facilities would be less than significant.

Police Protection

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 80)

Rationale: The City of Redondo Beach Police Department provides police protection services in the City and maintains mutual assistance programs with the Los Angeles County Sheriff's Department. The Police Department is located at 401 Diamond Street, approximately 900 feet north of the project site. The Police Department already serves the existing commercial development on the site. Therefore, current estimated response time for priority police emergency calls for service is approximately four minutes from the time that the call is made.

During operation of the proposed project, potential impacts could be generated from an increased need for police protection services associated with routine patrols and responding to calls possibly related to graffiti, vandalism, and robbery. However, the project would also be designed, constructed, and operated per all applicable standards required by the City for new development with respect to public safety. Therefore, the proposed project would not result in the need for new or physically altered police protection facilities that could have an environmental impact. Impacts would be less than significant.

Schools

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 80 – 81)

Rationale: The Redondo Beach Unified School District (RBUSD) provides primary and secondary public education services to students living in the local area. According to the RBUSD, there were approximately 9,500 students enrolled in district schools for the 2018-2019 school year.

The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. Using a Student Yield Factor of 0.7 students per dwelling unit for Unified School Districts and conservatively applying this factor to the project's bedroom count, the proposed project would generate approximately 91 new students in the RBUSD. Compared to the 9,500 students enrolled in RBUSD schools for the 2018-2019 school year, the project would incrementally increase existing student enrollment by approximately one percent. Furthermore, the project applicant would be required to pay the state-mandated school impact fees that would contribute to the funds available for development of new school facilities. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, the project would not substantially increase the number of students at local public school or lead to the need for new or physically altered school facilities. Impacts would be less than significant.

Parks

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 81)

Rationale: The City currently owns and operates a total of 35 public parks, open space areas, and recreation sites, occupying approximately 155 acres of land. These areas are all part of the city recreation and parks system.

The City's current estimated population is 66,994. Using the standard of three acres per 1,000 residents, as given in the Recreation and Parks Element of the General Plan, the City's parkland goal is approximately 201 acres. Consequently, the existing 155 acres of parkland in the City, which equates to 2.3 acres per 1,000 residents, do not achieve the Recreation and Parks Element goal. The addition of 299 residents associated with the project would increase the City's population to 67,293. Therefore, the project would not change the City's ratio of parkland to residents, which would remain at approximately 2.3 acres per 1,000 residents. The proposed project would therefore not create the need for new or expanded park facilities and Impacts would be less than significant.

Other Public Facilities

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 82)

Rationale: Development of the proposed project would result in incremental impacts to the City's public services and facilities such as storm drain usage, solid-waste disposal, water usage, and wastewater disposal.

The proposed project would introduce new residential uses to the project site, but these uses would be similar to existing residential uses surrounding the project site and use similar levels of public services. In addition, the proposed commercial uses would use similar levels of public services to the existing commercial developments on the project site. The project site is in an urban area already served by other commonly used public facilities such as public libraries and medical facilities. The proposed project would not induce substantial growth and would therefore not adversely affect existing governmental facilities or require the need for new or altered governmental facilities and would generally

follow the same use patterns of similar existing residential uses in terms of demand for public services. Impacts would be less than significant.

Recreation

Increased Use

Threshold: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 83 – 84)

Rationale: The City currently owns and operates a total of 35 public parks, open space areas, and recreation sites, occupying approximately 155 acres of land. Using the standard of three acres per 1,000 residents, as given in the Recreation and Parks Element of the General Plan, the City's parkland goal is approximately 205 acres. Therefore, the existing 155 acres of parkland in the City, which equates to 2.3 acres per 1,000 residents, do not achieve the Recreation and Parks Element goal.

The addition of 299 residents associated with the project would increase the City's population to 67,293. Therefore, implementation of the project would not change the City's ratio of parkland to residents, which would remain at approximately 2.3 acres per 1,000 residents. Further, the project applicant would be required to dedicate land, pay a fee in lieu thereof, or a combination of both, for neighborhood and community park or recreational purposes according to the standards and formula contained in Section 10-1.1408 of the City's Municipal Code. As such, the proposed project would not increase the demand for parks nor cause substantial deterioration of existing parks such that new park facilities would be needed. Impacts would be less than significant.

Construction and Expansion

Threshold: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 83 – 84)

Rationale: The City currently owns and operates a total of 35 public parks, open space areas, and recreation sites, occupying approximately 155 acres of land9Using the standard of three acres per 1,000 residents, as given in the Recreation and Parks Element of the General Plan, the City's parkland goal is approximately 205 acres. Therefore, the existing 155 acres of parkland in the City, which equates to 2.3 acres per 1,000 residents, do not achieve the Recreation and Parks Element goal.

The addition of 299 residents associated with the project would increase the City's population to 67,293. Therefore, implementation of the project would not change the City's ratio of parkland to residents, which would remain at approximately 2.3 acres per 1,000 residents. Further, the project applicant would be required to dedicate land, pay a fee in lieu thereof, or a combination of both, for neighborhood and community park or recreational purposes according to the standards and formula contained in Section 10-1.1408 of the City's Municipal Code. As such, the proposed project would not increase the demand for parks nor cause substantial deterioration of existing parks such that new park facilities would be needed. Impacts would be less than significant.

Transportation

Programs, Plans, Ordinances, or Policies

Threshold: Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Finding: Less Than Significant. (Draft EIR, Pages 4.7-11 – 4.7-16)

Rationale: The proposed project is consistent with the goals and policies of the SCAG 2020-2045 RTP/SCS, South Bay Bicycle Master Plan, the Circulation Element of the City's General Plan, and the City's Harbor/Civic Center Specific Plan. In addition, the Local Transportation Assessment prepared by Fehr & Peers for the project concludes that the project is not expected to significantly degrade transit operations and facilities or pedestrian and bicycle modes. Furthermore, based on the Level of Service (LOS) analyses, the project is not expected to have any operational effects under the cumulative plus project scenario. Under the existing and plus project scenarios, all intersections operate at LOS D or better, with the exception of Intersection 6 (Pacific Coast Highway and Herondo Street/Anita Street), which operates at LOS E under all scenarios. Impacts would be less than significant.

Hazardous Design/Incompatible Uses

Threshold: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

Finding: Less Than Significant. (Draft EIR, Pages 4.7-19 – 4.7-20)

Rationale: The project is not adding any additional driveways or curb cuts, and the driveways are perpendicular to the public right-of-way and adequately spaced from existing signalized intersections. In addition, the project does not introduce incompatible uses with the surrounding community. Furthermore, using data collected from the Statewide Integrated Traffic Records System, a collision analysis was conducted for the intersections Catalina Avenue and Emerald Street and Catalina Avenue and Diamond Street, which are the primary intersections used for site access. Over the five-year period of collision data evaluated, four collisions occurred in the immediate vicinity of the project site on streets used to access

the project site, including people driving and walking. Of the total number of collisions, none resulted in serious injury or fatality. All four collisions occurred at an intersection, with no reported collisions occurring outside of an intersection. The primary collision factors associated with collisions near the project site were vehicle right of way violation (50 percent), improper turning (25 percent), and pedestrian violation (25 percent). Based on the collision history detailed above, collisions are relatively infrequent adjacent to the project site. Therefore, the project would not result in significant impacts related to hazards due to a geometric design feature or incompatible use.

Emergency Access

Threshold: Would the project result in inadequate emergency access?

Finding: Less Than Significant. (Draft EIR, Page 4.7-20)

Rationale: The project's effect on response times would largely depend on the congestion level where the project would be adding the most trips. The project would add the most trips to the intersections along Catalina Avenue, which generally operate with less congestion, and thus, the project is expected to have a negligible effect on response times. The project would retain the existing driveways on Catalina Avenue and would widen the southernmost driveway, which would effectively provide two points of ingress and egress for emergency vehicles should they need to access the site. In addition, the project is located approximately 0.25 mile from Redondo Beach Fire Station 2. Therefore, the project would have a less than significant impact related to emergency access.

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.7-21)

Rationale: Currently planned and pending projects in the vicinity of the project includes The Foundry project located approximately 2.2 miles northeast of the site. Cumulative transportation impacts would consist of increased vehicle trips on the analyzed study intersections from the proposed project and The Foundry project. The project would not create hazardous traffic conditions or result in inadequate emergency access due to project design and existing traffic conditions. Therefore, with the distance of The Foundry project, the proposed project would not contribute to cumulative hazardous traffic conditions or inadequate emergency access impacts. However, despite implementation of applicable TDM measures, vehicle miles traveled (VMT) impacts would remain significant and unavoidable as the project would exceed the City's Home-Based VMT per Capita even with mitigation. Nonetheless, while the project would have a project-specific impact related to VMT, the project would not contribute to a cumulative VMT impact.

Utilities and Service Systems

New or Expanded Facilities

Threshold: Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Finding: Less Than Significant. (Draft EIR, Pages 90 – 91)

Rationale: Water Facilities. According to the 2015 UWMP, Cal Water would be able to provide reliable water supplies for an average year, single dry year, and multiple dry years for its existing and planned supplies. Therefore, the project would not result in the need for new or expanded water facilities and impacts would be less than significant.

Wastewater Treatment Facilities. The local wastewater collection system is owned by the City of Redondo Beach and is managed, operated, and maintained by the City's Public Works Department. Wastewater in the City is conveyed to the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. This wastewater treatment plant provides both primary and secondary treatment for approximately 3.5 million people throughout Los Angeles County. The JWPCP has a capacity of 400 million gallons per day and currently average daily flows are approximately 260 million gallons per day. Therefore, the plant has a remaining daily capacity of approximately 140 million gallons per day. The project would result in a net increase of approximately 5,493 gallons of wastewater per day. The project's estimated daily wastewater generation accounts for less than 0.01 percent of the JWPCP's remaining daily capacity of approximately 140 million gallons. Therefore, the JWPCP has sufficient capacity to accommodate additional wastewater flows generated by the proposed project, the proposed project would not require the construction of new or expanded treatment facilities, and impacts would be less than significant.

Storm Water Drainage Facilities. Project implementation would result in similar drainage patterns as existing conditions. Furthermore, the project would increase permeable surfaces on-site compared to existing conditions because the site is currently almost entirely composed of impermeable surfaces, but the proposed project would include landscaping at the eastern and southwestern areas of the project site. Therefore, runoff leaving the project site would be reduced compared to existing conditions and the project would not necessitate the construction of new stormwater drainage facilities or expansion of existing facilities. Impacts would be less than significant.

Electric Power/Natural Gas Facilities. The project would not result in the wasteful, inefficient, or unnecessary consumption of energy. The project's electricity demand would represent less than 0.01 percent of electricity provided by

Southern California Edison (SCE). Therefore, SCE would have sufficient supplies for the project. The project's natural gas consumption would represent less than 0.01 percent of natural gas provided by the Southern California Gas Company, which would therefore have adequate supply to serve the project. Therefore, the project would not require the construction of new electric power or natural gas facilities and impacts would be less than significant.

Telecommunications Facilities. The project site is an infill project served by existing telecommunications facilities within the City and would not require the expansion or construction of new telecommunications infrastructure. Impacts would be less than significant.

Water Supplies

Threshold: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Finding: Less Than Significant. (Draft EIR, Page 91)

Rationale: Cal Water's recent 2015 UWMP identifies anticipated water supplies and demands for the years 2020 through 2040. The UWMP states that, with its existing and planned supplies, Cal Water can provide reliable water supplies for an average year, single dry year, and multiple dry years. The population in the UWMP service area is expected to increase from 142,227 in 2015 to 152,372 in 2040, based on Cal Water estimates. The project would generate a population increase of approximately 299 residents, which would account for approximately three percent of the service area population increase between the years 2015 and 2040. In addition, the project would demand a net increase of an estimated 5,493 gallons of water per day, or approximately 6.2 acre-feet per year (AFY) of water, which is within the forecasted increase in water demand for Cal Water. Impacts related to water supply would therefore be less than significant.

Wastewater Treatment Capacity

Threshold: Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Finding: Less Than Significant. (Draft EIR, Pages 90 – 91)

Rationale: The local wastewater collection system is owned by the City of Redondo Beach and is managed, operated, and maintained by the City's Public Works Department. Wastewater in the City is conveyed to the JWPCP located in the City of Carson. This wastewater treatment plant provides both primary and secondary treatment for approximately 3.5 million people throughout Los Angeles County. The JWPCP has a capacity of 400 million gallons per day and currently average

daily flows are approximately 260 million gallons per day. Therefore, the plant has a remaining daily capacity of approximately 140 million gallons per day. The project would result in a net increase of approximately 5,493 gallons of wastewater per day. The project's estimated daily wastewater generation accounts for less than 0.01 percent of the JWPCP's remaining daily capacity of approximately 140 million gallons. Therefore, the JWPCP has sufficient capacity to accommodate additional wastewater flows generated by the proposed project, and impacts would be less than significant.

Solid Waste Generation

Threshold: Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Finding: Less Than Significant. (Draft EIR, Pages 92 – 93)

Rationale: Construction debris would be removed and disposed of at California Waste Services in a timely manner and in accordance with all applicable laws and regulations, including the diversion of a minimum of 65 percent of construction and demolition debris pursuant to CALGreen. California Waste Services is a local recycling facility equipped to handle construction debris located approximately 6.5 miles northeast of the project site in the City of Gardena. The removal of demolition materials would only occur during the construction period. In addition, the project would be required to submit a Waste Management Plan for demolition activities in accordance with Section 5-2.704 of the City's Municipal Code. However, because demolition activities would be temporary, construction of the proposed project would not exceed the permitted capacity of any local landfill.

Athens Services is the City's exclusive franchise waste hauler that services all residential and commercial waste and recycling programs. Unrecyclable solid waste collected by Athens Service is delivered to the Sunshine Canyon Landfill, Chiquita Canyon Landfill, or the El Sobrante Landfill, or various San Bernardino County landfills that accept waste from Los Angeles County, including Mid-Valley Landfill and San Timoteo Landfill. The project would generate a net increase of an estimated 36.2 tons of solid waste per year, which would not exceed the current estimated remaining daily capacity of the landfills. Impacts would be less than significant.

Solid Waste Management and Regulations

Threshold: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Finding: Less Than Significant. (Draft EIR, Pages 92 – 93)

Rationale: Construction debris would be removed and disposed of at California Waste Services in a timely manner and in accordance with all applicable laws and regulations, including the diversion of a minimum of 65 percent of construction and demolition debris pursuant to CALGreen. California Waste Services is a local recycling facility equipped to handle construction debris located approximately 6.5 miles northeast of the project site in the City of Gardena. The removal of demolition materials would only occur during the construction period. In addition, the project would be required to submit a Waste Management Plan for demolition activities in accordance with Section 5-2.704 of the City's Municipal Code. However, because demolition activities would be temporary, construction of the proposed project would not exceed the permitted capacity of any local landfill.

Athens Services is the City's exclusive franchise waste hauler that services all residential and commercial waste and recycling programs. Unrecyclable solid waste collected by Athens Service is delivered to the Sunshine Canyon Landfill, Chiquita Canyon Landfill, or the El Sobrante Landfill, or various San Bernardino County landfills that accept waste from Los Angeles County, including Mid-Valley Landfill and San Timoteo Landfill. The project would generate a net increase of an estimated 36.2 tons of solid waste per year, which would not exceed the current estimated remaining daily capacity of the landfills. The proposed project would comply with federal, State, and local statues and regulations related to solid waste, such as AB 939 and the City's recycling programs for residences. Impacts would be less than significant.

Wildfire

Emergency Response/Evacuation Plans

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Finding: Less Than Significant. (Draft EIR, Pages 95 – 96)

Rationale: Undeveloped wildland areas are not located near the project site. According to CalFire, the project site is not located in a "Fire Hazard Severity Zone" or "Very High Hazard Severity Zone" for wildland fires. Therefore, the project site is not located near a state responsibility area or classified as having a high fire hazard. Furthermore, the RBFD would provide fire prevention, fire protection, and emergency response for the proposed project. In addition, the proposed project would comply with applicable policies and ordinances for fire prevention, protection, and safety as required by the City's Municipal Code, which include development with modern materials and in accordance with current standards, inclusive of fire-resistant materials, and provision of fire alarms and detection systems, and automatic fire sprinklers. Construction of the proposed project would be required to maintain emergency access to the site and on area

roadways and would not interfere with an emergency response plan or evacuation route. Impacts would be less than significant.

Pollutant Concentrations

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Finding: No Impact. (Draft EIR, Page 96)

Rationale: The project site is in an urban area and is not located in or near a high fire hazard severity zone. In addition, the proposed project would comply with applicable policies and ordinances for fire prevention, protection, and safety as required by the City's Municipal Code, which include development with modern materials and in accordance with current standards, inclusive of fire-resistant materials, and provision of fire alarms and detection systems, and automatic fire sprinklers. No impact would occur.

Infrastructure Risks

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Finding: No Impact. (Draft EIR, Page 96)

Rationale: The project site is in an urban area and is not located in or near a state responsibility area or land classified as a very high fire hazard severity zone. The project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. The project site would be adequately served by existing facilities and utilities. Therefore, the proposed project would not require additional roads, fuel breaks, emergency water sources, power lines or other utilities that would exacerbate fire risk and no temporary or ongoing impacts to the environment would occur.

Runoff Risks

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Finding: No Impact. (Draft EIR, Pages 96)

Rationale: The project site is in an urban area and is not located in or near a high fire hazard severity zone. There are no streams or rivers located on or adjacent to the project site, and the project site and surrounding areas are not at high risk of downslope or downstream flooding or landslides. Therefore, the project would not exacerbate wildfire risks, and risks to people or structures due to runoff, post-fire slope instability, or drainage changes would not occur. No impact would occur.

Tribal Cultural Resources

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.8-5)

Rationale: The only planned or pending project is the Foundry Project, approximately 2.2 miles northeast of the project site. The area to analyze cumulative impacts to tribal cultural resources includes the project site and immediately adjacent areas that could be indirectly affected. The potential for uncovering significant archaeological (prehistoric and historic) and/or tribal cultural resources within the project area during earthmoving construction activities is unknown. However, the proposed project would involve redevelopment of already graded and developed sites in an urban area. The project would result in a less than significant impact to tribal cultural resources, as well as human remains with mitigation identified above. As such, the proposed project would not contribute to cumulative impacts on cultural resources in the project vicinity. In addition, individual development proposals are reviewed separately by the appropriate jurisdiction and undergo environmental review when it is determined that the potential for significant impacts exist. In the event that future cumulative projects would result in impacts to known or unknown tribal cultural resources, impacts to such resources would be addressed on a case-by-case basis. Future cumulative projects would also be required to comply with existing regulatory requirements related to the unanticipated discovery of tribal cultural resources and human remains. Therefore, impacts related to tribal cultural resources would not be significant and the proposed project would not make a considerable contribution to cumulative tribal cultural resource impacts.

2. Findings on Potential Significant Environmental Impacts That Can Be Reduced to a Less-than-Significant Level with Mitigation

The City has analyzed each of the following potential impacts and, after due consideration of substantial evidence contained in the EIR and the administrative record and based upon its independent judgment, finds that each potential significant impact has been reduced to a level of less than significant through project design or mitigation measures adopted as part of the project and implemented through the MMRP. These findings are based on the analysis of direct, indirect and cumulative impacts for the environmental considerations included in Sections 4.1 through 4.8 of the Draft EIR, and further discussed in Section 2 of the Final EIR, *Response to Comments on the Draft EIR*. An explanation of the rationale for each finding is presented in the following discussion.

Additional details on the timing and implementation of the mitigation measures are included in the MMRP, which is included as Exhibit B.

Biological Resources

Sensitive Species

Threshold: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.2-6 – 4.2-7) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: The vegetation present on the project site could provide nesting habitat for common resident birds, whose eggs, nests, and nestlings are protected by federal and State law, and several large ornamental trees on-site could provide low-quality potential habitat for nesting raptors. The project could directly (e.g., vegetation removal) and indirectly (e.g., construction noise and motion) affect nesting of these species.

Implementation of Mitigation Measure **BIO-1** would reduce potential impacts to nesting birds to a less than significant level by conducting construction, demolition, and other project-related activities, including vegetation removal and ground disturbance, outside of the bird breeding season (February 1 through August 31); conducting a nesting bird pre-construction survey if construction, demolition, or project-related activities occur during bird breeding season; creating an avoidance buffer if nests are found on the project site; and submitting a survey report to the City prior to the issuance of grading permits.

Cumulative Impacts

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Page 4.2-7) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: The area to analyze cumulative biological resource impacts includes the project site and immediately adjacent areas that could be indirectly affected. Vegetation, including trees, located on the project site could potentially support nesting migratory birds. As discussed previously, the California Fish and Game Code (CFGC) and Migratory Bird Treaty Act (MBTA) protect migratory avian species when they are nesting. Compliance with the CFGC and MBTA throughout the project would ensure that cumulative impacts to migratory birds would not be significant. Mitigation Measure **BIO-1** would ensure that the implementation of

the project would not contribute to cumulatively considerable impacts related to nesting bird disturbance.

Cultural Resources

Historical Resources

Threshold: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.3-19 – 4.3-22) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: As discussed in Section 4-3, *Cultural Resources*, of the DEIR, four out of the five buildings (112, 124, 126, and 132 North Catalina Avenue), located on the project site were found to qualify as historical resources pursuant to CEQA. These four buildings are contributors to a locally eligible historic district in Redondo Beach's early commercial core, eligible under Criterion A. In addition, 126 North Catalina Avenue appears individually eligible at the local level under Criterion C as a City landmark based on its Mid-century Modern style as applied to a commercial property, and 112 North Catalina Avenue appears individually eligible for the National Register of Historic Places under Criterion A based on the significant role the building played in support of the early civic engagement and volunteerism in the early years of the development of the City. In addition to the properties identified above, there are three additional historical resources which are adjacent to the project site (321 Diamond Street, 305 Emerald Street, and 133 North Broadway). At present, plans for the proposed project are designed to avoid significant adverse impacts and material impairment to historical resources through compliance with the Secretary's Standards. However, given that the project remains largely conceptual in nature, project elements developed or changed through the schematic and design development phases could result in potentially significant adverse impacts to historical resources.

Implementation of Mitigation Measure **CUL-1** would require ongoing project compliance with the Secretary's Standards and avoidance, lessening, and mitigation of significant adverse impacts as well as work to ensure any potential indirect impacts to the three adjacent historical resources (321 Diamond Street, 305 Emerald Street, and 133 North Broadway) remain less than significant. Therefore, potential impacts related to historical resources would be reduced to a less than significant level.

Archaeological Resources

Threshold: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.3-23 – 4.3-24) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: While the project site has been heavily disturbed by previous development, the California Historical Resources Information System (CHRIS) records search results and Native American outreach indicate that the project site is sensitive for archaeological cultural resources. The CHRIS records search results indicate that four archaeological resources, including one containing human remains, exist within one mile of the project site. In addition, during informal tribal outreach, Chairperson Andrew Salas of the Gabrieleño Band of Mission Indians-Kizh Nation, Chairperson Robert Dorame of the Gabrieliño Tongva Indians of California, and Chairperson Anthony Morales of the Gabrieleño/Tongva San Gabriel Band of Mission Indians all indicated that the area of the project site is highly sensitive.

Implementation of Mitigation Measures **CUL-2a**, **CUL-2b**, and **CUL-2c** would avoid significant direct impacts to archaeological resources to the maximum extent feasible through the preparation of a project-specific Cultural Resources Management Plan, archaeological monitoring, and evaluation of unanticipated archaeological resources and would provide for recovery of any significant resources that cannot be preserved in place. Therefore, potential impacts related to archaeological resources would be reduced to a less than significant level.

Human Remains

Threshold: Would the project disturb any human remains, including those interred outside of formal cemeteries?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.3-24 – 4.3-25) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: No cemeteries or burials are known to exist within the project site; however, the CHRIS records search results indicate that one prehistoric burial is known to exist within one mile of the project site, and the area is highly sensitive for Native American remains, as discussed in Section 4.8, *Tribal Cultural Resources*, of the DEIR. In addition, the discovery of human remains is always a possibility during ground disturbing activities.

Implementation of Mitigation Measure **CUL-3** would require contacting the County Coroner and halting further disturbance if human remains are found on the project site. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the

landowner within 48 hours of being granted access. Mitigation Measure **CUL-3** would avoid potential impacts to previously undiscovered human remains to the maximum extent feasible and would reduce potential impacts to less than significant level.

Geology and Soils

Expansive Soils

Threshold: Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.4-9 – 4.4-10) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: As discussed in Section 4-4, *Geology and Soils*, of the DEIR, the project site includes moderately compressible soils. Artificial fill underlying the project site consists of moist, medium dense, dark brown fine-grained silty sands to approximately three feet below ground surface. The artificial fill is underlain by native alluvial soils; consisting of moist to very moist, medium dense to very dense, yellowish-brown to dark brown, fine to medium-grained silty sands.

Implementation of Mitigation Measure **GEO-1** would reduce the direct or indirect risk of life or property by implementing foundation and floor slab design recommendations, which would limit the shrinking and swelling behavior caused by clay soil and would prevent damage to foundations. Therefore, potential impacts related to expansive soils would be reduced to a less than significant level.

Paleontological Resources

Threshold: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.4-11 – 4.4-12) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: The older Quaternary dune sands (Qoe) geologic units underlying the project site have a low potential to contain paleontological resources, but may be underlain at shallow to moderate depths by older, fossiliferous geologic units assigned a high paleontological sensitivity. As such, ground disturbing activities on the project site (including grading, excavation, drilling, or any other activity that disturbs intact (native) geologic units with high paleontological sensitivity) could potentially result in destruction, damage, or loss of scientifically important paleontological resources and associated stratigraphic and paleontological data.

Implementation of Mitigation Measures **GEO-2a** and **GEO-2b** would reduce impacts to paleontological resources to a less than significant level by including preparation of a Paleontological Resource Impact Mitigation Plan and full-time paleontological monitoring when excavation exceeds depths of ten feet to determine if older paleontologically sensitive sediments are present would be required.

Cumulative Impacts

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.4-12 – 4.4-13) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: Cumulative development in the project vicinity would gradually increase population and therefore gradually increase the number of people exposed to potential geological hazards, including effects associated with seismic events such as ground rupture, seismic shaking, liquefaction, landslides, and expansive soils. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. Seismic and geologic hazards would be addressed on a case-by-case basis and would not result in cumulatively considerable impacts. Additionally, cumulative development projects would be required to conform with the current CBC, Division of the State Architect (DSA), CGS, and the City's General Plan, as well as other laws and regulations mentioned above, ensuring that future cumulative impacts associated with ground rupture, seismic shaking, liquefaction, and landslides would be less than significant. Potential cumulative impacts would be less than significant, and the project would not have a cumulatively considerable contribution to a significant cumulative impact related to seismic hazards.

Cumulative development would also increase ground disturbance in the vicinity of the project site, which would contribute to erosion and loss of topsoil in the area. However, cumulative development projects would be required to obtain coverage under the NPDES Construction General Permit and conform with the City's Municipal Code. In compliance with these regulations, each construction project would be required to prepare a SWPPP and implement site-specific BMPs designed to reduce erosion. These standard requirements would ensure that future cumulative impacts associated with erosion and loss of topsoil would be less than significant. Potential cumulative impacts would be less than significant, and the project would not have a cumulatively considerable contribution to a significant cumulative impact related to erosion and loss of topsoil.

The proposed project would be served by the City's existing wastewater and sewer system and would not involve the construction of septic tanks of

alternative wastewater disposal systems. Cumulative development projects in the City are required to analyze and submit percolation tests that ensure soils are adequate for on-site wastewater disposal. Therefore, this cumulative impact would be less than significant, and the project would not have a cumulatively considerable contribution to a significant cumulative impact related to septic tanks or alternative wastewater disposal systems.

Cumulative projects would also increase the potential for impacts to paleontological resources through construction activities in the area. The project site has potential for buried paleontological resources, and the project would be required to implement Mitigation Measure **GEO-2a** to reduce impacts of the project on paleontological resources to less than significant. It can be reasonably assumed similar measures would be taken for cumulative development projects. Therefore, although cumulative projects may result in significant cumulative impacts to paleontological resources, project-specific mitigation for cumulative development would limit this impact to less than significant, and implementation of Mitigation Measure **GEO-2a** would ensure the project would not have a cumulatively considerable contribution to a significant cumulative impact related to paleontological resources.

Hazards and Hazardous Materials

Accident or Upset

Threshold: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.5-6 – 4.5-8) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: The project site contains contaminated soil and soil vapor. A Soil Vapor Extraction and Soil Treatment Workplan and Addendum to the Soil Vapor Extraction and Soil Treatment Workplan have been developed and approved by the Los Angeles County Fire Department (LACoFD) on October 2, 2020 to address contamination in shallow soil and soil vapor at the project site. Hazards project design features (PDF) 1 (Shallow Soil Remediation), Hazards PDF 2 (Soil Vapor), and Hazards PDF 3 (Vapor Intrusion) would be included as part of the project under the oversight of the LACoFD. Hazards PDF 1 would address impacts associated with shallow contaminated soil and associated air quality or fugitive dust emissions during excavation, grading, stockpiling, transport, or disposal of soils provided that such activities are conducted under the oversight of LACoFD and in accordance with applicable local, State, and Federal regulations, and Hazards PDF 2 and 3 would address potential vapor migration to indoor air by residual volatile organic compounds in soil and soil vapor. Furthermore, implementation of Mitigation Measures **HAZ-1a**, **HAZ-1b**, **HAZ-1c**,

and **HAZ-1d** would reduce potential soil contamination impacts to a less than significant level through the implementation of shallow soil remediation measures, incorporation of all soil and soil vapor requirements in the design of the project as set forth by the LACoFD for issuance of building permits, operation maintenance and monitoring of the vapor barrier and sub-slab ventilation system, and the completion of an asbestos survey prior to the demolition of any on-site structure.

Noise

Construction (Temporary) Noise

Threshold: Would the project result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.6-13 – 4.6-14) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: As discussed in Section 4-6, *Noise*, of the DEIR, maximum hourly noise levels during project construction, which would occur during the demolition, grading, and building phases of construction, were calculated at between 69 dBA Leq (8-hour) and 90 dBA Leq (8-hour) at the nearest receivers, consisting of surrounding retail/commercial uses, multi-family residences, and a church. Based on these calculations, construction noise levels would exceed the Federal Transit Administration daytime noise criterion of 80 dBA Leq (8-hour) for residential uses and 85 dBA Leq (8-hour) for commercial uses at the adjacent uses.

Implementation of Mitigation Measure **N-1** would reduce potential construction noise impacts to a less than significant level through the implementation of required measures, including installation of temporary sound barriers/blankets, providing signage at the project site that includes a 24-hour telephone number for project information and a procedure where a field engineer/construction manager shall respond to and investigate noise complaints and take corrective action if necessary, and retaining a City-approved noise consultant if noise complaint(s) are registered.

Construction Vibration

Threshold: Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.6-17 – 4.6-19) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: Construction of the project would potentially utilize loaded trucks, jackhammers, and/or bulldozers during most construction phases, which would generate groundborne vibration that could potentially cause physical damage to nearby structures, including the historic buildings on-site. As discussed in Section 4-6, *Noise*, of the DEIR, according to the California Department of Transportation vibration criteria, groundborne vibration from typical construction equipment would exceed the applicable threshold of 0.12 in./sec. PPV for building damage at fragile historic buildings.

Implementation of Mitigation Measure **N-5** would reduce potential construction vibration impacts to a less than significant level by requiring large dozers, loaded trucks, and other construction equipment with similar vibration levels to avoid operation within 20 feet of on-site historic buildings.

Tribal Cultural Resources

Tribal Cultural Resources

Threshold: Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k)?

Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.8-4 – 4.8-5) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: As discussed in Section 4-8, *Tribal Cultural Resources*, of the DEIR, during informal tribal outreach, Chairperson Andrew Salas of the Gabrieleño Band of Mission Indians-Kizh Nation, Chairperson Robert Dorame of the Gabrieliño Tongva Indians of California, and Chairperson Anthony Morales of the Gabrieleño/Tongva San Gabriel Band of Mission Indians all indicated that the area of the project site is highly sensitive. In addition, during consultation, the Kizh Nation stated that the project has a high potential to impact undiscovered tribal cultural resources as the project site is located within a known prehistoric sacred village site affiliated with the Kizh Nation, exists within the Kizh Nation traditional ancestral territory, and is adjacent to important areas to the Kizh Nation, including a sacred water course, salt ponds, and major traditional trade routes.

Implementation of Mitigation Measures **TCR-1a** and **TCR-1b** would ensure potential impacts to previously undiscovered tribal cultural resources are

reduced to a less than significant level through Native American monitoring, the halting of construction activities within a 100-foot radius of discovered tribal cultural resources, and evaluation of potential tribal cultural resources by a qualified archaeologist and tribal monitor/consultant. As appropriate and based on consultation with the tribal monitor/consultant, treatment of any unanticipated tribal cultural resources shall occur consistent with the Cultural Resources Monitoring Plan required under Mitigation Measure **CUL-1**. The tribal monitor/consultant may request preservation in place or recovery for educational purposes. The disposition of any artifacts of Native American origin shall be determined in consultation with the tribal monitor/consultant.

3. Findings on Significant Environmental Impacts That Cannot Be Avoided or Reduced to a Less than Significant Level with Mitigation

Based on the environmental analysis in the EIR, the City has determined that the project will have significant transportation impacts with respect to VMT and that these impacts cannot be avoided or reduced despite the incorporation of all feasible mitigation measures. These findings are based on the evaluation of impacts in the detailed issue area analyses and associated cumulative impacts evaluations in the EIR. For the significant and unavoidable impact identified in the following discussion, the City has made a finding(s) pursuant to Public Resources Code §21081. As discussed under CEQA Guidelines §15126.4(a)(1) and (a)(5) "If the Lead Agency determines that a mitigation measure cannot be legally imposed, the measure need not be proposed or analyzed." No comments have proposed specific improvements or operational changes that would mitigate these significant and unavoidable impacts. (See *San Diego Citizenry Group v. County of San Diego* (2013) 219 Cal.App.4th 1, 17.).

Transportation

Vehicle Miles Traveled

Threshold: Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?

Finding: Significant and Unavoidable. (Draft EIR, Pages 4.7-16 – 4.7-19) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measure or project alternatives identified in the EIR. (State CEQA Guidelines, §15091(a)(3).)

Rationale: On July 13, 2021, the Redondo Beach City Council adopted the use of VMT methodology as the most appropriate measure of transportation impacts. Neither the commercial or residential components of the project meet the screening criteria, and thereby, the entire project must undergo a VMT analysis. Two metrics were used to analyze each component of the project consistent with the City's adopted transportation analysis guidelines.

The CEQA Transportation Impact Assessment (TIA) prepared by Fehr & Peers for the project determined that the proposed project would generate VMT exceeding the City's VMT per Capita and VMT per Employee thresholds of 11.1 and 15.3, respectively. Implementation of Transportation Demand Management (TDM) measures that result in shorter average trip lengths and/or a reduction in the demand for vehicle trips altogether would reduce VMT for both the residential and commercial components of the project. Specific TDM measures considered for the project included, but were not limited to, transit subsidies for project residents, commuter incentives, pedestrian-oriented project design, commute marketing program, bikeshare system, and local hiring. However, no combination of TDM measures would be sufficient in mitigating the project's Home-Based VMT per Capita impact. The City finds that specific economic, legal, social, technological, and other considerations make it infeasible to reduce the VMT impact to a less than significant level. Therefore, this impact would be significant and unavoidable.

E. Findings on Growth-Inducing Impacts

The City finds that the growth-inducing potential of the project would be less than significant since it would not result in growth that exceeds those assumptions included in projections made by regional planning authorities, it would not induce economic expansion to the extent that physical environment effects would result, and it would not remove an obstacle to growth.

Population Growth: The city has an estimated population of 66,994 with an average household size of 2.3 persons, whereas the project would be anticipated to result in up to 299 new residents in the city. As part of their 2020-2045 RTP/SCS, SCAG estimates that the city's population will increase to 72,900 by 2045, an increase of approximately 5,906 persons. The project would directly increase the city's population to 67,293, which would be within the anticipated population growth even with the conservative assumption of 299 residents under the proposed project. In addition, the city has an existing housing stock of 30,892 units, which SCAG forecasts will increase by 208 units (an approximately one percent increase) to 31,100 units by 2045. The project would generate 30 housing units, which would be within the projected increase in housing units in Redondo Beach. Moreover, development and operation of the project would not generate air quality or GHG emissions that would result in a significant impact provided the applicable mitigation measures are implemented during project construction. Additionally, the project involves redevelopment within a fully urbanized area that lacks significant scenic resources, native biological habitats, known cultural resource remains, surface water, or other environmental resources. Therefore, any population growth associated with the project would not result in significant long-term physical environmental effects.

Economic Growth: The project would generate temporary employment opportunities during construction. Because construction workers would be expected to be drawn from the existing regional work force, construction of the project would not be growth-inducing from a temporary employment standpoint. The project would both eliminate existing employment on the project

site associated with the current land uses and would create new long-term employment opportunities associated with operation of the coffee shop and tasting room. The proposed project would reduce commercial/retail uses on the project site by 12,619 square feet compared to existing uses. Therefore, the proposed project would not be anticipated to generate a net increase in jobs or induce substantial economic expansion to the extent that direct physical environmental effects would result.

Removal of Obstacles to Growth: The project is in a fully urbanized area that is well served by existing infrastructure. Existing utilities and roadway infrastructure in Redondo Beach would be adequate to serve the project. Minor improvements to water, sewer, and drainage connection infrastructure may be needed, but would be sized to specifically serve the proposed project. The project would include new internal driveways to connect the proposed townhomes and apartment building with North Catalina Avenue and Emerald Street and to provide for safe circulation of vehicles on the site. However, no new or expanded roads would be required. Because the project constitutes redevelopment within an urbanized area and does not require the extension of new infrastructure through undeveloped areas, project implementation would not remove an obstacle to growth.

F. Findings on Irreversible Environmental Effects

The City finds that construction and operation of the project would involve an irreversible commitment of construction materials and non-renewable energy resources. The project would involve the use of building materials and energy, some of which are non-renewable resources, to construct the proposed townhomes and apartments. However, the project includes rehabilitation and reuse of four of the five buildings on the project site, which would reduce the amount of materials and energy use required during project construction. Furthermore, project construction would utilize environmentally preferable materials such as concrete containing fly ash and sustainably sourced wood. Though project construction would require construction materials and fuels for power construction equipment, consumption of these resources would occur with any development in the region and are not unique to the proposed project.

Project operation would also irreversibly increase local demand for non-renewable energy resources such as petroleum products and natural gas. However, increasingly efficient building design would offset this demand to some degree by reducing energy demands of the project. The project's design features would include sustainability features such as EnergyStar appliances in the residential units, dedicated EV charging spaces equipped with chargers (10 percent of all parking spaces), cool roofs, passive solar, and high-efficiency lighting. In addition, the project would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6, of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations). Consequently, the project would not use unusual amounts of energy or construction materials and impacts related to consumption of non-renewable and slowly renewable resources would be less than significant. Again, consumption of these resources would occur with any development in the region and is not unique to the proposed project.

G. Findings on Project Alternatives

1. Alternatives Screened Out from Detailed Consideration in the EIR

The City finds that the alternatives considered but rejected from further evaluation in Draft EIR Section 6.4 are infeasible, would not meet most of the basic project objectives, and/or would not reduce or avoid any of the significant effects of the project, for the reasons described in Draft Section 6.4.

An alternative in which the total number of residential units included is increased was considered since it would result in a decreased traffic impact due to lower residential VMT. However, this alternative would either reduce the amount of commercial space proposed under the project or remove commercial space altogether, which would not achieve Objectives 4, 5, and 6. Increasing the number of residential units would have also required subterranean parking that would incur substantial remediation and grading costs to the developer rending the project financially infeasible. Furthermore, this alternative would result in a significant and unavoidable impact to cultural resources as there is a possibility that the existing commercial buildings qualified as historical resources could be removed for the construction of the residential units. Therefore, this scenario was rejected from further consideration.

Decreasing the number of residential units constructed under the proposed project to 15 total units was also considered as an alternative since it would result in a decreased traffic impact due to lower residential VMT. However, buildout under this alternative would be below the 22 units that could be constructed at the project site by-right and would not achieve project objectives to the same extent as the proposed project or satisfy the City's intent of constructing the full number of units allowed by-right. Therefore, this scenario was rejected from further consideration.

2. Alternatives Analyzed in the EIR

As required by CEQA, this EIR examines alternatives to the proposed project. Based on the alternatives analysis, Alternative 3 was determined to be the environmentally superior alternative.

Alternative 1 (No Project) assumes that the existing commercial buildings (i.e., total of 15,682 square feet) and associated surface parking lots would remain under this alternative, and construction of the proposed project would not occur. Two of the existing buildings are vacant and the other buildings currently serve commercial uses. Under the No Project Alternative, the existing commercial uses in two buildings would be maintained, and no building modifications would occur at the project site.

Finding/Rationale: The No Project Alternative would not fulfill Objectives 1 through 4 and 9 since it would not result in the construction of multi-family residential units, including affordable housing units, near the harbor and with access to commercial and recreational opportunities. Furthermore, because the proposed project would rehabilitate existing commercial buildings (including those with historic significance) and introduce new commercial uses, the No Project Alternative would not fulfil Objectives 5, 6, and 8, which aim to provide neighborhood-serving

commercial uses while simultaneously encouraging pedestrian and bicycle activity at the project's facade and preserving existing historic buildings.

Alternative 2 (By-Right Residential) would involve the same rehabilitation work of the existing commercial buildings and retention of 3,063 sf of commercial/retail space for a tasting room and coffee shop as the proposed project. However, this alternative would involve the buildout of the number of residential units allowed at the project site by-right, which would be 22 units consisting of townhome and apartment units. This alternative would not include any affordable units.

Finding/Rationale: Alternative 2 would fulfill the same objectives as the proposed project, but not to the same extent. Due to the reduction in eight residential units, this alternative would not include at least 26 market-rate units or assist the City's housing needs with units for different income levels to the same extent as the proposed project per Objectives 1 and 3.

Alternative 3 (increased affordable housing) would reduce a significant and unavoidable VMT impact to a less than significant level. Alternative 3 would maintain the same uses and total number of units as the proposed project, but would not fulfill the same objectives. Objective 1 seeks a project that is "responsive to market demands" and includes the construction of "at least 26 market-rate units." Alternative 3 would not meet this objective due to the increase in affordable housing units <u>from four units to 17 units of the total 30 units</u>. The total number of new housing units would be the same, but rather than 26 units being market-rate, only 13 units would be market-rate. The City's approval criteria for density bonus projects requires a dispersal of affordable units throughout the development. In addition, the project site would be unduly burdened in terms of proportional dispersal of affordable units under this alternative. The distribution of high-density and affordable housing throughout the community is a strategy of the City's Housing Element (Program 8: Residential Sites and Monitoring of No Net Loss- Residential Overlays). The City's goals and policies are intended to balance the location of affordable units, noting that previous decades of rezoning added significant density to south Redondo Beach.

Finding/Rationale: Alternative 3 would maintain the same uses and total number of units as the proposed project, but would not fulfill the same objectives. Alternative 3 would not include at least 26 market-rate units and would not meet Objective 1 due to the increase in affordable housing units.

Refer to Section 6, *Alternatives*, for the complete analysis.

H. Finding on the Final EIR & Materials Submitted up to the Close of the Hearing

The Response to Comments section of the Final EIR includes the comments received on the Draft EIR and responses to those comments. The focus of the responses to comments is on the disposition of environmental issues as raised in the comments, as specified by CEQA Guidelines §15088(b). The City finds that the Final EIR merely clarify and amplify the analysis presented in the document and do not trigger the need to recirculate per CEQA Guidelines §15088.5(b).

I. 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 Community Development Department, 415 Diamond Street, Redondo Beach, CA. The custodian for these documents is the Community Development Department of the City of Redondo Beach. This information is provided in compliance with Public Resources Code §21081.6(a)(2) and CEQA Guidelines §15091(e). However, this section should not be interpreted to mean that the City has prepared and organized the Record of Proceedings, as contemplated under Pub. Res. Code § 21167.6.

II. Statement of Overriding Considerations (SOC)

The Final EIR determines that the project would have a significant and unavoidable Vehicle Miles Traveled impact (Impact T-2). As discussed in Draft EIR Section 4.3, the project site forms part of the City of Redondo Beach's original townsite and was traversed by the Redondo Railroad. After World War II, the site transitioned away from these railroad functions to more commercial uses. The existing industrial and commercial buildings are identifiable as part of Redondo Beach's early commercial core and exemplify the City's social, commercial, and transportation history. As such, four of the five existing buildings qualify as historical resources as contributors to a potential district. The project seeks to maintain portions of these historic resources and adaptively reuse the structures for contemporary purposes. The issuance of Certificates of Appropriateness allowing structural alterations and removal of portions of the buildings assures that the renovations are completed in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. Saving these buildings avoid a significant and unavoidable impact to cultural resources. As described in Draft EIR Section 6.2, residential development at the allowed density per the zoning code, would result in a significant and unavoidable impact.

The Final EIR concludes that vehicle miles traveled impacts would be significant and a Statement of Overriding Considerations has been provided. The City finds that the project, furthers City policies and addresses the need for affordable housing that is a regional and statewide concern. The City of Redondo Beach finds that the specific economic, legal, social, technological, region-wide and state-wide environmental benefits, and other benefits of the project as approved outweigh the unavoidable adverse environmental effects, and that these adverse environmental effects are considered acceptable for the reasons outlined below. Each benefit (and subsection thereof) set forth below independently constitute an overriding consideration warranting approval of the Project.

One of the project objectives is to 'realize the utilitarian benefit of the existing non-conforming commercial buildings and ensure economic vitality through programming of the commercial spaces as revenue generating, high impact uses.' Another project objective includes "creat[ing] a high-quality designed townhome and apartment complex that enhances the value of an existing underutilized site through the development of a project that is responsive to market demands." Furthermore, a project objective strives to "...preserve and reuse portions of three existing commercial buildings of local historic significance." The project provides new commercial space and would provide new on-site residences, which would help ensure the long-term economic vitality of the site and the City, through increased sales tax. City policies state 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 these policies as well as housing goals and targets.

The State legislature emphasizes that "the lack of housing is a critical problem that threatens the economic, environmental, and social quality of life in California… Among the consequences of those actions are…. reduced mobility, urban sprawl, excessive commuting, and air quality deterioration…" (Government Code 65589.5(a).) The Legislature explains, in part, that "California

has a housing supply and affordability crisis of historic proportions." The Redondo Beach Housing Element contains State mandated policies and analysis to ensure that the City "facilitate[s] the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community" More specifically, the Legislature's stated intent is "to assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal…to assure that counties and cities will prepare and implement housing elements which…will move toward attainment of the state housing goal". State law requires that jurisdictions provide their fair share of regional housing needs. The current Regional Housing Needs Allocation (RHNA) identifies housing needs in each SCAG jurisdiction and allocates a fair share of that need to every community. Redondo Beach's RHNA for the 2021–2029 planning period has been determined by SCAG at 2,490 housing units, of which 936 for very low-income households. The project as approved would help meet these legislative goals by providing 30 new residential units, four of which would be designated for very low-income households.

Additionally, if the project were denied, then the City would potentially have to comply with Gov. Code § 65863(c)(2) which would potentially require the City to amend its zoning to provide new residential density at other locations within the City. As noted in Draft EIR Section 4.3, the project site is considered a potential historic district with individual buildings eligible for local landmark designation. Retaining the existing structures prevents an environmental impact as noted above and benefits the community by preserving the City's cultural history and its architectural legacy. Consequently, if this development were relocated to another site within the City, it would likely result in similar environmental impacts in comparison to the project site and not further the City's historic preservation and housing goals, as discussed under the No Project Alternative in Draft EIR Section 6.1.

The Legislature adopted Senate Bill 743 (2013) with the goal of "encouraging land use and transportation planning decisions and investments that reduce VMT and contribute to the reductions in greenhouse gas emissions." The Legislature explained in SB 743 that "there is a need to balance the need for level of service standards for traffic with the need to build infill housing and mixed use commercial developments within walking distance to mass transit facilities, downtowns, and town centers and to provide greater flexibility to local governments to balance these sometimes competing interests."

In April 2016, the SCAG adopted the 2016-2040 RTP/SCS. The 2016-2040 RTP/SCS has the primary goal of reducing long-term emissions from transportation sources to comply with Senate Bill (SB) 375, improving public health and meeting the National Ambient Air Quality Standards (NAAQS) as set forth by the federal Clean Air Act. The project would be located within walking distance to public transportation as well as the commercial and recreational opportunities of the Pier and Harbor area. The key goal of the SCS is to achieve long-term GHG emission reduction targets through integrated land use and transportation strategies. The focus of these reductions is on transportation and land use strategies that influence vehicle travel.

Other project goals are, 'to provide neighborhood serving uses and amenities that cater to City of Redondo Beach residents and encourages pedestrian and bicycle activity through re-programming and reactivating the facades of the existing commercial buildings and providing

access to a new shared courtyard and public bike racks; and …to develop[e] new quality multi-family, transit-oriented living options … near the harbor with access to outdoor recreational opportunities.' The project would further the City's goals to provide a diversity of housing options within the coastal area where housing costs and affordability are acute. The project also furthers a specific goal of the Coastal Land Use Plan to incentivize the use of the State Density Bonus Law as well as provides housing in proximity to areas of public recreation. The project uses 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 waking safe and enjoyable as well as promote the use of alternative transportation for short trips in accordance with the City's Circulation Element goals and policies.

100 – 132 N. Catalina Avenue Project

Exhibit A

CEQA Findings and Statement of Overriding Considerations

I. CEQA Findings

A. Project Description Summary

The project site is located at 100, 112, 116, 124, 126, and 132 North Catalina Avenue in the City of Redondo Beach (City). The project site is relatively flat with an area of 54,739 square feet (sf), or approximately 1.26 acres. The project would involve the demolition of approximately 8,929 sf of existing commercial development located between 112 and 132 North Catalina Avenue (includes full demolition of the building at 116 North Catalina Avenue); rehabilitation and reuse of three commercial buildings at 124, 126, and 132 North Catalina Avenue for further commercial use (i.e., coffee shop and tasting room); rehabilitation and reuse of the building at 112 North Catalina Avenue for residential use; and demolition of the shed located at the rear end of 116 North Catalina Avenue. The project also involves the construction of 22 three-story townhomes, four apartment units in the former Masonic Lodge building (i.e., 112 North Catalina Avenue), and four apartment units in a new three-story apartment building, for a combined total of 30 residential units on the project site. The proposed density bonus project uses State-mandated concessions and development standard waivers and thereby would not require amendments to the City's General Plan, Local Coastal Program, or the Redondo Beach Municipal Code (RBMC) – Coastal Land Use Plan Implementation Ordinance.

These findings have been prepared for the approval of project which involves the construction of the 30 residential units, four units of which would be affordable units and would consist of two townhome units and two apartment units. The 22 townhomes would be situated east of the commercial buildings fronting North Catalina Avenue, whereas the residential apartment building would be adjacent to (south of) the commercial buildings and would front both North Catalina Avenue and Emerald Street. A total of 72 on-site parking stalls, including 66 residential parking spaces (i.e., 44 private garage and 22 at-grade spaces) and six commercial parking spaces (i.e., all standard spaces) would be provided on-site. As a result of reconfiguration of the curb cuts, an additional seven on-street parking spaces would be retained. Parking garages would be equipped with electric vehicle (EV) charging stations. The proposed project would provide 22 bicycle parking spaces for residents and an additional 15 bicycle racks for guests. Pedestrians would be able to

access the commercial and residential buildings on the project site via sidewalks along Emerald Street and North Catalina Avenue and via the proposed internal pathways within the project site. In addition, rehabilitation and reusage of the existing commercial buildings would retain 3,063 sf of commercial/retail space in the form of a 1,279-sf tasting room and a 1,784-sf coffee shop.

The project was considered by both the Preservation Commission and the Planning Commission in materials submitted by the City of Redondo Beach's environmental consultants, which were described orally at the April 13, 2022 Preservation Commission hearing and the April 21, 2022 Planning Commission hearing, and in the written materials included in the respective Administrative Reports.

This project description summary is only intended to provide an overview of the project and should not be interpreted to set the scope of the project approvals, which are controlled by the project's entitlement resolution.

B. Project Objectives

As set forth in Section 2.2 of the Draft EIR (p. 2-1 et seq.) the objectives and purpose of the Project are as follows:

1. To create a high-quality designed townhome and apartment complex that enhances the value of an existing underutilized site through the development of a project that is responsive to market demands that includes at least 26 market-rate units.
2. To realize the City of Redondo Beach's General Plan and Coastal Plan by recognizing the site's underlying R-3 zoning and incorporating multi-family housing into the Master Plan and near the harbor with access to outdoor recreational opportunities.
3. To further the City of Redondo Beach Housing Element policies to support the City's future housing needs by developing new quality multi-family, transit-oriented living options at different income levels including affordable housing units per California State Density Bonus law.
4. To realize the utilitarian benefit of the existing non-conforming commercial buildings with respect to the overall site programming and to ensure economic vitality of the Project through offsetting the costs of construction for the affordable housing units through programming of the commercial spaces as revenue generating, high impact uses.
5. To preserve and reuse portions of three existing commercial buildings of local historic significance by designing the master plan, commercial open space, and vehicular and pedestrian circulation around the buildings' placement.
6. To provide neighborhood serving uses and amenities that cater to City of Redondo Beach residents and encourages pedestrian and bicycle activity through re-programming and reactivating the facades of the existing commercial buildings and providing access to a new shared courtyard and public bike racks.
7. To limit points of ingress/ egress to the site and remove surplus driveway curb cuts to create new on-street public parking spaces available for public access and within walking distance to the marina.
8. To remediate the existing site with little disturbance to historic buildings.

9. To design new residential structures that comply with City of Redondo Beach parking and open space requirements, and to contain parking and open space within each townhome envelope to limit opportunities for large gatherings.
10. To limit construction impact on surrounding uses and existing historic buildings and to control construction costs to maintain project viability though designing new structures with focused construction methods comprised of wood framed buildings at grade which eliminates costly and invasive shoring and structural concrete work.

C. Procedural Compliance with CEQA

The City of Redondo Beach (City), acting as Lead Agency under CEQA, published a Draft EIR on December 2, 2021 and a Final EIR on April 7, 2022 in compliance with CEQA and the CEQA Guidelines, as amended. As allowed for in CEQA Guidelines §15084(d)(2), the City retained a consultant to assist with the preparation of the environmental documents. The City has directed, reviewed, and edited as necessary all material prepared by the consultant, and such material reflects the City's independent judgment and analysis. In addition, an extensive public involvement and agency notification effort was conducted to solicit input on the scope and content of the EIR and to solicit comments on the Draft EIR. Key milestones associated with the preparation of the EIR are summarized below:

- A Notice of Preparation/Initial Study (NOP/IS) for the Draft EIR was circulated from December 2, 2021 until January 18, 2022, during which time approximately 37 responses were received on the NOP/IS. (Draft EIR Appendix A1 and Final EIR Appendix A2-1)

- A scoping meeting held on April 8, 2021 and attended by approximately 20 people. (Draft EIR Appendix A2)

- The Draft EIR was published on December 2, 2021 and circulated for a 45-day comment period, which ended on January 18, 2022.

- The Draft EIR was made available for general public review at the following locations:

  - City of Redondo Beach, Community Development Department, 415 Diamond Street, Door "E," Redondo Beach, California 90277;

  - City of Redondo Beach, City Clerk, 415 Diamond Street, Redondo Beach, California 90277;

  - Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277;

  - Redondo Beach Public Library - North Branch, 2000 Artesia Boulevard, Redondo Beach, California 90277; and

  - On the City's website (http://redondo.org) by following the link to the 100-132 North Catalina Avenue Project.

- The Draft EIR and Notice of Completion were transmitted the State Clearinghouse and the Notice of Availability was sent to all property owners within 300 feet of the project site and to the last known name and address of all organizations and individuals who previously had

requested such a notice in writing or had attended public meetings about the project and provided their contact information.

- The Final EIR was released on April 7, 2022 and includes:
  - Section 1, *Introduction*, consisting of a summary of the contents of the Final EIR and the environmental review process;
  - Section 2, *Responses to Comments on the Draft EIR,* providing copies of all correspondence and comments received on the Draft EIR, each identified with the agency's or author's name and an alphanumeric reference number to their comment correspondence, along with written responses to the comments;
  - Section 3, *Errata*, consisting of a summary of minor revisions to the information contained in the Draft EIR based on the comments received; and
  - Section 4, *Mitigation Monitoring and Reporting Program*, containing the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project which identifies mitigation measures or the project, the enforcing agency, the actions required by the responsible agency, the implementation period for each measure, and the monitoring period for each measure.
  - The Draft EIR in its entirety, including technical appendices.
- The Notice of Availability of the Final EIR/Public Hearing was published in the Easy Reader newspaper on April 7, 2022. This notice was also sent to all property owners within 1,000 feet of the project site and to the last known name and address of all organizations and individuals who previously had requested such a notice in writing or had attended public meetings about the project and provided their contact information. This notice and copies of the Final EIR were also sent to public agencies who commented on the Draft EIR.
- Notices for the Preservation Commission and Planning Commission public hearings were posted, published and sent in compliance with applicable laws, as outlined in the City Council's resolution recitals.

D. Environmental Impacts and Findings

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:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

2. 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.

3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the EIR.

The City has made one or more of these specific written findings regarding each significant impact associated with the Project. Those findings are presented below, along with substantial evidence in support of the findings. Concurrent with the adoption of these findings, the City adopts the MMRP for the project, included as Exhibit B.

The EIR included a detailed analysis to determine whether the proposed project and alternatives would result in significant environmental impacts. The EIR discloses the environmental impacts expected to result from construction and operation of the Project and the alternatives, and where appropriate, identifies feasible mitigation measures that would, if implemented, avoid or minimize significant impacts. The mitigation measures identified in the EIR are measures proposed by the lead agencies, responsible or trustee agencies or other persons, that were not proposed as part of the project or alternatives, but that reasonably could be expected to avoid or minimize potential significant adverse impacts if required as conditions of approval (CEQA Guidelines §15126.4(a)(1)(A)).

1. Findings of Environmental Impacts Not Requiring Mitigation

The City finds that the following environmental impacts will result in less than significant impacts without mitigation based on the analysis of direct, indirect, and cumulative impacts for the environmental considerations included in Sections 4.1 through 4.8 of the Draft EIR, and further discussed in Section 2 of the Final EIR, *Response to Comments on the Draft EIR*. An explanation of the rationale for each finding is provided as follows.

Aesthetics

Scenic Vistas

Threshold: Would the project have a substantial adverse effect on a scenic vista?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 21 – 22)

Rationale: The City considers its coastal recreation areas (e.g., beaches, public piers, bikeways, and regional and local parks) as providing important scenic views in the city. The project site is not located on a scenic turnout or other visual access point and is not visible from the beach or harbor areas of Redondo Beach, which are located about 0.3-mile to the southwest and 0.2 mile to the west of the site, respectively, due to the existing multi-family and commercial development between three- and five-stories that block views from the coast to the project site. The closest parks within a 0.5-mile radius of the site include Czulegar Park, Vincent Park, and Veterans Park. While the project site is visible from Czulegar Park, the park's scenic views are facing west towards the Pacific Ocean; the project site is to the southeast of Czulegar Park and is already developed with existing commercial buildings that are surrounded by urbanized development and thus, does not constitute a scenic vista. The proposed townhomes and apartment building would be of similar height (30 feet) to other single- and multi-family residences surrounding the site, which range from one- to five-stories tall. Although there are ocean views along Catalina Avenue, there are no views of scenic resources inside the project site. Therefore, the proposed project would

not significantly obstruct any scenic vistas or views of or from scenic resources in the city. Impacts would be less than significant.

Scenic Resources

Threshold: Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 22)

Rationale: The project site is in an urban area consisting of residential and retail/commercial uses which does not contain any scenic resources such as natural habitats or rock outcroppings, nor is it in proximity to any such resources. The project site is not located on any National Register of Historic Places, California State Historical Landmarks, or California Historical Resources or Points of Interest. The project site is located approximately 300 feet south of the Diamond Apartments, which are listed properties on the National Register of Historic Places. The project abuts the Oklahoma Apartments (c. 1908), located at 305 Emerald Street that is a locally designated Historic Landmark property that may be eligible for listing on the National Register of Historic Places. However, the proposed project would not obstruct any scenic resources visible from or in proximity to a state scenic highway designated by the City of Redondo Beach. While Pacific Coast Highway (PCH) is designated as an eligible scenic highway in other areas, the portion of PCH nearest to the project site (0.1-mile east) is not an eligible or designated scenic highway. Therefore, the project would not substantially degrade views of mature trees, rock outcroppings, or any other scenic resources along or visible from a scenic highway. Impacts would be less than significant.

Visual Character

Threshold: Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 22 – 23)

Rationale: The project is in an urban area of the City that is primarily developed with one- to five-story residential and commercial/retail buildings. Implementation of the project would add residential uses and rehabilitate the site's existing commercial buildings for future commercial uses. While development of the project would change the appearance and use of the project site relative to existing conditions, it is not anticipated to degrade the existing visual character or quality of the site and its surroundings since it would be a compatible use with other existing residential uses in the project area and would upgrade the existing landscaping

and visual quality of the site and, therefore, contribute to an aesthetically enhanced project area. Furthermore, the City's regulatory review procedure provides the City with further assurances for aesthetic review and an opportunity to incorporate additional conditions to increase the aesthetic value of the project. Impacts would be less than significant.

Light and Glare

Threshold: Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 23)

Rationale: Implementation of the project would replace existing lighting with new outdoor on-site lighting for the rehabilitated commercial buildings, proposed townhomes and apartment building, internal walking paths, driveway/garage lights, landscaping, and other safety-related lighting. New residential lighting that is proposed as part of the project would represent an increase in daytime and nighttime lighting at the project site relative to existing lighting associated with commercial uses. However, the light sources would not substantially increase the overall levels of day or nighttime lighting in the area because they would be comparable to existing light levels from the surrounding residences. Furthermore, Catalina Avenue and Emerald Street are already illuminated by street lighting. For these reasons, the proposed project would not result in a substantial new source of light such that day or nighttime views in the area would be adversely affected. Rather, the proposed exterior lighting and building materials would be consistent with those of surrounding uses and would be an important aide to public safety. Furthermore, the design of this project, including its finish, colors, and materials, would be reviewed for approval through the City's review process. Impacts would be less than significant

Agriculture and Forestry Resources

Farmland Conversion

Threshold: Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Finding: No Impact. (Draft EIR, Appendix B, Page 25)

Rationale: The project site is in an urban area of the City and currently consists of commercial and parking uses. The project site is zoned and designated R-3A (Low-Density Multi-Family Residential). According to the California Department of Conservation's (DOC) California Important Farmland Finder, the project site is in an area that does not consist of Farmland. Therefore, the project would not have an impact on designated Farmland.

Williamson Act

Threshold: Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

Finding: No Impact. (Draft EIR, Appendix B, Page 26)

Rationale: The project site consists of commercial and parking uses and is not zoned or designated for agricultural use. In addition, the project site is not under a Williamson Act contract. The project site would not convert farmland to non-agricultural uses; therefore, the proposed project would have no impact with respect to conflicting with agricultural zoning or a Williamson Act contract.

Forestland Zoning

Threshold: Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

Finding: No Impact. (Draft EIR, Appendix B, Page 26)

Rationale: The project site consists of commercial and parking uses and is not zoned or designated for forest land or timberland. The project would not conflict with forest land or timberland zoning and no impact would occur.

Loss of Forestland

Threshold: Would the project result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No Impact. (Draft EIR, Appendix B, Page 26)

Rationale: The project site consists of commercial and parking uses and is not zoned or designated for forest land or timberland. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

Conversion of Farmland or Forestland

Threshold: Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Finding: No Impact. (Draft EIR, Appendix B, Page 26)

Rationale: The proposed project does not include the conversion of farmland to non-agricultural uses, forest land to non-forest uses, nor any other change in the existing environment that could result in impacts to Farmland or forest land. No impact would occur.

Air Quality

Air Quality Management Plan

Threshold: Would the project conflict with or obstruct implementation of the applicable air quality plan?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 30 – 31)

Rationale: The growth projections used by the South Coast Air Quality Management District (SCAQMD) to develop the Air Quality Management Plan (AQMP) emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by Southern California Association of Governments (SCAG) in their 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The City has an estimated population of 66,994 with an average household size of 2.3 persons. SCAG estimates that the City's population will increase to 74,400 by 2040, an increase of approximately 11.1 percent or 7,406 persons. The project would generate 130 bedrooms and increase the existing population by approximately 299 residents (an approximately 0.5 percent increase from the existing population) to 67,293, which would be within SCAG's 2040 population forecast. Furthermore, the City has an existing housing stock of 30,892 units, which SCAG forecasts will increase by 2,108 units (an approximately seven percent increase) to 33,000 units by 2040. Construction of the proposed 22 new townhomes and eight apartment units would represent approximately 1.4 percent of this projected increase in housing units, which would not exceed SCAG's 2040 housing units forecast. Therefore, the project would not conflict with the SCAQMD's AQMP and the potential population and housing increase generated by the proposed project would not substantially alter air quality conditions in the Basin and would not generate emissions that would adversely affect regional air quality. Impacts would be less than significant.

Pollutant Emissions

Threshold: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Finding: Less Than Significant. (Draft EIR, Pages 4.1-14 – 4.1-16)

Rationale: Air pollutant emissions from project construction would result from the use of heavy-duty construction equipment, fugitive dust mobilized by export of demolition debris and soil import, and the evaporation of volatile organic compounds from architectural coatings (e.g., paint), among other sources. Based on modeled project emissions, total maximum daily emissions generated by project construction activities would not exceed the SCAQMD regional thresholds for criteria pollutants. In addition, maximum daily on-site emissions would not exceed the SCAQMD Localized Significant Thresholds (LST). Therefore, project

construction would not result in a cumulatively considerable increase of any criteria pollutants for which the region is in non-attainment.

Air pollutant emissions from project operation include area sources (such as consumer products, architectural coatings, and landscaping equipment), energy sources, and mobile sources (i.e., vehicles accessing the site). The proposed project would replace existing uses on the project site and therefore would eliminate operational emissions on the site generated under current conditions. As such, existing operational emissions were subtracted from the project's operational emissions to estimate net new operational emissions. Based on modeled project emissions, neither total project operational emissions nor net new operational emissions would exceed the SCAQMD regional thresholds for criteria pollutants. Therefore, operation of the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment. Impacts would be less than significant.

Sensitive Receptors

Threshold: Would the project expose sensitive receptors to substantial pollutant concentrations?

Finding: Less Than Significant. (Draft EIR, Pages 4.1-16 – 4.1-21)

Rationale: Sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases.

Based on modeled project emissions, maximum daily construction emissions of carbon monoxide would be approximately 25 pounds and maximum on-site emissions would be approximately 23 pounds, which would not exceed the SCAQMD's regional threshold (550 lbs/day) or LST (664 lbs/day) for carbon monoxide. Furthermore, operational emissions from area, energy, and mobile sources combined would generate a net increase of approximately 21 pounds of carbon monoxide emissions compared to existing operational emissions, which is below the SCAQMD regional threshold of 550 pounds. Both the SCAQMD's regional thresholds and LSTs are designed to be protective of public health. Based on the low background level of carbon monoxide in the project area, ever-improving vehicle emissions standards for new cars in accordance with State and federal regulations, and the project's low level of operational carbon monoxide emissions, the project would not create new hotspots or contribute substantially to existing hotspots. Localized air quality impacts related to carbon monoxide hot spots would be less than significant.

The project's construction activities would result in short-term diesel particulate matter (DPM) emissions associated with exhaust emissions from off-road, heavy-

duty diesel equipment for site preparation grading, building construction, and other construction activities. Maximum daily on-site $PM_{2.5}$ emissions during grading would be approximately two pounds per day, which would not exceed the SCAQMD LST of three pounds per day that is designed to be protective of human health. $PM_{2.5}$ emissions would decrease for the remaining phases of the construction period because construction activities such as building construction and paving would require less construction equipment. There would be no residual emissions or corresponding individual cancer risk after project construction is complete and on-site construction activities cease. Therefore, DPM generated by project construction is not expected to create conditions where the probability that the Maximally Exposed Individual would contract cancer is greater than ten in one million or to generate ground-level concentrations of non-carcinogenic toxic air contaminants (TAC) that exceed a Hazard Index greater than one for the Maximally Exposed Individual. As such, project construction would not expose sensitive receptors to substantial TAC emissions, and impacts would be less than significant. Upon completion of construction, the project does not propose routine operational activities that would generate substantial TAC emissions.

Operation of the proposed project would not result in any nonpermitted direct emissions (e.g., those from a point source such as diesel generators) or result in a substantial increase in diesel vehicles (i.e., delivery trucks) over existing baseline conditions because the proposed project does not include the types of uses that generate substantial TAC emissions (e.g., distribution centers, rail yards, ports, refineries, etc.). As such, project operation would not expose sensitive receptors to substantial TAC emissions, and impacts would be less than significant.

The proposed project would add residential land uses to the project site that would result in new sensitive receptors on the site. A Health Risk Assessment (HRA) was prepared to assess the potential health effects associated with TAC emissions from Pacific Coast Highway (SR-1), located approximately 540 feet east of the project site. The results of the HRA indicate that the proposed residential use of the site would not expose future on-site residents to significant excess cancer risks associated with vehicle emissions based on SCAQMD health risk guidelines and existing vehicle travel on SR-1. Impacts would be less than significant.

Other Adverse Emissions

Threshold: Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 32)

Rationale: Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the project, which would be attributable to

concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors would disperse rapidly from the project site, generally occur at magnitudes that would not affect substantial numbers of people and would be limited to the construction period. Impacts associated with odors during construction would be temporary and less than significant. With respect to operation, the SCAQMD's CEQA Air Quality Handbook identifies land uses associated with odor complaints as agricultural uses, wastewater treatment plants, chemical and food processing plants, composting, refineries, landfills, dairies, and fiberglass molding. Residential and commercial uses are not identified on this list and no odor-producing uses are in the project vicinity. In addition, solid waste generated by the proposed on-site uses would be collected by a contracted waste hauler, ensuring that odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people, and impacts would be less than significant.

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.1-21)

Rationale: The SCAQMD's approach to determining cumulative air quality impacts for criteria air pollutants is to first determine whether the proposed project would result in a significant project-level impact to regional air quality based on the SCAQMD significance thresholds. There is one project currently under development within the vicinity of the project site, the Foundry Project. The Foundry Project is located at the intersection of 190th Street and Fisk Lane in Redondo Beach, approximately 2.2 miles northeast of the project site, and involves the demolition of existing industrial and retail/commercial buildings and construction of 36 two-story condominium homes. The Foundry Project would generate air pollutant emissions during construction and operation; however, the Foundry Project's IS-MND determined that no significant air quality impacts would occur. The proposed project would be consistent with the SCAQMD 2016 AQMP and would not result in significant impacts to air quality during construction and operation. Although multiple construction projects, including the Foundry Project, could be occurring simultaneously in the project site vicinity, the proposed project would not combine with other projects to result in a significant cumulative air quality impact because maximum daily emissions generated by construction of the proposed project would not exceed SCAQMD thresholds. Therefore, per SCAQMD guidance, the project would not result in a cumulatively considerable contribution to cumulative air quality impacts.

Biological Resources

Riparian Habitat

Threshold: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or

special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: No Impact. (Draft EIR, Appendix B, Page 35)

Rationale: The project is in a developed urban area and is not located within a vegetated or open space area. The only vegetation present on site is landscaping, consisting of sparse, ornamental shrubs and planted trees. These existing trees and shrubs do not constitute a sensitive natural community. Additionally, there is no riparian habitat on or near the project site. Therefore, the proposed project would not have a substantial adverse effect on riparian habitat or other sensitive natural communities as none exist on the site or in nearby areas. No impact would occur.

Wetlands

Threshold: Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: No Impact. (Draft EIR, Appendix B, Page 35)

Rationale: No riparian habitats, wetlands, or other water features have been identified on or adjacent to the project site. Furthermore, the project site does not include any discernable drainage courses, inundated areas, wetland vegetation, or hydric soils. As a result, no state or federally protected wetlands or other waters that may be considered jurisdictional by the California Department of Fish and Wildfire (CDFW), United State Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) occur on or adjacent to the project site. Therefore, the proposed project would not directly or indirectly have a substantial adverse effect on State or federally protected wetlands or other jurisdictional waters. No impact would occur.

Wildlife Movement

Threshold: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Finding: No Impact. (Draft EIR, Appendix B, Pages 35 – 36)

Rationale: The site is separated from any open space areas by existing development and roadways. The project site does not contain any natural communities or habitat areas that would be expected to support populations of native wildlife nurseries or movement. While the project site contains trees, these trees are ornamental and are not a part of larger habitat area; they are surrounded by development and do not form a natural community or constitute a habitat area. Due to their fully developed nature, the project site and surrounding area do not contain any natural or physical features that connect habitat areas, and impacts to the

movement of native or resident species or on the use of native wildlife nursery sites resulting from the proposed project are not expected. Therefore, no impact would occur.

Local Policies and Ordinances

Threshold: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 36)

Rationale: Street tree species, size, spacing, and planting standards will be subject to approval of the Superintendent of Parks. The Superintendent of Parks shall select street trees taking into consideration the following criteria: that the selected tree as proposed to be located will not harm public sidewalks, streets, and infrastructure; that the tree is consistent with water conservation objectives; that the tree requires low maintenance and no pesticides; that the tree will enhance the visual character and identity of City streets; and that the tree complements appropriate existing street trees. The City does not have any additional ordinances or polices protecting biological resources. Removal of street trees due to project implementation would be completed in accordance with Section 10-2.1900 of the City's Municipal Code. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, and the impact would be less than significant.

Habitat Conservation Plans

Threshold: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: No Impact. (Draft EIR, Appendix B, Page 36)

Rationale: There are no adopted Habitat Conservation or Natural Community Conservation Plans in the City of Redondo Beach. Further, there are also no approved local, regional, or state habitat conservation plans in the City. Therefore, no impacts would occur.

Cultural Resources

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Pages 4.3-25 – 4.3-26)

Rationale: The only planned or pending project is the Foundry Project, approximately 2.2 miles northeast of the project site. The area to analyze cumulative impacts to cultural resource includes the project site and immediately adjacent areas that could be indirectly affected. The potential for uncovering significant archaeological (prehistoric and historic) and/or tribal cultural resources within

the project area during earthmoving construction activities is unknown. However, the proposed project would involve redevelopment of already graded and developed sites in an urban area. The project would result in a less than significant impact to historic resources, archaeological, and tribal cultural resources, as well as human remains with mitigation identified above. As such, the proposed project would not contribute to cumulative impacts on cultural resources in the project vicinity. In addition, individual development proposals are reviewed separately by the appropriate jurisdiction and undergo environmental review when it is determined that the potential for significant impacts exist. In the event that future cumulative projects would result in impacts to known or unknown cultural resources, impacts to such resources would be addressed on a case-by-case basis. Future cumulative projects would also be required to comply with existing regulatory requirements related to the unanticipated discovery of cultural resources and human remains. Therefore, impacts related to cultural resources would not be significant and the proposed project would not make a considerable contribution to cumulative cultural resource impacts.

Energy

Energy Consumption

Threshold: Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 39 – 42)

Rationale: Energy use during construction would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of California Code of Regulations Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes and would minimize unnecessary fuel consumption. Construction equipment would be subject to the United States Environmental Protection Agency (USEPA) Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption. Furthermore, per applicable regulatory requirements such as California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11), the project would comply with construction waste management practices to divert a minimum of 65 percent of construction and demolition debris. These practices would result in efficient use of energy necessary to construct the project. In the interest of cost-efficiency, construction contractors also would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and the construction-phase impact related to energy consumption would be less than significant.

Though the project would result in increased energy consumption compared to existing uses, the project would comply with all standards established in California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California's Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the 2019 Building Energy Efficiency Standards (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the Energy Commission. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The standards are updated every three years and each iteration is more energy efficient than the previous standards. To help achieve Title 24 reduction targets, the project applicant proposes to incorporate several energy efficient features into overall project design. Energy efficient design features include use of passive solar by including large windows, energy-efficient appliances and lighting, high-efficiency irrigation systems, water-efficient indoor fixtures throughout the project site, rooftop solar panels, and water-efficient landscaping irrigation. Approximately ten percent of the project's total parking would be equipped with EV charging outlets. In addition, the project would include 15 common and 22 private on-site bicycle parking spaces. Operation of the project would consume fuel, natural gas, and electricity; however, the project would conform to the latest version of California's Green Building Standards Code and Building Energy Efficiency Standards and would therefore not lead to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

Energy Efficiency Plans

Threshold: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 42)

Rationale: The City of Redondo Beach has not adopted a renewable energy or energy efficiency plan; however, the City has adopted a Climate Action Plan (CAP) which contains policies for the conservation of energy resources. The project would be designed to comply with the performance levels of the latest version of the California Green Building Standards Code, which would reduce energy consumption compared to standard building practices. The proposed project would be required to comply with the residential and nonresidential mandatory measures in the 2019 California Green Building Standards Code, Title 24, Part 11. The proposed project would also be required to comply with the energy standards in the California Energy Code, Part 6 of the California Building Standards Code (Title 24). Measures to meet these energy standards may include

rooftop solar panels, low-flow plumbing fixtures, water-efficient irrigation systems, high-efficiency HVAC and hot water storage tank equipment, and lighting conservation features. The project would not conflict with the policies and goals, including energy efficiency-related measures, of the CAP. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

Geology and Soils

Fault Rupture

Threshold: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 44)

Rationale: The project site is located in a seismically active area of southern California; however, according to the California Geological Survey (CGS), the project site is not located in an Alquist-Priolo Fault Zone. There are no faults present on the project site, and the nearest fault to the project site is the Palos Verdes Fault Zone, located less than two miles southwest of the site.

To reduce geologic and seismic impacts, the City's General Plan Environmental Hazards/Natural Hazards Element includes goals, objectives, and policies intended to reduce death, injuries, damage to property, and economic and social dislocation due to earthquakes and related geologic hazards. In addition, the project would comply with the CBC (Title 24), which establishes minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The impact to people, buildings, or structures from fault rupture would be reduced by the required conformance with applicable building codes and accepted engineering practices. Nonetheless, due to the project's location from an Alquist-Priolo mapped zone, the project would not directly or indirectly cause potential adverse effects related to rupture of a known earthquake fault. Potential impacts would be less than significant.

Seismic Ground Shaking

Threshold: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 44 – 45)

Rationale: The project site is situated in the seismically active Southern California Region and is therefore susceptible to ground shaking during a seismic event. Although the nearest mapped fault (i.e., the Palos Verdes Fault Zone) is located less than two miles southwest of the site, strong ground shaking at the site may occur in the event of a sufficiently large earthquake on this or other nearby faults, such as the Newport-Inglewood Fault located approximately eight miles northeast of the site.

The City's General Plan Environmental Hazards/Natural Hazards Element includes goals, objectives, and policies intended to reduce death, injuries, damage to property, and economic and social dislocation due to earthquakes and related geologic hazards. The City also regulates development through the requirements of the CBC. The earthquake design requirements of the CBC consider the occupancy category of the structure, site class, soil classifications, and various seismic coefficients. The CBC provides standards for various aspects of construction, including but not limited to excavation, grading, earthwork, construction, preparation of the site prior to fill placement, specification of fill materials, fill compaction and field testing, retaining wall design and construction, foundation design and construction, and seismic requirements. It includes provisions to address issues such as (but not limited to) construction on expansive soils and soil strength loss. In accordance with California law, project design and construction would be required to comply with provisions of the CBC. Because the project would comply with the CBC and because the project would not exacerbate existing ground shaking hazards, impacts related to seismically induced ground shaking would be less than significant.

Liquefaction

Threshold: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 45)

Rationale: Liquefaction is a process whereby soil is temporarily transformed to fluid form during intense and prolonged ground shaking or because of a sudden shock or strain. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. According to the CGS, the project site is not located in a liquefaction zone. Based on the findings in the geotechnical study, groundwater was not encountered during boring activities within the project site, which reached depths of up to 50 feet below ground surface. Design and construction of the proposed project would conform to the current seismic design provisions of the CBC. The 2019 CBC incorporates the latest seismic design standards for structural loads and materials, as well as provisions from the National Earthquake Hazards Reduction Program, to mitigate losses from an earthquake and provide for the latest in earthquake safety. While the project would be susceptible to

seismic activity given its location within a seismically active area, the project would be required to minimize this risk, to the extent feasible, through the incorporation of applicable CBC standards. Therefore, the potential effects of differential settlement as a result of liquefaction would be reduced to a less than significant level.

Landslides

Threshold: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 45)

Rationale: According to the CGS, the project site is not located in an area subject to landslides caused by earthquakes, nor is it downslope from an area subject to seismically induced landslides. The project site and surrounding area are relatively flat. Implementation of the project would not exacerbate the existing risk of earthquake-induced landslides in the immediate vicinity because the project would not directly result in a seismic event or destabilize soils prone to landslide. Therefore, the risk of earthquake-induced landslides at the project site is low and impacts would be less than significant.

Soil Erosion

Threshold: Would the project result in substantial soil erosion or the loss of topsoil?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 45 – 46)

Rationale: Construction activities involving soil disturbance, such as excavation, stockpiling, and grading could result in increased erosion and sediment transport by stormwater to surface waters. Fugitive dust caused by strong wind and/or earth-moving operations during construction would be minimized through compliance with SCAQMD Rule 403, which prohibits visual particulate matter from crossing property lines. Standard practices to control fugitive dust emissions include watering of active grading sites, covering soil stockpiles with plastic sheeting, and covering soils in haul trucks with secured tarps. Furthermore, construction of the proposed project would be required to comply with a Construction General Permit, which is issued by the State Water Resources Control Board (SWRCB). The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP), which outlines best management practices (BMP) to reduce erosion and topsoil loss from stormwater runoff. Compliance with the Construction General Permit would ensure that BMPs are implemented during construction and minimize substantial soil erosion or the loss of topsoil. Impacts would be less than significant.

Unstable Soils

Threshold: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 46)

Rationale: Although the proposed project is in a seismically active area, the project site is not located on unstable soils or a geologic unit at risk for liquefaction or landslides. The project site consists of compact, relatively flat land that is surrounded by developed land. According to the Geotechnical Engineering Investigation, artificial fill underlying the project site consists of moist, medium dense, dark brown fine-grained silty sands to approximately three feet below ground surface. Artificial fill is underlain by native alluvial soils; consisting of moist to very moist, medium dense to very dense, yellowish-brown to dark brown, fine to medium-grained silty sands. Construction and operation of the proposed project would not involve activities known to cause or trigger subsidence and is not anticipated to adversely affect soil stability or increase the potential for local or regional landslides, subsidence, liquefaction, or collapse. Lastly, the project would comply with CBC requirements. Because the project would not create or exacerbate conditions related to unstable soils, impacts would be less than significant.

Septic Tanks

Threshold: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Finding: No Impact. (Draft EIR, Appendix B, Page 47)

Rationale: The proposed project would be served by the City's existing sewer system and no septic tanks are proposed for the project. Therefore, there is no potential for adverse effects due to soil incompatibility with septic tanks. No impact would occur.

Greenhouse Gas Emissions

Emission Generation

Threshold: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 54 – 59)

Rationale: Project construction is assumed to occur over a period of approximately two years and would become operational in 2024. Based on the California Emissions Estimator Model modeling results, construction activities for the project would

generate an estimated 826 metric tons (MT) of carbon dioxide equivalents (CO_2e). Amortized over a 30-year period (the assumed life of the project per SCAQMD guidance), project construction would generate about 28 MT of CO_2e per year. In addition, implementation of the proposed project would result in a net increase of 336 MT of CO_2e per year on the project site compared to existing uses. Because the proposed project would not conflict with plans and policies aimed at reducing GHG emissions (refer to following discussion), either directly or indirectly, that may have a significant impact on the environment, impacts would be less significant.

Emission Reduction Plans

Threshold: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 54 – 59)

Rationale: The project would be consistent with the 2017 Scoping Plan's emission reduction goals through project design, which includes complying with the latest Title 24 Green Building Code and Building Efficiency Energy Standards and installing energy-efficient LED lighting, water-efficient faucets and toilets, and water efficient landscaping and irrigation. The proposed project would also be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

Most of the goals, measures, and sub strategies in the City's CAP are directed towards City initiated projects and not specific individual development projects. However, the project would result in a net decrease of GHG emissions compared to the existing developments on-site. As such, the project would not conflict with the City's CAP, which is intended to reduce citywide emissions. Furthermore, the project would be consistent with applicable goals and measures to reduce GHG emissions contained within the City's CAP. Because the proposed project would not conflict with plans and policies aimed at reducing GHG emissions, impacts would be less significant.

Hazards and Hazardous Materials

Hazardous Materials

Threshold: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 62)

Rationale: Project construction would involve the use of potentially hazardous materials such as construction equipment and vehicles which use fuels and fluids that could be released should an accidental leak or spill occur. However, standard construction BMPs for the use and handling of such materials would be

implemented to avoid or reduce the potential for such conditions to occur. Any use of potentially hazardous materials utilized during construction of the proposed project would be subject to all local, State, and federal regulations regarding the handling of potentially hazardous materials. In addition, arsenic was historically use on the project site to prevent pest infestation and control weeds along railroad tracks. Consequently, soil treatment or removal during construction of the project are proposed to eliminate the potential risk of arsenic leaching to groundwater beneath the site; and the project would include barriers to avoid dermal contact during construction and dust generation would be implemented to minimize potential exposure to construction workers. The applicant would also be required to obtain a waste discharge requirement permit from the California Environmental Protection Agency Los Angeles RWQCB for the proposed treatment and reuse of onsite arsenic-affected soil. Therefore, the primary method of remediation of the arsenic would be on-site treatment, so any transport during construction of the project would be minimal and would not create a significant hazard to the public.

Operation and maintenance of the proposed project would likely involve the use of common household materials such as cleaning and degreasing solvents, fertilizers, and pesticides. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies related to storage, use, and disposal of hazardous materials. The transport, use, and storage of hazardous materials during construction of the project would be subject to all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Upon compliance with all applicable regulations and standards, potential impacts would be less than significant.

Hazard Near Schools

Threshold: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 63)

Rationale: The nearest school is Redondo Union High School, located approximately 0.4-mile southwest of the project site. As discussed under impact discussion *a.* of this section, the transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. The construction of the project, and associated air pollutant emissions, would be temporary and less than significant. Furthermore, operation and maintenance of

the proposed project would likely involve the use of common household materials comparable to those materials already in use in the project site vicinity. Therefore, emissions or hazardous materials releases near Redondo Union High School would be less than significant.

Public Airports

Threshold: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Finding: No Impact. (Draft EIR, Appendix B, Page 63)

Rationale: The project site is not located within two miles of a public airport. The airports nearest to the project site are Zamperini Field located 3.9 miles southeast of the site and Los Angeles International Airport located approximately 6.5 miles north-northwest of the site. According to the Los Angeles Airport Land Use Commission (ALUC) Airport Land Use Plan, the site is not located in either of the airports' hazard areas. Furthermore, there are no private airstrips in the vicinity of the project site. Therefore, the project would not result in safety hazards related to airports for people residing or working at the project site and its vicinity. No impact would occur.

Emergency Plans

Threshold: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: No Impact. (Draft EIR, Appendix B, Pages 63 – 64)

Rationale: During construction, temporary and occasional lane closures may be required, however two-way traffic would still be maintained at construction entry points. Although the project would result in an increase in density of land use at the project site, it would not modify existing roadways in the vicinity. Vehicles would be able to access the project site via Emerald Street for the southernmost residential building and North Catalina Avenue for the remaining residential and commercial buildings. Implementation of the proposed project would not create new obstructions to an emergency response plan or evacuation plan. In addition, the project would not result in inadequate emergency access because it would be subject to Fire Department review of site plans, site construction, and the actual structures prior to occupancy to ensure that required fire protection safety features, including building sprinklers and emergency access, are implemented. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. No impact would occur.

Wildland Fires

Threshold: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Finding: No Impact. (Draft EIR, Appendix B, Page 64)

Rationale: The project site is in an urban area of the City of Redondo Beach. Undeveloped wildland areas are not located in proximity to the project site. The project site is not located in a "Fire Hazard Severity Zone" or "Very High Hazard Severity Zone" for wildland fires. Therefore, the project would not expose people or structures to a significant risk of loss injury or death involving wildland fires. No impact would occur.

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.5-9)

Rationale: Cumulative development in Redondo Beach could have the potential to place people in areas with risk of accidents involving hazardous materials and health hazards associated with hazardous materials by developing and/or redeveloping areas that may have previously been contaminated. However, as analyzed in this section of the EIR, implementation of the proposed project would not result in significant impacts related to human exposure to hazardous materials. Demolition activities involving structures that may contain lead or asbestos would be required to comply with mitigation measures that would ensure the proposed project would not accidentally release these hazardous materials to the environment. Likewise, the proposed project would comply with mitigation that requires proper remediation of contaminated soils on the project site and the construction of a soil vapor barrier in accordance with the recommendations of the Soil Vapor Extraction and Soil Treatment Workplan for the proposed project. In addition, operation of the proposed project would not involve the use, storage, emissions, or generation of significant quantities of hazardous materials and hazardous waste, and would not subject nearby residents, workers, and students to risk from accidents involving hazardous materials.

In addition, there are no nearby projects that would have the potential to produce significant hazards or hazardous materials impacts that would directly interact with those of the proposed project in a way that would produce a cumulatively significant impact. Planned and pending projects in the vicinity of the project site consist of The Foundry project located approximately 2.2 miles northeast of the project site. Therefore, operation of the proposed project and other planned and pending projects in the vicinity is not anticipated to involve the use, storage, generation, and or emissions of significant quantities of hazardous materials that could impact the environment and pose a safety risk to people.

As with the proposed project, hazard evaluations for construction of other projects in the vicinity of the project site would need to be completed on a case-by-case basis. Similar to the proposed project, if soil and groundwater contamination or lead or asbestos are found to be present on sites of planned and future development, these conditions would require appropriate mitigation and compliance with existing applicable local, State, and federal regulations. Compliance with applicable regulations and implementation of appropriate project-level remedial action on contaminated sites would reduce potential cumulative impacts associated with project construction to a less than significant level.

Hydrology and Water Quality

Water Quality Standards

Threshold: Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 66)

Rationale: The existing site is almost entirely developed with commercial uses and is surrounded by residential and commercial uses in an urban area. Drainage is collected in existing paved parking lots and at downspouts on existing structures. Stormwater is then directed to the City's existing stormwater system via curb gutters near the intersection of North Catalina Avenue and Emerald Street. Construction of the proposed project would involve removal of a few ornamental trees. However, the project would incorporate landscaping at the eastern and southwestern areas of the project site, which increase permeable surface area on-site. Therefore, upon completion, the proposed project would not increase existing stormwater flows off the site and would not affect water quality. In addition, the proposed project would be required to comply with all established regulations under the National Pollution Discharge Elimination System (NPDES) permitting program to control both construction and operation stormwater discharges. Under the permit, the project applicant would be required to eliminate or reduce non-stormwater discharges to waters of the nation, develop and implement a SWPPP for project construction activities, and perform inspections of the stormwater pollution prevention measures and control practices to ensure conformance with the SWPPP. Further, the applicant would be required to implement all applicable source control BMPs to reduce water-quality impacts as listed under the NPDES permit. The project would also be required to comply with various sections of the RBMC that regulate water quality, including Title 5, Chapter 7, Stormwater Management and Discharge Control.

As required by the City's Municipal Code and NPDES permit, construction activities on the project site would use a series of BMPs to reduce erosion and sedimentation and the construction contractor would be required to operate and

maintain these controls throughout the duration of construction. Because the proposed project includes additional permeable surface area that would improve infiltration and stormwater quality and would comply with all applicable local and federal stormwater drainage requirements, impacts would be less than significant.

Groundwater Supplies

Threshold: Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 67)

Rationale: The City receives its water service from the California Water Service Company (Cal Water), which has provided water service to the community since 1927. Part of Cal Water's water supply comes from groundwater, which comes from two adjudicated basins, the West Coast Basin and the Central Basin, which limit groundwater pumping to safe yield amounts. Safe yield is based upon a calculation of the rate of groundwater replenishment, as explained in Cal Water's 2015 Urban Water Management Plan (UWMP) for the Rancho Dominguez District. As shown in the Low-Impact Development (LID) Plan, the project would increase permeable surfaces on-site and include landscaping at the eastern and southwestern areas of the project site. Compared to existing conditions, the increase of landscaped area under the proposed project would increase infiltration and groundwater recharge and reduce the amount of surface runoff. In addition, according to the 2015 UWMP, the Cal Water would be able to provide reliable water supplies for an average year, single dry year, and multiple dry years for its existing and planned supplies. Therefore, the proposed project would be served by existing water supplies and would not result in an exceedance of safe yield or a significant depletion of groundwater supplies. Impacts would be less than significant.

Erosion or Siltation

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 67)

Rationale: The project site is generally flat, with minimal elevation change across the site. The project site does not contain any streams, rivers, or other drainage features. The project site is developed with commercial buildings and surface parking lots and is almost entirely paved with impermeable surfaces. According to the LID Plan, the project would increase permeable surfaces on-site and include

landscaping at the eastern and southwestern areas of the project site. Therefore, runoff leaving the project site would be reduced when compared to existing conditions. Furthermore, the proposed project would comply with the City's urban runoff requirements as stated in the City's Municipal Code, the applicant would be required to comply with the site-specific LID Plan, which would reduce the quantity and level of pollutants from runoff leaving the project site. Therefore, impacts related to erosion and siltation would be less than significant.

Flooding

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 68)

Rationale: The project site is developed with commercial buildings and surface parking lots and is almost entirely paved with impermeable surfaces. According to the LID Plan, the project would include landscaping at the eastern and southwestern areas of the project site and would, therefore increase pervious surfaces, reducing the volume of runoff from the site when compared to existing conditions. In addition, any runoff from the site would be conveyed into the existing drainage system and the project would not substantially change the site's drainage patterns and would not alter a stream, river or other drainage course in a manner that would result in flooding or redirect flood flows. Furthermore, the proposed project would comply with the City's urban runoff and drainage requirements as stated in the RBMC and would be required to comply with the site-specific LID, which would reduce the amount of runoff leaving the site. The proposed project would not increase runoff such that flooding would occur, and impacts would be less than significant.

Stormwater Drainage Systems

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 68)

Rationale: The project site is generally flat, with minimal elevation changes across the site. The project site does not contain any streams, rivers, or other drainage features. The project site is developed with commercial buildings and is almost entirely paved with impermeable surfaces. The project would increase permeable

surfaces on-site and include landscaping at the eastern and southwestern areas of the project site. Therefore, as the proposed project would be required to comply with the site-specific LID and the City's urban runoff requirements as stated in the RBMC, runoff leaving the project site would be reduced when compared to existing conditions.

The proposed project would comply with the City's urban runoff requirements as stated in the City's Municipal Code, which would reduce the quantity and level of pollutants in runoff leaving the project site. Therefore, the proposed project would not create runoff that would exceed the capacity of the storm drain system and would not provide a substantial additional source of polluted runoff. Impacts would be less than significant.

Flood Flows

Threshold: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 68)

Rationale: The project site is developed with commercial buildings and surface parking lots and is almost entirely paved with impermeable surfaces. Under the proposed project, the project site would be redeveloped from its current condition by rehabilitating and repurposing four of the five existing commercial buildings and constructing 22 new townhomes and eight apartments. According to the LID Plan, the project would include landscaping at the eastern and southwestern areas of the project site and would, therefore increase pervious surfaces, reducing the volume of runoff from the site when compared to existing conditions. In addition, any runoff from the site would be conveyed into the existing drainage system and the project would not substantially change the site's drainage patterns and would not alter a stream, river or other drainage course in a manner that would result in flooding or redirect flood flows. Furthermore, the proposed project would comply with the City's urban runoff and drainage requirements as stated in the RBMC and would be required to comply with the site-specific LID, which would reduce the amount of runoff leaving the site. The proposed project would not increase runoff such that flooding would occur, and impacts would be less than significant.

Flood Hazard

Threshold: In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Finding: No Impact. (Draft EIR, Appendix B, Page 69)

Rationale: The project site is not located near any dams, levees, or other major bodies of water that could produce seiche impacts at the project site. The project site is located approximately 900 feet from the Pacific Ocean and, according to the California DOC is not inside the boundaries of any regional tsunami impact areas. No impact would occur.

Water Quality and Groundwater Plans

Threshold: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 69)

Rationale: The project would be served by Cal Water, which maintains a UWMP. Cal Water utilizes water treatment facilities to ensure water quality standards and goals are met. Both the proposed residential and commercial uses on the project site are not considered point source generators of water pollutants and would not interfere with the ability of Cal Water to maintain water quality standards per the UWMP. The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Land Use and Planning

Established Communities

Threshold: Would the project physically divide an established community?

Finding: No Impact. (Draft EIR, Appendix B, Page 71)

Rationale: Vehicular access to the proposed townhome buildings and associated at-grade parking would be provided via North Catalina Avenue and the proposed interior alleyway. Vehicular access to the at-grade parking associated with the proposed residential apartment building would be provided via Emerald Street and North Catalina Avenue. The project does not include any new roads, development or infrastructure that has the potential to divide any established communities. No impact would occur.

Conflicts With Plans

Threshold: Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 71)

Rationale: The proposed site is zoned and designated R-3A (Low-Density Multi-Family Residential). The R-3A zone and land use designation permit low-density multi-family residential land uses, including townhomes and apartment buildings. In addition, the proposed project has applied for a Density Bonus

concession/incentive to adaptively reuse the existing commercial buildings currently on-site. Furthermore, the proposed project only involves residential and commercial uses. Therefore, the project is consistent with the existing land use designation and impacts would be less than significant.

Mineral Resources

Regional and Statewide Mineral Resources

Threshold: Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Finding: No Impact. (Draft EIR, Appendix B, Page 73)

Rationale: The California Surface Mining and Reclamation Act of 1975 (SMARA) was enacted to promote conservation and protection of significant mineral deposits. According to the California Department of Conservation Mineral Land Classification Maps, the project site is in an area with MRZ-3 designation, indicating that the area may contain mineral deposits; however, the significance cannot be evaluated using available data. Given the existing conditions of the site and the nature of the project, extensive excavations, which may impact mineral resources at moderate depths, are not proposed and is thus unlikely to result in an impact related to the loss of availability of a known mineral resource.

Locally-Important Mineral Resource

Threshold: Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Finding: No Impact. (Draft EIR, Appendix B, Page 73)

Rationale: The California SMARA of 1975 was enacted to promote conservation and protection of significant mineral deposits. According to the California Department of Conservation Mineral Land Classification Maps, the project site is in an area with MRZ-3 designation, indicating that the area may contain mineral deposits; however, the significance cannot be evaluated using available data. Given the existing conditions of the site and the nature of the project, extensive excavations, which may impact mineral resources at moderate depths, are not proposed and is thus unlikely to result in an impact related to the loss of availability of a known mineral resource.

Noise

On-Site Operation (Permanent) Noise

Threshold: Would the project result in generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Less Than Significant. (Draft EIR, Page 4.6-15)

Rationale: The primary on-site noise sources associated with operation of the proposed project would include noise from delivery trucks, trash hauling trucks, HVAC units, and persons associated with outdoor areas such as conversation on residential balconies/patios or at street-facing seating areas along North Catalina Avenue. Delivery and trash-hauling services are already typical occurrences associated with existing uses in the developed project area. Therefore, delivery and trash-hauling trucks would not result in a substantial permanent increase in ambient noise levels in excess of the when compared to ambient noise levels without the project. Based on project plans, the nearest HVAC units to off-site receivers would be located at the townhome rooftops, typical of multi-family residential construction. With attenuation over a 34-foot distance to the nearest off-site sensitive receiver, a rooftop HVAC unit would result in a noise level of approximately 43 dBA at these property lines. These noise levels would be below the City's daytime (i.e., 55 dBA) and nighttime (i.e., 50 dBA) exterior noise limits for multi-family residences, as established by Section 4-24.301 of the City's Municipal Code. Furthermore, on-site conversational noise would be similar to those of existing residences in the vicinity and would result in a negligible change to existing noise levels. Moreover, traffic noise from North Catalina Avenue would dominate conservational noise from outdoor seating areas associated with project commercial uses. Noise from outdoor conversations would be an intermittent and temporary noise source, which would typically be concentrated around less-sensitive daytime hours.

On-site operational noise generated by the project would not exceed the City's exterior noise limits and interior noise standards identified by Sections 4-24.301 and 4-24.401, respectively, of the City's Municipal Code. Impacts would be less than significant.

Off-Site Operation (Permanent) Noise

Threshold: Would the project result in generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Less Than Significant. (Draft EIR, Page 4.6-16)

Rationale: The project would generate new vehicle trips and incrementally increase traffic on area roadways, particularly on North Catalina Avenue and Emerald Street. According to the traffic volumes for area roadways included in the Transportation Impact Study, the segment of North Catalina Avenue between Diamond Street and Emerald Street carries 1,315 vehicles during the a.m. peak hour while the segment of Emerald Street east of North Catalina Avenue carries 107 vehicles during the a.m. peak hour. Based on the project's trip distribution, operation of

the project would add 66 a.m. peak hour trips to North Catalina Avenue (increasing the existing volume by approximately five percent) and 44 a.m. peak hour trips to Emerald Street (increasing the existing volume by approximately 41 percent). These respective trip additions would increase traffic noise by less than 0.5 dBA along North Catalina Avenue and by 1.5 dBA along Emerald Street. A doubling of traffic is required for a barely perceptible 3 dBA increase in traffic noise levels. Therefore, the project would not create a perceptible increase in traffic noise. Noise impacts associated with off-site traffic generated by the project would be less than significant.

Land Use Compatibility

Threshold: Would the project result in generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Operation of the project would expose on-site development to ambient noise levels, which are predominately characterized by vehicular traffic on adjacent roadways. The project would be exposed to noise levels within the City's "Normally Acceptable" range for multi-family residences. In addition, on-site development would not be exposed to noise levels in excess of the noise standards specified by the California Code of Regulations. (Draft EIR, Pages 4.6-16 – 4.6-17)

Rationale: Analysis of impacts of the environment on a project is not required for CEQA compliance (*Ballona Wetlands Land Trust et al. v. City of Los Angeles*). Therefore, noise exposure to new noise-sensitive land uses has been analyzed for informational purposes only.

According to the noise contour maps included in the City's General Plan Environmental Hazards/Natural Hazards Element, land uses along Catalina Avenue are exposed to noise levels up to 65 CNEL. Based on the City's noise and land use compatibility matrix, on-site project development would be exposed to noise levels within the "normally acceptable" range for multi-family residences and commercial uses. The City also has an interior noise standard of 45 CNEL for habitable room in multi-family residences, which is consistent with the State's interior noise standard. Modern residential buildings in California are typically constructed with storm windows, single- or double-glazed, that achieve the required energy saving on heating and cooling, which also provide an exterior-to-interior noise level reduction of at least 20 dBA. Based on a noise exposure level of up to 65 CNEL and a noise attenuation of at least 20 dBA, the interior noise level within proposed multi-family residences would be up to 45 CNEL and in compliance with the City and State interior noise standard.

Airport Noise

Threshold: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Finding: No Impact. (Draft EIR, Appendix B, Page 76)

Rationale: The project site is not located within two miles of a public airport. The airports nearest to the project site are Zamperini Field located 3.3 miles southeast of the site and Hawthorne Municipal Airport located approximately six miles northeast of the site. According to the Los Angeles ALUC Airport Land Use Plan, the site is not located in either of the airports' noise contours. Furthermore, there are no private airstrips in the vicinity of the project site. Therefore, the proposed project would not expose people working in the project area to excessive noise levels associated with airports or airstrips and the project would not exacerbate existing noise conditions related to airports or airstrips. No impact would occur.

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.6-19)

Rationale: Currently planned and pending projects in the vicinity of the project includes The Foundry project located approximately 2.2 miles northeast of the site. Cumulative construction impacts would consist of combined noise and vibration impacts from the construction under the proposed project and The Foundry project. Construction noise and vibration associated with the project would be less than significant with mitigation. Furthermore, all development in the City would be required to comply with the construction hours permitted by the City's Municipal Code. Construction noise and vibration would not disturb receivers during sensitive nighttime hours of sleep. In addition, construction noise attenuates greatly with distance, and is considered a localized impact. Unless construction of cumulative projects occurs in close proximity to each other (i.e., less than a couple hundred feet), and simultaneously, noise and vibration from individual construction projects have a small chance of combining to create significant cumulative impacts. Therefore, with the distance of The Foundry project, the proposed project would not contribute to temporary cumulative construction noise and vibration impacts.

Cumulative operational noise impacts would consist of combined operational noise of the proposed project in conjunction with planned projects in the vicinity. Operation of the proposed project would not generate on-site noise that exceeds ambient noise in the existing urban area. On-site operational noise generated by the project would not exceed the City's exterior noise limits and interior noise standards identified by Sections 4-24.301 and 4-24.401, respectively, of the City's Municipal Code, and impacts would be less than significant. Furthermore, the

project would not double existing traffic volumes on area roadways and traffic noise impacts would be less than significant. Therefore, with the distance to The Foundry project, the proposed project would not contribute considerably to cumulative noise increases in the project vicinity above ambient noise levels.

Population and Housing

Population Growth

Threshold: Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 77)

Rationale: According to the California Department of Finance (DOF), the City of Redondo Beach has an estimated population of 66,994 with an average household size of 2.3 persons. As part of their 2020-2045 RTP/SCS, SCAG estimates that the City's population will increase to 72,900 by 2045, an increase of approximately 8.8 percent or 5,906 persons. The project would increase the existing population by up to approximately 299 residents (an approximately 0.5 percent increase from the existing population) to 67,293, which would be within SCAG's 2045 population forecast. In addition, according to California DOF estimates, the City has an existing housing stock of 30,892 units, which SCAG forecasts will increase by 208 units (an approximately one percent increase) to 31,100 units by 2045. The project would generate 30 housing units, which would represent approximately 14 percent of the projected increase in housing units. The proposed commercial use would not generate an increase in project residents. Given that the proposed project would not exceed SCAG's 2045 population or housing forecast, the project would not cause a substantial increase in population or induce unplanned population growth. Impacts would be less than significant.

Displacement of Housing

Threshold: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Finding: No Impact. (Draft EIR, Appendix B, Page 78)

Rationale: Because no existing housing is located on the project site, the proposed project would not displace existing housing or people and would not necessitate the construction of replacement housing elsewhere. No impact would occur.

Public Services

Fire Protection

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could

cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 79 – 80)

Rationale: The City of Redondo Beach Fire Department provides fire protection services in the City and maintains a Mutual Aid Agreement with other fire departments in the region. The site would be served by Fire Station #1, located at 401 South Broadway, approximately 0.4-mile south of the site. Other stations would respond to emergencies at the project site as needed. The target response time for the Fire Department is five minutes or less for approximately 90 percent of calls.

With implementation of the proposed project, demand for fire protection would remain similar to existing conditions since the site has been operating with commercial uses that have relied on the availability of fire protection services. Furthermore, the Fire Department would review site plans, site construction, and the actual structures prior to occupancy to ensure that required fire protection safety features, including building sprinklers and emergency access, are implemented. In addition, the proposed project would comply with applicable policies and ordinances for fire prevention, protection, and safety as required by the City's Municipal Code, which include development with modern materials and in accordance with current standards, inclusive of fire-resistant materials, and provision of fire alarms and detection systems, and automatic fire sprinklers. With these provisions and because the project site is in an area already served by the Fire Department, the proposed project would not require the construction of new or expanded firefighting facilities. Therefore, the project's potential impacts to fire services and facilities would be less than significant.

Police Protection

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 80)

Rationale: The City of Redondo Beach Police Department provides police protection services in the City and maintains mutual assistance programs with the Los Angeles County Sheriff's Department. The Police Department is located at 401 Diamond Street, approximately 900 feet north of the project site. The Police Department already serves the existing commercial development on the site. Therefore, current estimated response time for priority police emergency calls for service is approximately four minutes from the time that the call is made.

During operation of the proposed project, potential impacts could be generated from an increased need for police protection services associated with routine patrols and responding to calls possibly related to graffiti, vandalism, and robbery. However, the project would also be designed, constructed, and operated per all applicable standards required by the City for new development with respect to public safety. Therefore, the proposed project would not result in the need for new or physically altered police protection facilities that could have an environmental impact. Impacts would be less than significant.

Schools

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 80 – 81)

Rationale: The Redondo Beach Unified School District (RBUSD) provides primary and secondary public education services to students living in the local area. According to the RBUSD, there were approximately 9,500 students enrolled in district schools for the 2018-2019 school year.

The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed. Using a Student Yield Factor of 0.7 students per dwelling unit for Unified School Districts and conservatively applying this factor to the project's bedroom count, the proposed project would generate approximately 91 new students in the RBUSD. Compared to the 9,500 students enrolled in RBUSD schools for the 2018-2019 school year, the project would incrementally increase existing student enrollment by approximately one percent. Furthermore, the project applicant would be required to pay the state-mandated school impact fees that would contribute to the funds available for development of new school facilities. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, the project would not substantially increase the number of students at local public school or lead to the need for new or physically altered school facilities. Impacts would be less than significant.

Parks

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 81)

Rationale: The City currently owns and operates a total of 35 public parks, open space areas, and recreation sites, occupying approximately 155 acres of land. These areas are all part of the city recreation and parks system.

The City's current estimated population is 66,994. Using the standard of three acres per 1,000 residents, as given in the Recreation and Parks Element of the General Plan, the City's parkland goal is approximately 201 acres. Consequently, the existing 155 acres of parkland in the City, which equates to 2.3 acres per 1,000 residents, do not achieve the Recreation and Parks Element goal. The addition of 299 residents associated with the project would increase the City's population to 67,293. Therefore, the project would not change the City's ratio of parkland to residents, which would remain at approximately 2.3 acres per 1,000 residents. The proposed project would therefore not create the need for new or expanded park facilities and Impacts would be less than significant.

Other Public Facilities

Threshold: Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Finding: Less Than Significant. (Draft EIR, Appendix B, Page 82)

Rationale: Development of the proposed project would result in incremental impacts to the City's public services and facilities such as storm drain usage, solid-waste disposal, water usage, and wastewater disposal.

The proposed project would introduce new residential uses to the project site, but these uses would be similar to existing residential uses surrounding the project site and use similar levels of public services. In addition, the proposed commercial uses would use similar levels of public services to the existing commercial developments on the project site. The project site is in an urban area already served by other commonly used public facilities such as public libraries and medical facilities. The proposed project would not induce substantial growth and would therefore not adversely affect existing governmental facilities or require the need for new or altered governmental facilities and would generally

follow the same use patterns of similar existing residential uses in terms of demand for public services. Impacts would be less than significant.

Recreation

Increased Use

Threshold: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 83 – 84)

Rationale: The City currently owns and operates a total of 35 public parks, open space areas, and recreation sites, occupying approximately 155 acres of land. Using the standard of three acres per 1,000 residents, as given in the Recreation and Parks Element of the General Plan, the City's parkland goal is approximately 205 acres. Therefore, the existing 155 acres of parkland in the City, which equates to 2.3 acres per 1,000 residents, do not achieve the Recreation and Parks Element goal.

The addition of 299 residents associated with the project would increase the City's population to 67,293. Therefore, implementation of the project would not change the City's ratio of parkland to residents, which would remain at approximately 2.3 acres per 1,000 residents. Further, the project applicant would be required to dedicate land, pay a fee in lieu thereof, or a combination of both, for neighborhood and community park or recreational purposes according to the standards and formula contained in Section 10-1.1408 of the City's Municipal Code. As such, the proposed project would not increase the demand for parks nor cause substantial deterioration of existing parks such that new park facilities would be needed. Impacts would be less than significant.

Construction and Expansion

Threshold: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: Less Than Significant. (Draft EIR, Appendix B, Pages 83 – 84)

Rationale: The City currently owns and operates a total of 35 public parks, open space areas, and recreation sites, occupying approximately 155 acres of land9Using the standard of three acres per 1,000 residents, as given in the Recreation and Parks Element of the General Plan, the City's parkland goal is approximately 205 acres. Therefore, the existing 155 acres of parkland in the City, which equates to 2.3 acres per 1,000 residents, do not achieve the Recreation and Parks Element goal.

The addition of 299 residents associated with the project would increase the City's population to 67,293. Therefore, implementation of the project would not change the City's ratio of parkland to residents, which would remain at approximately 2.3 acres per 1,000 residents. Further, the project applicant would be required to dedicate land, pay a fee in lieu thereof, or a combination of both, for neighborhood and community park or recreational purposes according to the standards and formula contained in Section 10-1.1408 of the City's Municipal Code. As such, the proposed project would not increase the demand for parks nor cause substantial deterioration of existing parks such that new park facilities would be needed. Impacts would be less than significant.

Transportation

Programs, Plans, Ordinances, or Policies

Threshold: Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Finding: Less Than Significant. (Draft EIR, Pages 4.7-11 – 4.7-16)

Rationale: The proposed project is consistent with the goals and policies of the SCAG 2020-2045 RTP/SCS, South Bay Bicycle Master Plan, the Circulation Element of the City's General Plan, and the City's Harbor/Civic Center Specific Plan. In addition, the Local Transportation Assessment prepared by Fehr & Peers for the project concludes that the project is not expected to significantly degrade transit operations and facilities or pedestrian and bicycle modes. Furthermore, based on the Level of Service (LOS) analyses, the project is not expected to have any operational effects under the cumulative plus project scenario. Under the existing and plus project scenarios, all intersections operate at LOS D or better, with the exception of Intersection 6 (Pacific Coast Highway and Herondo Street/Anita Street), which operates at LOS E under all scenarios. Impacts would be less than significant.

Hazardous Design/Incompatible Uses

Threshold: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

Finding: Less Than Significant. (Draft EIR, Pages 4.7-19 – 4.7-20)

Rationale: The project is not adding any additional driveways or curb cuts, and the driveways are perpendicular to the public right-of-way and adequately spaced from existing signalized intersections. In addition, the project does not introduce incompatible uses with the surrounding community. Furthermore, using data collected from the Statewide Integrated Traffic Records System, a collision analysis was conducted for the intersections Catalina Avenue and Emerald Street and Catalina Avenue and Diamond Street, which are the primary intersections used for site access. Over the five-year period of collision data evaluated, four collisions occurred in the immediate vicinity of the project site on streets used to access

the project site, including people driving and walking. Of the total number of collisions, none resulted in serious injury or fatality. All four collisions occurred at an intersection, with no reported collisions occurring outside of an intersection. The primary collision factors associated with collisions near the project site were vehicle right of way violation (50 percent), improper turning (25 percent), and pedestrian violation (25 percent). Based on the collision history detailed above, collisions are relatively infrequent adjacent to the project site. Therefore, the project would not result in significant impacts related to hazards due to a geometric design feature or incompatible use.

Emergency Access

Threshold: Would the project result in inadequate emergency access?

Finding: Less Than Significant. (Draft EIR, Page 4.7-20)

Rationale: The project's effect on response times would largely depend on the congestion level where the project would be adding the most trips. The project would add the most trips to the intersections along Catalina Avenue, which generally operate with less congestion, and thus, the project is expected to have a negligible effect on response times. The project would retain the existing driveways on Catalina Avenue and would widen the southernmost driveway, which would effectively provide two points of ingress and egress for emergency vehicles should they need to access the site. In addition, the project is located approximately 0.25 mile from Redondo Beach Fire Station 2. Therefore, the project would have a less than significant impact related to emergency access.

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.7-21)

Rationale: Currently planned and pending projects in the vicinity of the project includes The Foundry project located approximately 2.2 miles northeast of the site. Cumulative transportation impacts would consist of increased vehicle trips on the analyzed study intersections from the proposed project and The Foundry project. The project would not create hazardous traffic conditions or result in inadequate emergency access due to project design and existing traffic conditions. Therefore, with the distance of The Foundry project, the proposed project would not contribute to cumulative hazardous traffic conditions or inadequate emergency access impacts. However, despite implementation of applicable TDM measures, vehicle miles traveled (VMT) impacts would remain significant and unavoidable as the project would exceed the City's Home-Based VMT per Capita even with mitigation. Nonetheless, while the project would have a project-specific impact related to VMT, the project would not contribute to a cumulative VMT impact.

Utilities and Service Systems

New or Expanded Facilities

Threshold: Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Finding: Less Than Significant. (Draft EIR, Pages 90 – 91)

Rationale: Water Facilities. According to the 2015 UWMP, Cal Water would be able to provide reliable water supplies for an average year, single dry year, and multiple dry years for its existing and planned supplies. Therefore, the project would not result in the need for new or expanded water facilities and impacts would be less than significant.

Wastewater Treatment Facilities. The local wastewater collection system is owned by the City of Redondo Beach and is managed, operated, and maintained by the City's Public Works Department. Wastewater in the City is conveyed to the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. This wastewater treatment plant provides both primary and secondary treatment for approximately 3.5 million people throughout Los Angeles County. The JWPCP has a capacity of 400 million gallons per day and currently average daily flows are approximately 260 million gallons per day. Therefore, the plant has a remaining daily capacity of approximately 140 million gallons per day. The project would result in a net increase of approximately 5,493 gallons of wastewater per day. The project's estimated daily wastewater generation accounts for less than 0.01 percent of the JWPCP's remaining daily capacity of approximately 140 million gallons. Therefore, the JWPCP has sufficient capacity to accommodate additional wastewater flows generated by the proposed project, the proposed project would not require the construction of new or expanded treatment facilities, and impacts would be less than significant.

Storm Water Drainage Facilities. Project implementation would result in similar drainage patterns as existing conditions. Furthermore, the project would increase permeable surfaces on-site compared to existing conditions because the site is currently almost entirely composed of impermeable surfaces, but the proposed project would include landscaping at the eastern and southwestern areas of the project site. Therefore, runoff leaving the project site would be reduced compared to existing conditions and the project would not necessitate the construction of new stormwater drainage facilities or expansion of existing facilities. Impacts would be less than significant.

Electric Power/Natural Gas Facilities. The project would not result in the wasteful, inefficient, or unnecessary consumption of energy. The project's electricity demand would represent less than 0.01 percent of electricity provided by

Southern California Edison (SCE). Therefore, SCE would have sufficient supplies for the project. The project's natural gas consumption would represent less than 0.01 percent of natural gas provided by the Southern California Gas Company, which would therefore have adequate supply to serve the project. Therefore, the project would not require the construction of new electric power or natural gas facilities and impacts would be less than significant.

Telecommunications Facilities. The project site is an infill project served by existing telecommunications facilities within the City and would not require the expansion or construction of new telecommunications infrastructure. Impacts would be less than significant.

Water Supplies

Threshold: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Finding: Less Than Significant. (Draft EIR, Page 91)

Rationale: Cal Water's recent 2015 UWMP identifies anticipated water supplies and demands for the years 2020 through 2040. The UWMP states that, with its existing and planned supplies, Cal Water can provide reliable water supplies for an average year, single dry year, and multiple dry years. The population in the UWMP service area is expected to increase from 142,227 in 2015 to 152,372 in 2040, based on Cal Water estimates. The project would generate a population increase of approximately 299 residents, which would account for approximately three percent of the service area population increase between the years 2015 and 2040. In addition, the project would demand a net increase of an estimated 5,493 gallons of water per day, or approximately 6.2 acre-feet per year (AFY) of water, which is within the forecasted increase in water demand for Cal Water. Impacts related to water supply would therefore be less than significant.

Wastewater Treatment Capacity

Threshold: Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Finding: Less Than Significant. (Draft EIR, Pages 90 – 91)

Rationale: The local wastewater collection system is owned by the City of Redondo Beach and is managed, operated, and maintained by the City's Public Works Department. Wastewater in the City is conveyed to the JWPCP located in the City of Carson. This wastewater treatment plant provides both primary and secondary treatment for approximately 3.5 million people throughout Los Angeles County. The JWPCP has a capacity of 400 million gallons per day and currently average

daily flows are approximately 260 million gallons per day. Therefore, the plant has a remaining daily capacity of approximately 140 million gallons per day. The project would result in a net increase of approximately 5,493 gallons of wastewater per day. The project's estimated daily wastewater generation accounts for less than 0.01 percent of the JWPCP's remaining daily capacity of approximately 140 million gallons. Therefore, the JWPCP has sufficient capacity to accommodate additional wastewater flows generated by the proposed project, and impacts would be less than significant.

Solid Waste Generation

Threshold: Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Finding: Less Than Significant. (Draft EIR, Pages 92 – 93)

Rationale: Construction debris would be removed and disposed of at California Waste Services in a timely manner and in accordance with all applicable laws and regulations, including the diversion of a minimum of 65 percent of construction and demolition debris pursuant to CALGreen. California Waste Services is a local recycling facility equipped to handle construction debris located approximately 6.5 miles northeast of the project site in the City of Gardena. The removal of demolition materials would only occur during the construction period. In addition, the project would be required to submit a Waste Management Plan for demolition activities in accordance with Section 5-2.704 of the City's Municipal Code. However, because demolition activities would be temporary, construction of the proposed project would not exceed the permitted capacity of any local landfill.

Athens Services is the City's exclusive franchise waste hauler that services all residential and commercial waste and recycling programs. Unrecyclable solid waste collected by Athens Service is delivered to the Sunshine Canyon Landfill, Chiquita Canyon Landfill, or the El Sobrante Landfill, or various San Bernardino County landfills that accept waste from Los Angeles County, including Mid-Valley Landfill and San Timoteo Landfill. The project would generate a net increase of an estimated 36.2 tons of solid waste per year, which would not exceed the current estimated remaining daily capacity of the landfills. Impacts would be less than significant.

Solid Waste Management and Regulations

Threshold: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Finding: Less Than Significant. (Draft EIR, Pages 92 – 93)

Rationale: Construction debris would be removed and disposed of at California Waste Services in a timely manner and in accordance with all applicable laws and regulations, including the diversion of a minimum of 65 percent of construction and demolition debris pursuant to CALGreen. California Waste Services is a local recycling facility equipped to handle construction debris located approximately 6.5 miles northeast of the project site in the City of Gardena. The removal of demolition materials would only occur during the construction period. In addition, the project would be required to submit a Waste Management Plan for demolition activities in accordance with Section 5-2.704 of the City's Municipal Code. However, because demolition activities would be temporary, construction of the proposed project would not exceed the permitted capacity of any local landfill.

Athens Services is the City's exclusive franchise waste hauler that services all residential and commercial waste and recycling programs. Unrecyclable solid waste collected by Athens Service is delivered to the Sunshine Canyon Landfill, Chiquita Canyon Landfill, or the El Sobrante Landfill, or various San Bernardino County landfills that accept waste from Los Angeles County, including Mid-Valley Landfill and San Timoteo Landfill. The project would generate a net increase of an estimated 36.2 tons of solid waste per year, which would not exceed the current estimated remaining daily capacity of the landfills. The proposed project would comply with federal, State, and local statues and regulations related to solid waste, such as AB 939 and the City's recycling programs for residences. Impacts would be less than significant.

Wildfire

Emergency Response/Evacuation Plans

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Finding: Less Than Significant. (Draft EIR, Pages 95 – 96)

Rationale: Undeveloped wildland areas are not located near the project site. According to CalFire, the project site is not located in a "Fire Hazard Severity Zone" or "Very High Hazard Severity Zone" for wildland fires. Therefore, the project site is not located near a state responsibility area or classified as having a high fire hazard. Furthermore, the RBFD would provide fire prevention, fire protection, and emergency response for the proposed project. In addition, the proposed project would comply with applicable policies and ordinances for fire prevention, protection, and safety as required by the City's Municipal Code, which include development with modern materials and in accordance with current standards, inclusive of fire-resistant materials, and provision of fire alarms and detection systems, and automatic fire sprinklers. Construction of the proposed project would be required to maintain emergency access to the site and on area

roadways and would not interfere with an emergency response plan or evacuation route. Impacts would be less than significant.

Pollutant Concentrations

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Finding: No Impact. (Draft EIR, Page 96)

Rationale: The project site is in an urban area and is not located in or near a high fire hazard severity zone. In addition, the proposed project would comply with applicable policies and ordinances for fire prevention, protection, and safety as required by the City's Municipal Code, which include development with modern materials and in accordance with current standards, inclusive of fire-resistant materials, and provision of fire alarms and detection systems, and automatic fire sprinklers. No impact would occur.

Infrastructure Risks

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Finding: No Impact. (Draft EIR, Page 96)

Rationale: The project site is in an urban area and is not located in or near a state responsibility area or land classified as a very high fire hazard severity zone. The project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. The project site would be adequately served by existing facilities and utilities. Therefore, the proposed project would not require additional roads, fuel breaks, emergency water sources, power lines or other utilities that would exacerbate fire risk and no temporary or ongoing impacts to the environment would occur.

Runoff Risks

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Finding: No Impact. (Draft EIR, Pages 96)

Rationale: The project site is in an urban area and is not located in or near a high fire hazard severity zone. There are no streams or rivers located on or adjacent to the project site, and the project site and surrounding areas are not at high risk of downslope or downstream flooding or landslides. Therefore, the project would not exacerbate wildfire risks, and risks to people or structures due to runoff, post-fire slope instability, or drainage changes would not occur. No impact would occur.

Tribal Cultural Resources

Cumulative Impacts

Finding: Less Than Significant. (Draft EIR, Page 4.8-5)

Rationale: The only planned or pending project is the Foundry Project, approximately 2.2 miles northeast of the project site. The area to analyze cumulative impacts to tribal cultural resources includes the project site and immediately adjacent areas that could be indirectly affected. The potential for uncovering significant archaeological (prehistoric and historic) and/or tribal cultural resources within the project area during earthmoving construction activities is unknown. However, the proposed project would involve redevelopment of already graded and developed sites in an urban area. The project would result in a less than significant impact to tribal cultural resources, as well as human remains with mitigation identified above. As such, the proposed project would not contribute to cumulative impacts on cultural resources in the project vicinity. In addition, individual development proposals are reviewed separately by the appropriate jurisdiction and undergo environmental review when it is determined that the potential for significant impacts exist. In the event that future cumulative projects would result in impacts to known or unknown tribal cultural resources, impacts to such resources would be addressed on a case-by-case basis. Future cumulative projects would also be required to comply with existing regulatory requirements related to the unanticipated discovery of tribal cultural resources and human remains. Therefore, impacts related to tribal cultural resources would not be significant and the proposed project would not make a considerable contribution to cumulative tribal cultural resource impacts.

2. Findings on Potential Significant Environmental Impacts That Can Be Reduced to a Less-than-Significant Level with Mitigation

The City has analyzed each of the following potential impacts and, after due consideration of substantial evidence contained in the EIR and the administrative record and based upon its independent judgment, finds that each potential significant impact has been reduced to a level of less than significant through project design or mitigation measures adopted as part of the project and implemented through the MMRP. These findings are based on the analysis of direct, indirect and cumulative impacts for the environmental considerations included in Sections 4.1 through 4.8 of the Draft EIR, and further discussed in Section 2 of the Final EIR, *Response to Comments on the Draft EIR*. An explanation of the rationale for each finding is presented in the following discussion.

Additional details on the timing and implementation of the mitigation measures are included in the MMRP, which is included as Exhibit B.

Biological Resources

Sensitive Species

Threshold: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.2-6 – 4.2-7) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: The vegetation present on the project site could provide nesting habitat for common resident birds, whose eggs, nests, and nestlings are protected by federal and State law, and several large ornamental trees on-site could provide low-quality potential habitat for nesting raptors. The project could directly (e.g., vegetation removal) and indirectly (e.g., construction noise and motion) affect nesting of these species.

Implementation of Mitigation Measure **BIO-1** would reduce potential impacts to nesting birds to a less than significant level by conducting construction, demolition, and other project-related activities, including vegetation removal and ground disturbance, outside of the bird breeding season (February 1 through August 31); conducting a nesting bird pre-construction survey if construction, demolition, or project-related activities occur during bird breeding season; creating an avoidance buffer if nests are found on the project site; and submitting a survey report to the City prior to the issuance of grading permits.

Cumulative Impacts

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Page 4.2-7) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: The area to analyze cumulative biological resource impacts includes the project site and immediately adjacent areas that could be indirectly affected. Vegetation, including trees, located on the project site could potentially support nesting migratory birds. As discussed previously, the California Fish and Game Code (CFGC) and Migratory Bird Treaty Act (MBTA) protect migratory avian species when they are nesting. Compliance with the CFGC and MBTA throughout the project would ensure that cumulative impacts to migratory birds would not be significant. Mitigation Measure **BIO-1** would ensure that the implementation of

the project would not contribute to cumulatively considerable impacts related to nesting bird disturbance.

Cultural Resources

Historical Resources

Threshold: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.3-19 – 4.3-22) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: As discussed in Section 4-3, *Cultural Resources*, of the DEIR, four out of the five buildings (112, 124, 126, and 132 North Catalina Avenue), located on the project site were found to qualify as historical resources pursuant to CEQA. These four buildings are contributors to a locally eligible historic district in Redondo Beach's early commercial core, eligible under Criterion A. In addition, 126 North Catalina Avenue appears individually eligible at the local level under Criterion C as a City landmark based on its Mid-century Modern style as applied to a commercial property, and 112 North Catalina Avenue appears individually eligible for the National Register of Historic Places under Criterion A based on the significant role the building played in support of the early civic engagement and volunteerism in the early years of the development of the City. In addition to the properties identified above, there are three additional historical resources which are adjacent to the project site (321 Diamond Street, 305 Emerald Street, and 133 North Broadway). At present, plans for the proposed project are designed to avoid significant adverse impacts and material impairment to historical resources through compliance with the Secretary's Standards. However, given that the project remains largely conceptual in nature, project elements developed or changed through the schematic and design development phases could result in potentially significant adverse impacts to historical resources.

Implementation of Mitigation Measure **CUL-1** would require ongoing project compliance with the Secretary's Standards and avoidance, lessening, and mitigation of significant adverse impacts as well as work to ensure any potential indirect impacts to the three adjacent historical resources (321 Diamond Street, 305 Emerald Street, and 133 North Broadway) remain less than significant. Therefore, potential impacts related to historical resources would be reduced to a less than significant level.

Archaeological Resources

Threshold: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.3-23 – 4.3-24) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: While the project site has been heavily disturbed by previous development, the California Historical Resources Information System (CHRIS) records search results and Native American outreach indicate that the project site is sensitive for archaeological cultural resources. The CHRIS records search results indicate that four archaeological resources, including one containing human remains, exist within one mile of the project site. In addition, during informal tribal outreach, Chairperson Andrew Salas of the Gabrieleño Band of Mission Indians-Kizh Nation, Chairperson Robert Dorame of the Gabrieliño Tongva Indians of California, and Chairperson Anthony Morales of the Gabrieleño/Tongva San Gabriel Band of Mission Indians all indicated that the area of the project site is highly sensitive.

Implementation of Mitigation Measures **CUL-2a**, **CUL-2b**, and **CUL-2c** would avoid significant direct impacts to archaeological resources to the maximum extent feasible through the preparation of a project-specific Cultural Resources Management Plan, archaeological monitoring, and evaluation of unanticipated archaeological resources and would provide for recovery of any significant resources that cannot be preserved in place. Therefore, potential impacts related to archaeological resources would be reduced to a less than significant level.

Human Remains

Threshold: Would the project disturb any human remains, including those interred outside of formal cemeteries?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.3-24 – 4.3-25) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: No cemeteries or burials are known to exist within the project site; however, the CHRIS records search results indicate that one prehistoric burial is known to exist within one mile of the project site, and the area is highly sensitive for Native American remains, as discussed in Section 4.8, *Tribal Cultural Resources*, of the DEIR. In addition, the discovery of human remains is always a possibility during ground disturbing activities.

Implementation of Mitigation Measure **CUL-3** would require contacting the County Coroner and halting further disturbance if human remains are found on the project site. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the

landowner within 48 hours of being granted access. Mitigation Measure **CUL-3** would avoid potential impacts to previously undiscovered human remains to the maximum extent feasible and would reduce potential impacts to less than significant level.

Geology and Soils

Expansive Soils

Threshold: Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.4-9 – 4.4-10) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: As discussed in Section 4-4, *Geology and Soils*, of the DEIR, the project site includes moderately compressible soils. Artificial fill underlying the project site consists of moist, medium dense, dark brown fine-grained silty sands to approximately three feet below ground surface. The artificial fill is underlain by native alluvial soils; consisting of moist to very moist, medium dense to very dense, yellowish-brown to dark brown, fine to medium-grained silty sands.

Implementation of Mitigation Measure **GEO-1** would reduce the direct or indirect risk of life or property by implementing foundation and floor slab design recommendations, which would limit the shrinking and swelling behavior caused by clay soil and would prevent damage to foundations. Therefore, potential impacts related to expansive soils would be reduced to a less than significant level.

Paleontological Resources

Threshold: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.4-11 – 4.4-12) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: The older Quaternary dune sands (Qoe) geologic units underlying the project site have a low potential to contain paleontological resources, but may be underlain at shallow to moderate depths by older, fossiliferous geologic units assigned a high paleontological sensitivity. As such, ground disturbing activities on the project site (including grading, excavation, drilling, or any other activity that disturbs intact (native) geologic units with high paleontological sensitivity) could potentially result in destruction, damage, or loss of scientifically important paleontological resources and associated stratigraphic and paleontological data.

Implementation of Mitigation Measures **GEO-2a** and **GEO-2b** would reduce impacts to paleontological resources to a less than significant level by including preparation of a Paleontological Resource Impact Mitigation Plan and full-time paleontological monitoring when excavation exceeds depths of ten feet to determine if older paleontologically sensitive sediments are present would be required.

Cumulative Impacts

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.4-12 – 4.4-13) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: Cumulative development in the project vicinity would gradually increase population and therefore gradually increase the number of people exposed to potential geological hazards, including effects associated with seismic events such as ground rupture, seismic shaking, liquefaction, landslides, and expansive soils. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. Seismic and geologic hazards would be addressed on a case-by-case basis and would not result in cumulatively considerable impacts. Additionally, cumulative development projects would be required to conform with the current CBC, Division of the State Architect (DSA), CGS, and the City's General Plan, as well as other laws and regulations mentioned above, ensuring that future cumulative impacts associated with ground rupture, seismic shaking, liquefaction, and landslides would be less than significant. Potential cumulative impacts would be less than significant, and the project would not have a cumulatively considerable contribution to a significant cumulative impact related to seismic hazards.

Cumulative development would also increase ground disturbance in the vicinity of the project site, which would contribute to erosion and loss of topsoil in the area. However, cumulative development projects would be required to obtain coverage under the NPDES Construction General Permit and conform with the City's Municipal Code. In compliance with these regulations, each construction project would be required to prepare a SWPPP and implement site-specific BMPs designed to reduce erosion. These standard requirements would ensure that future cumulative impacts associated with erosion and loss of topsoil would be less than significant. Potential cumulative impacts would be less than significant, and the project would not have a cumulatively considerable contribution to a significant cumulative impact related to erosion and loss of topsoil.

The proposed project would be served by the City's existing wastewater and sewer system and would not involve the construction of septic tanks of

alternative wastewater disposal systems. Cumulative development projects in the City are required to analyze and submit percolation tests that ensure soils are adequate for on-site wastewater disposal. Therefore, this cumulative impact would be less than significant, and the project would not have a cumulatively considerable contribution to a significant cumulative impact related to septic tanks or alternative wastewater disposal systems.

Cumulative projects would also increase the potential for impacts to paleontological resources through construction activities in the area. The project site has potential for buried paleontological resources, and the project would be required to implement Mitigation Measure **GEO-2a** to reduce impacts of the project on paleontological resources to less than significant. It can be reasonably assumed similar measures would be taken for cumulative development projects. Therefore, although cumulative projects may result in significant cumulative impacts to paleontological resources, project-specific mitigation for cumulative development would limit this impact to less than significant, and implementation of Mitigation Measure **GEO-2a** would ensure the project would not have a cumulatively considerable contribution to a significant cumulative impact related to paleontological resources.

Hazards and Hazardous Materials

Accident or Upset

Threshold: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.5-6 – 4.5-8) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: The project site contains contaminated soil and soil vapor. A Soil Vapor Extraction and Soil Treatment Workplan and Addendum to the Soil Vapor Extraction and Soil Treatment Workplan have been developed and approved by the Los Angeles County Fire Department (LACoFD) on October 2, 2020 to address contamination in shallow soil and soil vapor at the project site. Hazards project design features (PDF) 1 (Shallow Soil Remediation), Hazards PDF 2 (Soil Vapor), and Hazards PDF 3 (Vapor Intrusion) would be included as part of the project under the oversight of the LACoFD. Hazards PDF 1 would address impacts associated with shallow contaminated soil and associated air quality or fugitive dust emissions during excavation, grading, stockpiling, transport, or disposal of soils provided that such activities are conducted under the oversight of LACoFD and in accordance with applicable local, State, and Federal regulations, and Hazards PDF 2 and 3 would address potential vapor migration to indoor air by residual volatile organic compounds in soil and soil vapor. Furthermore, implementation of Mitigation Measures **HAZ-1a**, **HAZ-1b**, **HAZ-1c**,

and **HAZ-1d** would reduce potential soil contamination impacts to a less than significant level through the implementation of shallow soil remediation measures, incorporation of all soil and soil vapor requirements in the design of the project as set forth by the LACoFD for issuance of building permits, operation maintenance and monitoring of the vapor barrier and sub-slab ventilation system, and the completion of an asbestos survey prior to the demolition of any on-site structure.

Noise

Construction (Temporary) Noise

Threshold: Would the project result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.6-13 – 4.6-14) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: As discussed in Section 4-6, *Noise*, of the DEIR, maximum hourly noise levels during project construction, which would occur during the demolition, grading, and building phases of construction, were calculated at between 69 dBA Leq (8-hour) and 90 dBA Leq (8-hour) at the nearest receivers, consisting of surrounding retail/commercial uses, multi-family residences, and a church. Based on these calculations, construction noise levels would exceed the Federal Transit Administration daytime noise criterion of 80 dBA Leq (8-hour) for residential uses and 85 dBA Leq (8-hour) for commercial uses at the adjacent uses.

Implementation of Mitigation Measure **N-1** would reduce potential construction noise impacts to a less than significant level through the implementation of required measures, including installation of temporary sound barriers/blankets, providing signage at the project site that includes a 24-hour telephone number for project information and a procedure where a field engineer/construction manager shall respond to and investigate noise complaints and take corrective action if necessary, and retaining a City-approved noise consultant if noise complaint(s) are registered.

Construction Vibration

Threshold: Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.6-17 – 4.6-19) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: Construction of the project would potentially utilize loaded trucks, jackhammers, and/or bulldozers during most construction phases, which would generate groundborne vibration that could potentially cause physical damage to nearby structures, including the historic buildings on-site. As discussed in Section 4-6, *Noise*, of the DEIR, according to the California Department of Transportation vibration criteria, groundborne vibration from typical construction equipment would exceed the applicable threshold of 0.12 in./sec. PPV for building damage at fragile historic buildings.

Implementation of Mitigation Measure **N-5** would reduce potential construction vibration impacts to a less than significant level by requiring large dozers, loaded trucks, and other construction equipment with similar vibration levels to avoid operation within 20 feet of on-site historic buildings.

Tribal Cultural Resources

Tribal Cultural Resources

Threshold: Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k)?

Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1?

Finding: Less Than Significant with Mitigation Incorporated. (Draft EIR, Pages 4.8-4 – 4.8-5) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the EIR. (State CEQA Guidelines, §15091(a)(1).)

Rationale: As discussed in Section 4-8, *Tribal Cultural Resources*, of the DEIR, during informal tribal outreach, Chairperson Andrew Salas of the Gabrieleño Band of Mission Indians-Kizh Nation, Chairperson Robert Dorame of the Gabrieliño Tongva Indians of California, and Chairperson Anthony Morales of the Gabrieleño/Tongva San Gabriel Band of Mission Indians all indicated that the area of the project site is highly sensitive. In addition, during consultation, the Kizh Nation stated that the project has a high potential to impact undiscovered tribal cultural resources as the project site is located within a known prehistoric sacred village site affiliated with the Kizh Nation, exists within the Kizh Nation traditional ancestral territory, and is adjacent to important areas to the Kizh Nation, including a sacred water course, salt ponds, and major traditional trade routes.

Implementation of Mitigation Measures **TCR-1a** and **TCR-1b** would ensure potential impacts to previously undiscovered tribal cultural resources are

reduced to a less than significant level through Native American monitoring, the halting of construction activities within a 100-foot radius of discovered tribal cultural resources, and evaluation of potential tribal cultural resources by a qualified archaeologist and tribal monitor/consultant. As appropriate and based on consultation with the tribal monitor/consultant, treatment of any unanticipated tribal cultural resources shall occur consistent with the Cultural Resources Monitoring Plan required under Mitigation Measure **CUL-1**. The tribal monitor/consultant may request preservation in place or recovery for educational purposes. The disposition of any artifacts of Native American origin shall be determined in consultation with the tribal monitor/consultant.

3. Findings on Significant Environmental Impacts That Cannot Be Avoided or Reduced to a Less than Significant Level with Mitigation

Based on the environmental analysis in the EIR, the City has determined that the project will have significant transportation impacts with respect to VMT and that these impacts cannot be avoided or reduced despite the incorporation of all feasible mitigation measures. These findings are based on the evaluation of impacts in the detailed issue area analyses and associated cumulative impacts evaluations in the EIR. For the significant and unavoidable impact identified in the following discussion, the City has made a finding(s) pursuant to Public Resources Code §21081. As discussed under CEQA Guidelines §15126.4(a)(1) and (a)(5) "If the Lead Agency determines that a mitigation measure cannot be legally imposed, the measure need not be proposed or analyzed." All three project alternatives would have lower transportation impacts with respect to VMT. Specifically as to Alternative 3 (Increased Affordable Housing), one commenter stated that the City should consider this alternative, in part because it is environmentally superior. Alternative 3 would reduce VMT impacts to a less than significant level. But by increasing the number of affordable units from four units to 17 units of the total 30 units, Alternative 3 would not satisfy Objective 1. Objective 1 seeks the construction of at least 26 market-rate units.

Transportation

Vehicle Miles Traveled

Threshold: Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?

Finding: Significant and Unavoidable. (Draft EIR, Pages 4.7-16 – 4.7-19) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measure or project alternatives identified in the EIR. (State CEQA Guidelines, §15091(a)(3).)

Rationale: On July 13, 2021, the Redondo Beach City Council adopted the use of VMT methodology as the most appropriate measure of transportation impacts. Neither the commercial or residential components of the project meet the screening criteria, and thereby, the entire project must undergo a VMT analysis.

Two metrics were used to analyze each component of the project consistent with the City's adopted transportation analysis guidelines.

The CEQA Transportation Impact Assessment (TIA) prepared by Fehr & Peers for the project determined that the proposed project would generate VMT exceeding the City's VMT per Capita and VMT per Employee thresholds of 11.1 and 15.3, respectively. Implementation of Transportation Demand Management (TDM) measures that result in shorter average trip lengths and/or a reduction in the demand for vehicle trips altogether would reduce VMT for both the residential and commercial components of the project. Specific TDM measures considered for the project included, but were not limited to, transit subsidies for project residents, commuter incentives, pedestrian-oriented project design, commute marketing program, bikeshare system, and local hiring. However, no combination of TDM measures would be sufficient in mitigating the project's Home-Based VMT per Capita impact.

Alternative 3 (Increased Affordable Housing) would reduce a significant and unavoidable VMT impact to a less than significant level. Alternative 3 would maintain the same uses and total number of units as the proposed project, but would not fulfill the same objectives. Objective 1 seeks the construction of at least 26 market-rate units. Alternative 3 would not meet this objective due to the increase in affordable housing units from four units to 17 units of the total 30 units.

Alternative 1 (No Project) would maintain existing conditions and would not result in any significant impacts. But this alternative would not fulfill Objectives 1 through 4 and 9, in that it would not result in the construction of multi-family residential units, including affordable housing units. Nor would Alternative 1 fulfill Objectives 5, 6, and 8, which aim to provide neighborhood serving commercial uses.

Alternative 2 (By Right Residential) would have lower VMT impacts than the proposed project, but the Alternative 2 VMT impacts would still be significant. Alternative 2 would generally fulfill the same objectives as the proposed project, but not to the same extent. Due to the reduction in eight residential units, this alternative would not include at least 26 market rate units or assist the City's housing needs with units for different income levels, including affordable housing, to the same extent as the proposed project, falling short of meeting Objectives 1 and 3.

The City finds that specific economic, legal, social, technological, and other considerations make it infeasible to reduce the VMT impact to a less than significant level. Therefore, this impact would be significant and unavoidable.

E. Findings on Growth-Inducing Impacts

The City finds that the growth-inducing potential of the project would be less than significant since it would not result in growth that exceeds those assumptions included in projections made by regional planning authorities, it would not induce economic expansion to the extent that physical environment effects would result, and it would not remove an obstacle to growth.

Population Growth: The city has an estimated population of 66,994 with an average household size of 2.3 persons, whereas the project would be anticipated to result in up to 299 new residents in the city. As part of their 2020-2045 RTP/SCS, SCAG estimates that the city's population will increase to 72,900 by 2045, an increase of approximately 5,906 persons. The project would directly increase the city's population to 67,293, which would be within the anticipated population growth even with the conservative assumption of 299 residents under the proposed project. In addition, the city has an existing housing stock of 30,892 units, which SCAG forecasts will increase by 208 units (an approximately one percent increase) to 31,100 units by 2045. The project would generate 30 housing units, which would be within the projected increase in housing units in Redondo Beach. Moreover, development and operation of the project would not generate air quality or GHG emissions that would result in a significant impact provided the applicable mitigation measures are implemented during project construction. Additionally, the project involves redevelopment within a fully urbanized area that lacks significant scenic resources, native biological habitats, known cultural resource remains, surface water, or other environmental resources. Therefore, any population growth associated with the project would not result in significant long-term physical environmental effects.

Economic Growth: The project would generate temporary employment opportunities during construction. Because construction workers would be expected to be drawn from the existing regional work force, construction of the project would not be growth-inducing from a temporary employment standpoint. The project would both eliminate existing employment on the project site associated with the current land uses and would create new long-term employment opportunities associated with operation of the coffee shop and tasting room. The proposed project would reduce commercial/retail uses on the project site by 12,619 square feet compared to existing uses. Therefore, the proposed project would not be anticipated to generate a net increase in jobs or induce substantial economic expansion to the extent that direct physical environmental effects would result.

Removal of Obstacles to Growth: The project is in a fully urbanized area that is well served by existing infrastructure. Existing utilities and roadway infrastructure in Redondo Beach would be adequate to serve the project. Minor improvements to water, sewer, and drainage connection infrastructure may be needed, but would be sized to specifically serve the proposed project. The project would include new internal driveways to connect the proposed townhomes and apartment building with North Catalina Avenue and Emerald Street and to provide for safe circulation of vehicles on the site. However, no new or expanded roads would be required. Because the project constitutes redevelopment within an urbanized area and does not require the extension of new infrastructure through undeveloped areas, project implementation would not remove an obstacle to growth.

F. Findings on Irreversible Environmental Effects

The City finds that construction and operation of the project would involve an irreversible commitment of construction materials and non-renewable energy resources. The project would involve the use of building materials and energy, some of which are non-renewable resources, to construct the proposed townhomes and apartments. However, the project includes rehabilitation and reuse of four of the five buildings on the project site, which would reduce the amount of materials and energy use required during project construction. Furthermore, project construction would utilize environmentally preferable materials such as concrete containing fly ash and sustainably sourced wood. Though project construction would require construction materials and fuels for power construction equipment, consumption of these resources would occur with any development in the region and are not unique to the proposed project.

Project operation would also irreversibly increase local demand for non-renewable energy resources such as petroleum products and natural gas. However, increasingly efficient building design would offset this demand to some degree by reducing energy demands of the project. The project's design features would include sustainability features such as EnergyStar appliances in the residential units, dedicated EV charging spaces equipped with chargers (10 percent of all parking spaces), cool roofs, passive solar, and high-efficiency lighting. In addition, the project would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6, of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations). Consequently, the project would not use unusual amounts of energy or construction materials and impacts related to consumption of non-renewable and slowly renewable resources would be less than significant. Again, consumption of these resources would occur with any development in the region and is not unique to the proposed project.

G. Findings on Project Alternatives

1. Alternatives Screened Out from Detailed Consideration in the EIR

The City finds that the alternatives considered but rejected from further evaluation in Draft EIR Section 6.4 are infeasible, would not meet most of the basic project objectives, and/or would not reduce or avoid any of the significant effects of the project, for the reasons described in Draft Section 6.4.

An alternative in which the total number of residential units included is increased was considered since it would result in a decreased traffic impact due to lower residential VMT. However, this alternative would either reduce the amount of commercial space proposed under the project or remove commercial space altogether, which would not achieve Objectives 4, 5, and 6. Furthermore, this alternative would result in a significant and unavoidable impact to cultural resources as there is a possibility that the existing commercial buildings qualified as historical resources could be removed for the construction of the residential units. Therefore, this scenario was rejected from further consideration.

Decreasing the number of residential units constructed under the proposed project to 15 total units was also considered as an alternative since it would result in a decreased traffic impact due to lower residential VMT. However, buildout under this alternative would be below the 22 units that could be constructed at the project site by-right and would not achieve project objectives to the same extent as the proposed project or satisfy the City's intent of constructing the full number of units allowed by-right. Therefore, this scenario was rejected from further consideration.

2. Alternatives Analyzed in the EIR

As required by CEQA, this EIR examines alternatives to the proposed project. Based on the alternatives analysis, Alternative 3 was determined to be the environmentally superior alternative.

Alternative 1 (No Project) assumes that the existing commercial buildings (i.e., total of 15,682 square feet) and associated surface parking lots would remain under this alternative, and construction of the proposed project would not occur. Two of the existing buildings are vacant and the other buildings currently serve commercial uses. Under the No Project Alternative, the existing commercial uses in two buildings would be maintained, and no building modifications would occur at the project site.

Finding/Rationale: The No Project Alternative would not fulfill Objectives 1 through 4 and 9 since it would not result in the construction of multi-family residential units, including affordable housing units, near the harbor and with access to commercial and recreational opportunities. Furthermore, because the proposed project would rehabilitate existing commercial buildings (including those with historic significance) and introduce new commercial uses, the No Project Alternative would not fulfill Objectives 5, 6, and 8, which aim to provide neighborhood-serving commercial uses while simultaneously encouraging pedestrian and bicycle activity at the project's facade and preserving existing historic buildings.

Alternative 2 (By-Right Residential) would involve the same rehabilitation work of the existing commercial buildings and retention of 3,063 sf of commercial/retail space for a tasting room and coffee shop as the proposed project. However, this alternative would involve the buildout of the number of residential units allowed at the project site by-right, which would be 22 units consisting of townhome and apartment units. This alternative would not include any affordable units.

Finding/Rationale: Alternative 2 would fulfill the same objectives as the proposed project, but not to the same extent. Due to the reduction in eight residential units, this alternative would not include at least 26 market-rate units or assist the City's housing needs with units for different income levels to the same extent as the proposed project per Objectives 1 and 3.

Alternative 3 (Increased Affordable Housing) would involve the same rehabilitation work of the existing commercial buildings, retention of 3,063 sf of commercial/retail space for a tasting room and coffee shop, and development of 30 residential units. However, this alternative would increase the percentage of affordable housing units from 13 percent to 57 percent of the total number of units. As such, Alternative 3 would include 17 below-market rate units, which would be 13 more units compared to the proposed project.

Finding/Rationale: Alternative 3 would maintain the same uses and total number of units as the proposed project, but would not fulfill the same objectives. Alternative 3 would not include at least 26 market-rate units and would not meet Objective 1 due to the increase in affordable housing units.

Refer to Section 6, *Alternatives*, for the complete analysis.

H. Finding on the Final EIR & Materials Submitted up to the Close of the Hearing

The Response to Comments section of the Final EIR includes the comments received on the Draft EIR and responses to those comments. The focus of the responses to comments is on the disposition of environmental issues as raised in the comments, as specified by CEQA Guidelines §15088(b). The City finds that the Final EIR merely clarifies and amplifies the analysis presented in the document and does not trigger the need to recirculate per CEQA Guidelines §15088.5(b).

I. 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 Community Development Department, 415 Diamond Street, Redondo Beach, CA. The custodian for these documents is the Community Development Department of the City of Redondo Beach. This information is provided in compliance with Public Resources Code §21081.6(a)(2) and CEQA Guidelines §15091(e). However, this section should not be interpreted to mean that the City has prepared and organized the Record of Proceedings, as contemplated under Pub. Res. Code § 21167.6.

II. Statement of Overriding Considerations (SOC)

The Final EIR determines that the project would have a significant and unavoidable Vehicle Miles Traveled impact ("VMT") (Impact T-2).

The Final EIR concludes that vehicle miles traveled impacts would be significant and a Statement of Overriding Considerations is provided here. The City finds that the project, furthers City policies and objectives. The City of Redondo Beach finds that the specific economic, legal, social, technological, region-wide and state-wide environmental benefits, and other benefits of the project as approved outweigh the unavoidable adverse environmental effects, and that these adverse environmental effects are considered acceptable for the reasons outlined below. Each benefit (and subsection thereof) set forth below independently constitute an overriding consideration warranting approval of the Project.

Alternative 3

Alternative 3 (increased affordable housing) would reduce a significant and unavoidable VMT impact to a less than significant level. Alternative 3 would maintain the same uses and total number of units as the proposed project, but would not fulfill the same objectives. Objective 1 seeks a project that is "responsive to market demands" and includes the construction of "at least 26 market-rate units." Alternative 3 would not meet this objective due to the increase in affordable housing units from four units to 17 units of the total 30 units. The total number of new housing units would be the same, but rather than 26 units being market-rate, only 13 units would be market-rate. The City's approval criteria for density bonus projects requires a dispersal of affordable units throughout the development. In addition, the project site would be unduly burdened in terms of proportional dispersal of affordable units under this alternative. The distribution of high-density and affordable housing throughout the community is a strategy of the City's Housing Element. The City's goals and policies are intended to balance the location of affordable units, noting that previous decades of rezoning added significant density to south Redondo Beach.

Alternative 1

Alternative 1 (no project) would maintain existing conditions and would not result in any significant impacts. But this alternative would not satisfy most or all or the project objectives. One of the project objectives is to 'realize the utilitarian benefit of the existing non-conforming commercial buildings and ensure economic vitality through programming of the commercial spaces as revenue generating, high impact uses.' Another project objective includes "creat[ing] a high-quality designed townhome and apartment complex that enhances the value of an existing underutilized site through the development of a project that is responsive to market demands." Furthermore, a project objective strives to "...preserve and reuse portions of three existing commercial buildings of local historic significance." The project provides new commercial space and would provide new on-site residences, which would help ensure the long-term economic vitality of the site and the City, through increased sales tax. City policies state 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 these policies as well as housing goals and targets.

The State legislature emphasizes that "the lack of housing is a critical problem that threatens the economic, environmental, and social quality of life in California… Among the consequences of those actions are…. reduced mobility, urban sprawl, excessive commuting, and air quality deterioration…" (Government Code 65589.5(a).) The Legislature explains, in part, that "California has a housing supply and affordability crisis of historic proportions." The Redondo Beach Housing Element contains State mandated policies and analysis to ensure that the City "facilitate[s] the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community" More specifically, the Legislature's stated intent is "to assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal…to assure that counties and cities will prepare and implement housing elements which…will move toward attainment of the state housing goal". State law requires that jurisdictions provide their fair share of regional housing needs. The current Regional Housing Needs Allocation (RHNA) identifies housing needs in each SCAG jurisdiction and allocates a fair share of that need to every community. Redondo Beach's RHNA for the 2021–2029 planning period has been determined by SCAG at 2,490 housing units, of which 936 for very low-income households. The project as approved would help meet these legislative goals by providing 30 new residential units, four of which would be designated for very low-income households.

Additionally, if the project were denied, then the City would potentially have to comply with Gov. Code § 65863(c)(2) which would potentially require the City to amend its zoning to provide new residential density at other locations within the City. As noted in Draft EIR Section 4.3, the project site is considered a potential historic district with individual buildings eligible for local landmark designation. Retaining the existing structures prevents an environmental impact as noted above and benefits the community by preserving the City's cultural history and its architectural legacy. Consequently, if this development were relocated to another site within the City, it would likely result in similar environmental impacts in comparison to the project site and not further the City's historic preservation and housing goals, as discussed under the No Project Alternative in Draft EIR Section 6.1.

The Legislature adopted Senate Bill 743 (2013) with the goal of "encouraging land use and transportation planning decisions and investments that reduce VMT and contribute to the reductions in greenhouse gas emissions." The Legislature explained in SB 743 that "there is a need to balance the need for level of service standards for traffic with the need to build infill housing and mixed use commercial developments within walking distance to mass transit facilities, downtowns, and town centers and to provide greater flexibility to local governments to balance these sometimes competing interests."

In April 2016, the SCAG adopted the 2016-2040 RTP/SCS. The 2016-2040 RTP/SCS has the primary goal of reducing long-term emissions from transportation sources to comply with Senate Bill (SB) 375, improving public health and meeting the National Ambient Air Quality Standards (NAAQS) as set forth by the federal Clean Air Act. The project would be located within walking distance to

public transportation as well as the commercial and recreational opportunities of the Pier and Harbor area. The key goal of the SCS is to achieve long-term GHG emission reduction targets through integrated land use and transportation strategies. The focus of these reductions is on transportation and land use strategies that influence vehicle travel.

Other project goals are, 'to provide neighborhood serving uses and amenities that cater to City of Redondo Beach residents and encourages pedestrian and bicycle activity through re-programming and reactivating the facades of the existing commercial buildings and providing access to a new shared courtyard and public bike racks; and …to develop[e] new quality multi-family, transit-oriented living options … near the harbor with access to outdoor recreational opportunities.' The project would further the City's goals to provide a diversity of housing options within the coastal area where housing costs and affordability are acute. The project also furthers a specific goal of the Coastal Land Use Plan to incentivize the use of the State Density Bonus Law as well as provides housing in proximity to areas of public recreation. The project uses 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 waking safe and enjoyable as well as promote the use of alternative transportation for short trips in accordance with the City's Circulation Element goals and policies.

Alternative 2

Compared to the proposed project, Alternative 2 (by-right residential) would have lower transportation impacts by way of VMT. But Alternative 2's VMT impacts would still be significant and unavoidable. This alternative would involve the same rehabilitation work of the existing commercial buildings and retention of 3,063 square feet of commercial/retail space as the proposed project. Alternative 2, however, would have fewer residential units, just 22 in total. By way of comparison, the proposed project would have 30 residential units. Further, Alternative 2 would have zero affordable affordable units, while the proposed project would have 4 affordable units.

As a general matter, Alternative 2 would fulfill the same objectives as the proposed project, but not to the same extent. Alternative 2 would not fully satisfy Objective 1, which seeks not only a project that is "responsive to market demands," but also one that will result in the construction of "at least 26 market-rate units." In addition, Alternative 2 would not fully satisfy Objective 3, which seeks to support the City's future housing needs by developing new housing options at different income levels, "including affordable housing units per California Senate Bill (SB) 1818."

April 21, 2022 Planning Commission Agenda Materials:
https://redondo.legistar.com/LegislationDetail.aspx?ID=5555318&GUID=C9F8482A-F67F-48B8-89B3-BE1CAE1079A4&Options=&Search=

April 18, 2022 Preservation Commission Agenda Materials:
https://redondo.legistar.com/LegislationDetail.aspx?ID=5553584&GUID=F2B6FA84-505A-497E-A6B8-6F73BAE265AB&Options=&Search=

A. CALL TO ORDER

Via teleconference, a Special Meeting of the Redondo Beach Preservation Commission was called to order by Chair Caldwell at 7:00 PM, in the City Hall Council Chambers, 415 Diamond Street, Redondo Beach, California.

B. ROLL CALL

Commissioners Present: Aziz, Jackson, Galassi, Matsuno, Taner and Chair Caldwell.

Commissioners Absent: McNearney.

Officials Present: Brandy Forbes, AICP, Community Development Director
Antonio Gardea, Senior Planner
Stacey Kinsella, Associate Planner
Gregg Kettles, Special Counsel (Best, Best & Krieger)
Lina Portolese, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Jackson led the Commissioners in a Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Vice Chair Matsuno, seconded by Jackson, to approve the agenda as presented. Motion carried unanimously by the following roll call vote:

AYES: Aziz, Jackson, Galassi, Matsuno, Taner and Chair Caldwell
NOES: None.
ABSENT: McNearney.

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

E.I. RECEIVE AND FILE BLUE FOLDER ITEMS

Chair Caldwell reported that emails/letters were received regarding the Catalina Village Project.

Motion by Commissioner Aziz, seconded by Vice Chair Matsuno, to approve the Blue Folder Items. Motion carried unanimously by the following roll call vote:

AYES: Aziz, Jackson, Galassi, Matsuno, Taner and Chair Caldwell
NOES: None.
ABSENT: McNearney.

F. CONSENT CALENDAR

F.I. APPROVE AFFIDAVIT OF POSTING FOR THE PRESERVATION COMMISSION REGULAR MEETING OF APRIL 18, 2022

Motion by Commissioner Jackson, seconded by Vice Chair Matsuno, to receive and file the Consent Calendar. Motion carried unanimously, with the following roll call vote:

AYES: Aziz, Jackson, Galassi, Matsuno, Taner and Chair Caldwell
NOES: None.
ABSENT: McNearney.

G. EXCLUDED CONSENT CALENDAR ITEMS

None.

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Chair Caldwell opened the floor to public comments.

Planning Analyst Portolese confirmed that there were no eComments received.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

I. EX PARTE COMMUNICATION

Commissioner Taner reported for the general knowledge of the Commission that the City of Redondo Beach is looking for repurposing proposals for the old library at the park, and how much involvement should the Preservation Commission have in this process.

J. PUBLIC HEARINGS

J.1 A PUBLIC HEARING FOR CONSIDERATION OF A REQUEST FOR HISTORICA DISTRICT FORMATION, REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR MODIFICATIONS TO EXISTING POTENTIAL HISTORICA RESOURCES, FOR THE CONSTRUCTION OF 30 NEW RESIDENTIAL UNITS ADJACENT TO AND BEHIND THE POTENTIAL HISTORIC RESOURCES, AND FOR THE REMOVAL OF A STRUCTURE WITHIN A POTENTIAL HISTORIC DISTRICT, AND CONSIDERATION OF A RECOMMENDATION TO THE PLANNING COMMISSION REGARDING PARKING FOR THE POTENTIALLY HISTORIC PROPERTIES LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE AT 100-132 N. CATALINA AVENUE, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE.

RECOMMENDATION:

1. **Open Public Hearinq, administer oath, take testimony from staff, the applicant, other interested parties, and deliberate:**
2. **Close the Public Hearinq; and**

3. **Adopt seven (7) resolutions by title only approving the entitlements subject to each set of findings and conditions contained therein:**

Chair Caldwell administered the Audience Oath for individuals wishing to address the Preservation Commission on the following Public Hearing.

Motion by Commissioner Galassi, seconded by Commissioner Aziz, to open the Public Hearing. Hearing no objections, Chair Caldwell so ordered.

Associate Planner Kinsella provided the PowerPoint presentation regarding the Historic District Formation Certificate of Appropriateness Historic Variance for 100-132 North Catalina Avenue. The PowerPoint presentation included the following details:

- Project Site
- Current Property Plans
- Images of the Property
- Proposed Project
- Proposed Site Plan
- Renderings
- Environmental
- History
- Historic District
- Certificate of Appropriateness
- Historic Variance
- Staff Recommendation

Associate Planner Kinsella and Applicant, Founder & CEO of Beach City Capital Jason Muller responded to the Commissioners questions regarding the property and proposed changes.

Applicant Mueller provided a brief introduction regarding the project and its history.

Consultant, Pam O'Conner of Kaplan Chen Kaplan provided details on the design for the proposed project.

Discussion followed regarding the proposed number allocated for affordable housing, details about the project, architectural design, uniqueness of the historic proposals, and preservation of historic buildings.

Senior Planner Gardea, Applicant Muller, and Associate Planner Kinsella responded to the Commissioners questions.

Chair Caldwell opened the floor to public comments.

Seeing no requests to speak, Chair Caldwell closed the floor to public comments.

Discussion following regarding the proposed parking modifications, average square footage per unit, architectural difference and the overlay, and parking spot for residents and additional parking for visitors.

Applicant Muller responded to the Commissioners questions.

Motion by Vice Chair Matsuno, seconded by Commissioner Aziz, to close the Public Hearing. Hearing no objections, Chair Caldwell so ordered.

Associate Planner Kinsella, Senior Planner Gardea, and Special Counsel from Best Best & Krieger, Kettles, provided clarification as the Commissioners decisions and directions for staff regarding this project and responded to process and application questions.

Motion by Vice Chair Matsuno, seconded by Commissioner Aziz, to adopt the resolution approving the designation of a historic district to include four properties located at 112, 124, 126, and 132 North Catalina Avenue pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code. The motion carried by the following roll call vote:

AYES: Aziz, Jackson, Galassi, Taner, and Vice Chair Matsuno.
NOES: Chair Caldwell.
ABSENT: McNearney.

Associate Planner Kinsella, Community Development Director Forbes, and Senior Planner

Motion by Vice Chair Matsuno, seconded by Commissioner Taner, to adopt the following resolutions; a) approving the certificate of appropriateness for modifications to and adaptive re-use of a potentially historic building in a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the properties located at 112 North Catalina Avenue; b) approving the certificate of appropriateness for modifications to a potentially historic building in a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the properties located at 124 North Catalina Avenue; c) approving the certificate of appropriateness for modifications to a potentially historic building in a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the properties located at 126 North Catalina Avenue; d) approving the certificate of appropriateness for modifications to a potentially historic building in a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for the properties located at 132 North Catalina Avenue; and with the added condition that the architectural designs will come back to the Preservation Commission prior to plan check submittal. The motion carried by the following roll call vote:

AYES: Aziz, Jackson, Galassi, Taner, and Vice Chair Matsuno.
NOES: Chair Caldwell.
ABSENT: McNearney.

Motion by Vice-Chair Matsuno, seconded by Commissioner Taner, to adopt the resolution approving a certificate of appropriateness for the demolition of a noncontributing structure located within a potential historic district pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code for property located at 116 North Catalina Avenue. The motion carried by the following roll call vote:

AYES: Jackson, Galassi, Taner, and Vice-Chair Matsuno.
NOES: Chair Caldwell.
ABSTAIN: Aziz
ABSENT: McNearney.

Motion by Vice-Chair Matsuno, seconded by Commissioner Taner, to adopt the resolution approving a certificate of appropriateness for 30 new residential units to be located adjacent to and behind a potential historic district located at 100-132 North Catalina Avenue, with the added condition that the architectural designs will come back to the Preservation Commission prior to plan check submittal. The motion failed by the following roll call vote:

AYES: Aziz, Taner, and Vice-Chair Matsuno.
NOES: Chair Caldwell.
ABSTAIN: Jackson and Galassi.
ABSENT: McNearney.

Special Counsel Kettles provided clarification regarding the term of “Abstaining” from a vote.

Commissioner Jackson abstained due to the largeness of the project and the additional pending questions on the proposed project.

Special Counsel Kettles provided details to the items for the Preservation Commissions consideration.

Chair Caldwell voted no due to the totality of the project.

Commissioner Galassi abstained due to similar reasons as provided by Commissioner Jackson, in addition, there is not much information provided to make a decision.

Commissioner Jackson proposed that due to the complexity of the proposed project, additional information is needed.

Community Development Director Forbes provided options as to what the Commission can do regarding this project.

Motion by Commissioner Jackson, seconded by Chair Caldwell, to re-open the public hearing regarding the certificate of appropriateness for 30 new residential units to be located adjacent to and behind a potential historic district located at 100-132 North Catalina Avenue. Hearing no objections, Chair Caldwell so ordered.

Applicant Muller responded to the Commissioners questions regarding the proposed residential units, affordable rental units, and guarantee that the Applicant will work close with City staff in order to ensure that the Preservation Commission will be pleased with the proposed architectural designs.

Chair Caldwell opened the floor to public comments. The following individual(s) spoke:

Alex Smith

Seeing no further requests to speak, Chair Caldwell closed the floor to public comments.

Motion by Commissioner Jackson, seconded by Vice-Chair Matsuno, to close the Public Hearing. Hearing no objections, Chair Caldwell so ordered.

Commissioner Jackson changed his vote to "Aye" after hearing the Applicant's explanation.

Commissioner Galassi changed her vote to "Aye."

Motion by Vice-Chair Matsuno, seconded by Commissioner Aziz, to adopt the resolution approving a certificate of appropriateness for 30 new residential units to be located adjacent to and behind a potential historic district located at 100-132 North Catalina Avenue, with the added condition that the architectural designs will come back to the Preservation Commission prior to plan check submittal. The motion failed by the following roll call vote:

AYES: Jackson, Aziz, Taner, Galassi and Vice-Chair Matsuno.
NOES: Chair Caldwell.
ABSENT: McNearney.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

Associate Planner Kinsella reported that Senior Planner Gardea has been working with the Assessor's Office and has a potential item in May for Commissioners consideration.

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

None.

M. ITEMS FROM STAFF

Associate Planner Kinsella reminded Commissioners that the City's budget meeting will take place in May.

Commissioner Galassi reported that she has a scheduling conflict on May 4, 2022, and cannot attend that meeting.

Commissioner Taner inquired if the budget meeting will also be via Zoom.

N. COMMISSION ITEMS AND REFERRALS TO STAFF

Chair Caldwell reminded staff about the historic item as requested by Commissioner Taner to return at a future meeting.

O. ADJOURNMENT

Motion by Vice Chair Matsuno, seconded by Commissioner Jackson, to adjourn the meeting at 10:00 PM. Motion carried unanimously, with the following roll call vote:

AYES: Aziz, Jackson, Matsuno, Galassi, Taner and Chair Caldwell
NOES: None.
ABSENT: McNearney.

The next meeting of the Redondo Beach Preservation Commission will be a Regular Meeting to be held at 7:00 p.m. on May 4, 2022, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California via teleconference.

All written comments submitted via eComment are included in the record and available for public review on the City website.

_____
Brandy Forbes, AICP
Community Development Director

BLUE FOLDER ITEM

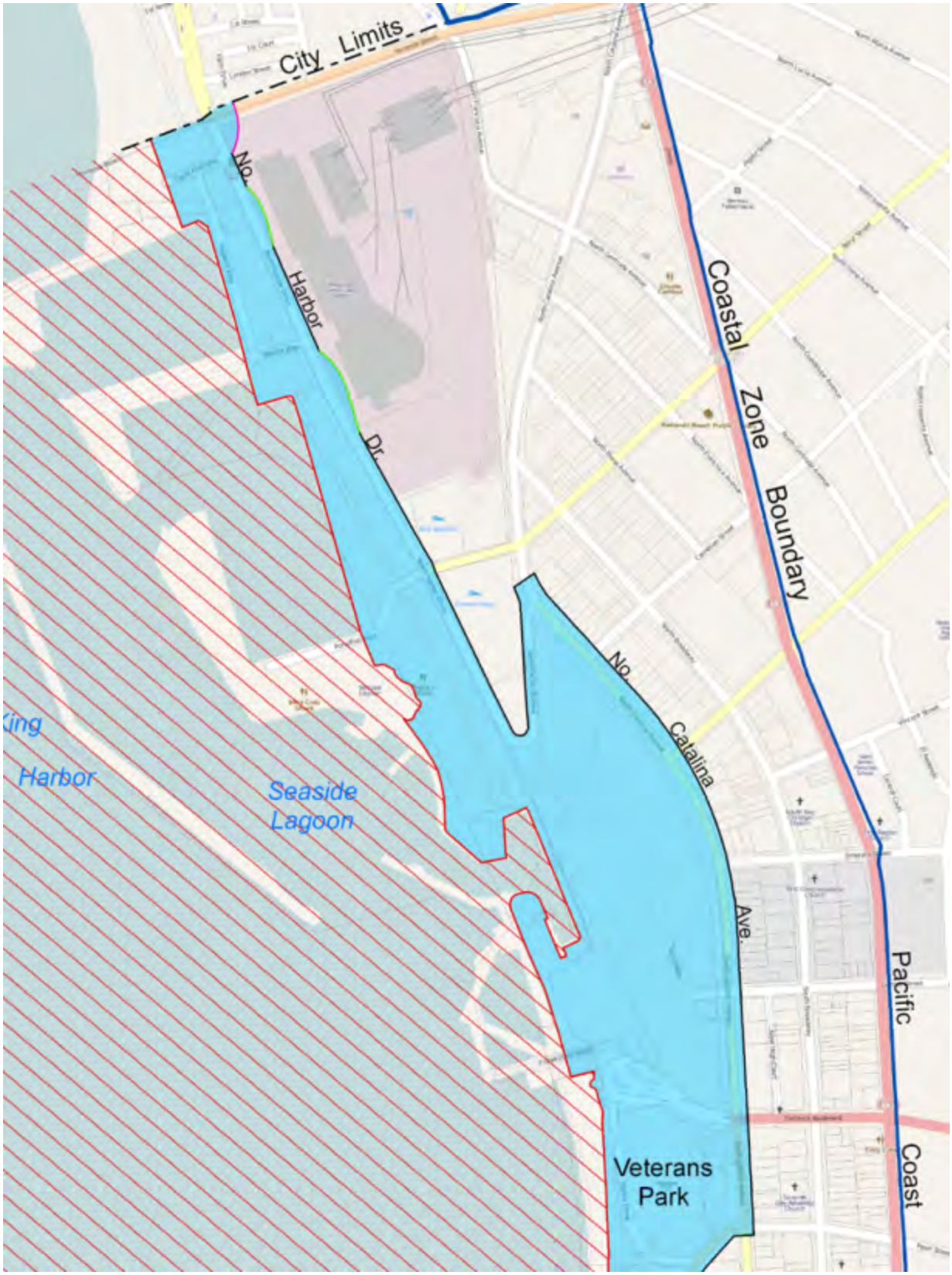
Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING
May 19, 2022

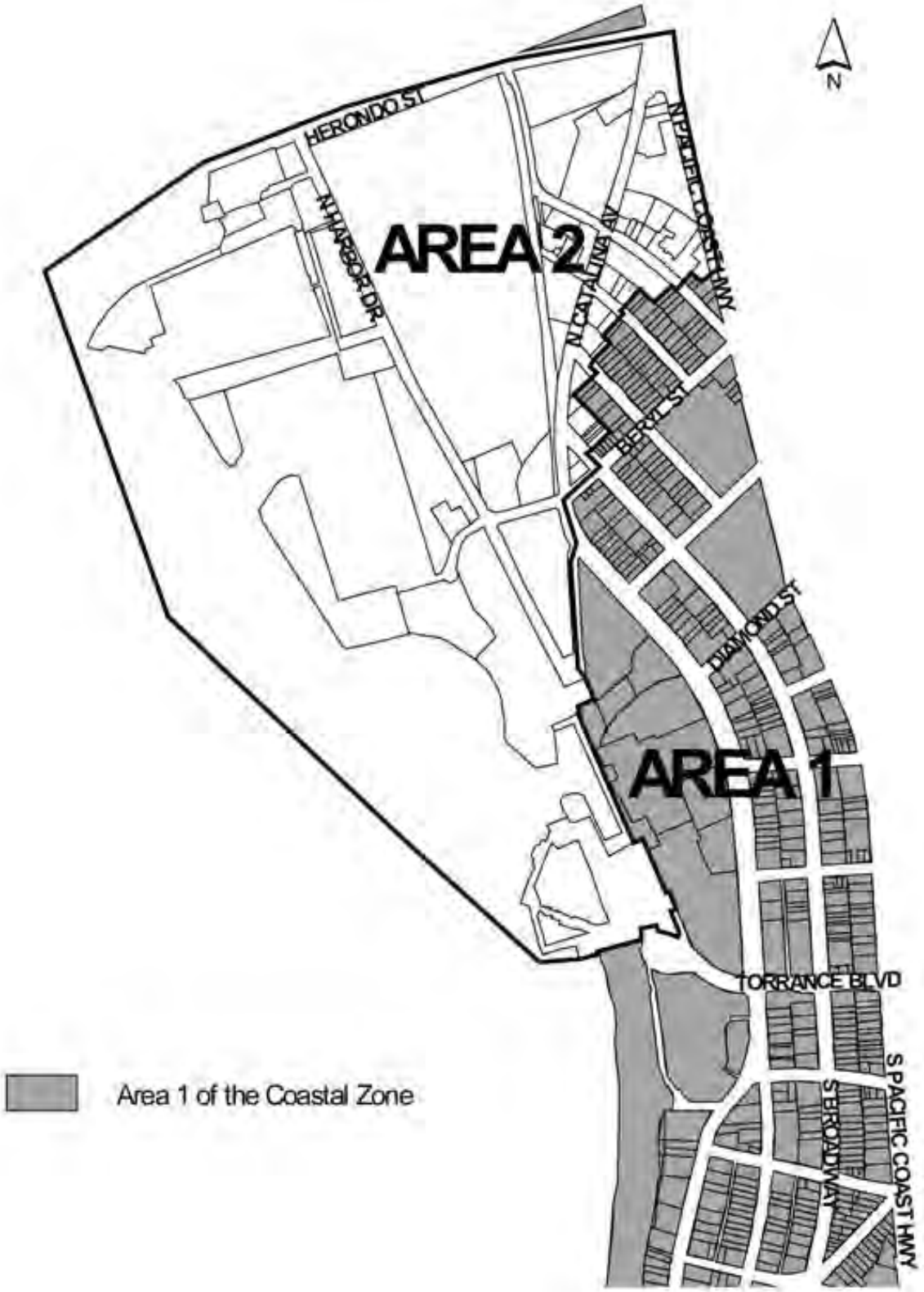
J.2. A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

- Items from Commissioner Sheila Lamb
  - Coastal Zone Appealable Area
  - Coastal Zone Map
  - Coastal Commission Staff Report


Pacific Coast Coastal Zone Boundary
No. Catalina Ave.
Veterans Park
Seaside Lagoon
Harbor
No. Harbor Dr.
City Limits

COASTAL ZONE BOUNDARY MAP
(Part 1 of 2 Maps)



CALIFORNIA COASTAL COMMISSION
45 FREMONT, SUITE 2000
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TDD (415) 597-5885

W35b

Filed: N/A
180th Day: N/A
Staff: J. Van Coops-SF
Staff Report: 03/29/2013
Hearing Date: 04/10-12/2013

STAFF REPORT: REGULAR CALENDAR

Map Adoption No.:	**MA-2013-001**
Local Government:	**City of Redondo Beach**
Local Government Staff:	Aaron Jones, Community Development Director
Location:	Coastal Zone area within and offshore of the City of Redondo Beach, Los Angeles County.
Map Description:	Post-LCP Certification Permit and Appeal Jurisdiction Map, prepared by staff to depict the geographic areas where the Commission retains permit authority and where appeals of local government coastal development permit approvals are allowed within the City of Redondo Beach.
Staff Recommendation:	Approval

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission **approve** the map prepared by staff, which shows the geographic areas where the Commission retains permit authority pursuant to California Coastal Act 30519(b), and where appeals of City of Redondo Beach coastal development permit approvals are allowed pursuant to Coastal Act Section 30603(a)(1) and (2).[1]

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APPENDICES

Appendix A – List of Substantive File Documents
Appendix B – Relevant Public Resources Code Sections
Appendix C – Relevant Code of Regulation Sections

EXHIBITS

Exhibit 1 – Redondo Beach Location Map
Exhibit 2 – Map Legend and Map Notes
Exhibit 3 – Draft Post-LCP Certification Permit and Appeal Jurisdiction Map

[1] The California Coastal Act is found in the Public Resources Code, sections 30000 *et seq.*

I. RECOMMENDED MOTION AND RESOLUTION

Motion:

> *I move that, for the reasons stated in the staff report and recommendation dated March 22, 2013, the Commission* ***approve*** *the Post-LCP Certification map MA-2013-001 prepared by staff for the City of Redondo Beach.*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the Redondo Beach Post-LCP Certification map and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

> *The Commission hereby approves Map Adoption MA-2013-001 and adopts the findings set forth below on grounds that the map depicts the areas where the Commission retains permit authority pursuant to Coastal Act Section 30519(b), and where appeals of City of Redondo Beach coastal development permits are allowed pursuant to Coastal Act Section 30603(a)(1) and (2).*

II. STAFF NOTE

Between 1979 and the present the Commission has adopted approximately 72% and 80% of the Post-LCP Certification Permit and Appeal Jurisdiction maps for California's 61 coastal cities and 15 coastal counties, respectively. Most, if not all, of the jurisdictions with adopted maps require revisions and map re-adoption from time to time, to incorporate updates reflecting changing conditions in the Coastal Zone environment upon which the boundaries are based, to make corrections, and to make refinements made possible by the use of more accurate data and modern mapping technology. The use of geographic information system (GIS) software is presently an integral part of the map adoption, revision, and update process underway throughout the Coastal Zone, and maps that the Commission adopts through these actions will be distributed primarily in digital form in order to allow the widest possible use of consistent, official information within the Coastal Zone community. The staff is also currently working to finalize the draft post LCP Certification maps for a number of other jurisdictions (most notably the cities of Santa Cruz (map revision), Seaside, Del Mar, and San Diego) in preparation for their adoption at future Coastal Commission meetings during 2013.

III. BACKGROUND

After the Commission certifies a local government's LCP, permit authority within that jurisdiction is delegated to that local government. However, pursuant to Section 30519(b) of the Coastal Act, the Commission retains permit authority (with certain exceptions) after LCP certification over developments occurring on tidelands, submerged lands, and public trust lands. In addition to the retained permit jurisdiction, Section 30603 of the Coastal Act defines certain

areas and types of development for which approvals by the local government may be appealed to the Commission. Appeal jurisdiction is retained, for example, on lands within 100 feet of streams or wetlands, lands subject to the public trust that are no longer within the Commission's retained jurisdiction, lands within 300 feet of coastal bluffs, beaches, or estuaries, and lands between the sea and the first public road paralleling the sea.

The Commission's administrative regulations (14 CCR Section 13576) provide that a map portraying the areas of continuing Commission permit and appeal jurisdiction be adopted in conjunction with the final LCP certification. An update procedure is also described and provides the basis for revision and re-adoption of the map by the Commission. Within these regulations is implicit the idea that, while the adopted map should portray the various jurisdiction boundaries as accurately as possible, it remains only a depiction, a cartographic representation and not a definition of the Commission's jurisdiction, and should not be used on its own without field determination procedures to establish a precise boundary location. Conditions on the ground may change, and thus conditions on the ground control permit and appeal jurisdiction boundary location regardless of how accurate the mapped boundary may be at this time.

During formulation of the regulations governing the delineation of post-LCP Certification jurisdiction areas, the Commission also recognized that the diversity and complexity of the Coastal Zone is such that a literal interpretation of the "First Public Road Paralleling the Sea " definition could result in the inclusion of large areas within the Commission's Post-LCP Certification permit and appeal jurisdiction in which the grounds for appeal set forth in Coastal Act Section 30603(b) may not be an issue. The regulations therefore provide that the Commission may evaluate these areas and limit the effect of designating the "First Public Road Paralleling the Sea" to the area in which the grounds for appeal specified in Coastal Act Section 30603(b) are clearly an issue.

IV. FINDINGS AND DECLARATIONS

A. PREVIOUS REDONDO BEACH POST –LCP CERTIFICATION MAPS

During the late 1970's and early 1980's the Commission's Technical Services Division began a project to complete Draft Post-LCP Certification Permit and Appeal Jurisdiction maps for all local governments within or partly within the Coastal Zone. The first effort consisted of producing a set of 161 draft maps using the USGS 7.5 minute quadrangle base (scale 1:24,000 or 1 inch equals 2000 feet), which was completed in 1981. The primary purpose of this project was to provide a consistent, *statewide* view of the *draft* permit and appeal boundaries for review by the local government staff, Commission staff, and other interested parties. It was fully anticipated that these maps would be reviewed and revised or refined, as indicated by the map notes and general correspondence sent out with maps for review. The area of the Coastal Zone within the City of Redondo Beach was covered by map sheet 139, the Redondo Beach quadrangle. Copies of these regional 7.5-minute quadrangle-scale draft maps were distributed for review to the regional commission offices and local governments in April 1981.

A more detailed map of the draft Post-LCP Certification Permit and Appeal Jurisdiction areas within Redondo Beach was prepared in early 1982 using a 1:6,000 scale (1 inch equals 500 feet)

base map obtained from the City. The 1:6,000 scale draft "post cert." map was never scheduled for adoption, however, due to a number of very long delays involving the segmentation of the City's LCP into two areas, and the review of zoning portions of the LCP for each segment. Although the City's zoning portion of the LCP for Area One was effectively certified on September 11, 2003, and the zoning portion for Area Two was effectively certified on December 15, 2010, a map depicting the Commission's areas of retained permit and appeal jurisdiction has not yet been adopted by the Commission.

The zoning portion of the City's Area Two LCP was reviewed through an LCP amendment which, as mentioned above, was effectively certified on December 15, 2010. As part of this amendment the City requested, and the Commission approved, the elimination of the segmentation of the LCP.

B. Staff Analysis

The depiction of the Commission's permit and appeal jurisdictions on the Redondo Beach draft post-LCP Certification map presents no significant areas of controversy affecting the map adoption at this time. Coastal Commission staff has reviewed the post-LCP Certification map and jurisdictional boundaries with staff of the City of Redondo Beach and consulted with the staff of the State Lands Commission about the granted tidelands located within the City. The Coastal Zone is relatively narrow in this part of Los Angeles County, with the inland boundary following Pacific Coast Highway throughout the City. The Coastal Commission's retained permit jurisdiction consists entirely of lands seaward of the mean high tide line (MHTL) or public trust lands, whether filled or unfilled, and the appeal jurisdiction boundary follows the First Public Road Paralleling the Sea, with several exceptions where the boundary is located 300 feet from the inland extent of the beach, MHTL, or the top of the bluff. The route of the designated First Public Road Paralleling the Sea is set forth in the section entitled: **First Public Road Description**. As mentioned earlier in the **Background** section, while the map portrays the various jurisdiction boundaries as accurately as possible, it remains only a depiction, a cartographic representation and not a definition of the Commission's jurisdiction, and should not be used on its own without field determination procedures to establish a precise boundary location. Conditions on the ground may change, and thus conditions on the ground control permit and appeal jurisdiction boundary location regardless of how accurate the mapped boundary may be at this time.

Permit Jurisdiction

Geographically, the Commission's continuing original permit jurisdiction includes tidelands, submerged lands, and lands where the Public Trust exists. The primary sources for determining the Commission's continuing permit jurisdiction in the City of Redondo Beach are the contemporary USFWS National Wetland Inventory map for this area; vertical and oblique coastal aerial photography; and map 139 (Redondo Beach quadrangle, scale 1:24,000) from the map set showing potential public trust lands prepared for the Commission by the State Lands Commission staff in the late 1970's using, among other sources, tide and submerged land grant documents and historical US Coast Survey (now known as the National Geodetic Survey) topographic maps from the 19th century.

These maps, photos, and other documents and information were analyzed to establish the public trust component, when that was the controlling permit boundary criterion. Given the complexity involved in precisely mapping public trust boundaries, however, especially in areas of granted tidelands such as Redondo Beach, it is evident that the permit boundary delineation on this map may not include all areas subject to the trust. Should additional public trust lands be identified in the future, those lands would be part of the Commission's retained permit jurisdiction. Questions regarding the exact location and extent of public trust lands must be referred to the State Lands Commission for determination.

In addition, legislation that became effective in 1982 provided the Commission with the ability to delegate its original permit authority over potential public trust lands to local governments under certain circumstances. Section 30613 of the Coastal Act allows the Commission, after consultation with the State Lands Commission, to make these delegations for areas that are determined to be filled, developed, and committed to urban uses. The City of Redondo Beach has not made such a request for any filled, former tidelands located within the City.

Tidelands, the first component of the Commission's retained permit jurisdiction, are lands lying between the lines of mean high tide and mean low tide. The Mean High Tide Line (MHTL) is the landward tidelands boundary, an ambulatory boundary that moves with changes in the profile of the shoreline, particularly in sandy beach areas. The MHTL is and has been used by the U.S. Supreme Court, the California Supreme Court, federal and state courts, the state legislature, state regulatory and administrative agencies, and local governments as the boundary between public tidelands and private uplands.

The location of the fluctuating Mean High Tide Line is determined by establishing the intersection of the shore with the plane (elevation) of Mean High Water as calculated by the National Geodetic Survey for a particular location. Surveys can be performed to establish MHTL or tidelands locations. The State Lands Commission, as administrator of California's tidelands, can and does perform such surveys. In the case of Redondo Beach the State granted all of the tidelands and submerged lands to the City in 1915, which transferred trusteeship of the public trust lands to the City, and a granted lands survey was done by the State Lands Commission in 1966.

Review of the above-referenced primary source materials indicates that the Commission's continuing permit jurisdiction in the City of Redondo Beach exists only on lands lying below the mean high tide line (MHTL), and on potential or historical public trust lands. For the purposes of the Post-LCP Certification map proposed for adoption by the Commission for the City of Redondo Beach, the landward boundary of the Commission's retained permit jurisdiction has been drawn to follow a combination of the shoreline as it is shown on the USGS 7.5 minute Redondo Beach quadrangle (scale 1:24,000) in the King Harbor area, and the inland extent of the active beach as mapped by the US Fish and Wildlife Service in its National Wetlands Inventory (NWI), and shown in the aerial images of the City for the area between the Harbor and the southern City boundary **(See Exhibit 3**).

Appeal Jurisdiction

As with all other coastal cities, the appeal jurisdiction boundary in Redondo Beach is mapped according to the geographic criteria specified in Section 30603(a) of the Coastal Act, and further defined in the Commission's regulations at 14 CCR Section 13577. Along the shoreline of the ocean, the appeal jurisdiction boundary generally follows the First Public Road Paralleling the Sea, except where the designated road is situated closer than 300 feet inland from the beach, MHTL, or bluff top. In these locations the boundary is 300 feet from the inland extent of the beach, MHTL, or top of the seaward bluff face, as appropriate. *See* Coastal Act Section 30603(a)(1), and 14 CCR Section 13577(i).

The appeal jurisdiction boundary in the City of Redondo Beach is shown in Exhibit 3. Because the Coastal Zone is relatively narrow here, and the area is highly developed, the First Public Road Paralleling the Sea is the predominant controlling boundary criterion throughout the northern part of the City. There is one exception at the northern City boundary inland of the yacht club where Harbor Drive (the designated First Public Road) is nearer than 300 feet from the inland extent of the beach, and two exceptions inland of the harbor where Harbor Drive is nearer than 300 feet from the MHTL, resulting in an appeal area that includes everything west of Harbor Drive and those areas situated within 300 feet of the beach or MHTL.

In the southern part of the City, south of the intersection of Ruby St. and the Esplanade, the appeal jurisdiction boundary leaves the alignment of the designated First Public Road Paralleling the Sea (which is the Esplanade) and follows a line delineated 300 feet inland from the top of the coastal bluff southward before returning again to the First Public Road at De La Playa, just north of the southern City boundary. From there the appeal boundary follows Calle Miramar (the designated First Public Road) south to the City boundary.

First Public Road Paralleling the Sea

The language of 14 CCR Section 13577(i)(1) was intended to ensure that the designated "First Public Road Paralleling the Sea" (FPR) extend inland around water bodies that are considered the "sea" as defined by Coastal Act Section 30115. The Coastal Commission's regulations provide that in order for a road to qualify as the First Public Road Paralleling the Sea, it must be a road that "does in fact connect with other public roads providing a continuous public access system, and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries, and wetlands cause the waters of the sea to extend landward of the generally continuous coastline." *See* 14 CCR Section 13577(i)(1)(E). The appeal jurisdiction boundary, where based on the First Public Road, is aligned along the inland, or landward right of way boundary.

First Public Road Description

The series of roadways and streets listed below and shown as a component of the Commission's appeal jurisdiction boundary on the attached Exhibit 3, constitute the current route of the "First Public Road Paralleling the Sea," for purposes of Coastal Act Sections 30600.5, 30601, and 30603, 30115, and all other applicable Coastal Act provisions. This system of coastal roadways and streets is consistent with, and meets the criteria set forth in 14 CCR Section 13577, in particular Section 13577(i).

From the northern City boundary the route designated as the First Public Road Paralleling the Sea (FPR) in the City of Redondo Beach follows Harbor Drive southeasterly to its intersection with Pacific Avenue, north on Pacific Avenue to Catalina Avenue, southeast and along Catalina Avenue to its intersection with Pearl Street and Esplanade, southerly along Esplanade to Calle Miramar, and southeasterly along Calle Miramar to the southern City boundary.

C. Bisected Parcels

In some areas a parcel is bisected by the appeal jurisdiction boundary. All development proposed within the appeal area defined as appealable is subject to the Commission's appellate jurisdiction. In addition, if a development is proposed partly on the portion of the parcel that forms the basis for geographic appeal jurisdiction, and partly on the remainder of the parcel, and the Commission finds that the portion of the project within its appeals jurisdiction raises a substantial issue, then it will consider the project de novo. The Commission's de novo review is of the entire project approved by the local government, including the development authorized in the permit that is outside the appeals jurisdiction.

D. Draft Map Reproduction

Due to the cost of reproduction, paper copies of the map legend sheet (Exhibit 2) and the large scale map sheet (Exhibit 3) are not mailed to Coastal Commissioners and other interested persons who receive the report digitally via the Commission's public website. Printed copies of Exhibits 2 and 3 are available for review at the City of Redondo Beach, and at the Coastal Commission's offices in San Francisco and Long Beach. Full-size maps will also be available for review at the April 10-12, 2013 Commission meeting in Santa Barbara.

E. Draft Map Legend and Map Notes

One of the important elements of the Commission's transition to using geographic information systems (GIS) technology is the ability to use and develop standardized base maps, boundary symbols, and map notes. In order maintain consistency across local city and county boundaries throughout the Coastal Zone, Post LCP Permit and Appeal Jurisdiction data have been developed using the Coastal Zone portions of the fifteen coastal Counties as the basic unit for this information. As such, the Map Legend (Exhibit 2) includes all of the possible types of boundaries and areas that may occur within a given County, and the draft map itself will include only those types of appeal areas found within that jurisdiction. In addition, due to the use of coastal counties as the basic mapping unit, the map or maps may depict permit and appeal areas outside of the area for which a particular map adoption is occurring. In the case of Redondo Beach, areas adjacent to, but outside the City limits have not yet been adopted, and the Commission's action to adopt the map for the City of Redondo Beach does not affect boundaries outside the City limits.

Appendix A – List of Substantive File Documents

- National Wetland Inventory Digital Data, U.S. Fish & Wildlife Service, May 2009.
- Potential Public Trust Land Map, (Redondo Beach Quadrangle), California State Lands Commission, 1979.
- U.S. Coast Survey Historical Topographic Map, T-1231 (1871), NOAA, 2000.
- National Ocean Survey (NOS) Shoreline Manuscript Maps, TP-00791 (1978) and TP-00792 (1978), NOAA, 2000.
- Coastal Commission 1: 12,000-scale vertical aerial photography 1970-2001.
- California Coastal Records Project, 2010.
- U.S. Geological Survey (USGS) 7.5 Minute Series Topographic Map, (Redondo Beach Quadrangle), USGS, 1963 (revised 1981).

Appendix B – Relevant California Public Resources Code Sections

30519 (a) Except for appeals to the commission, as provided in Section 30603, after a local coastal program, or any portion thereof, has been certified and all implementing actions within the area affected have become effective, the development review authority provided for in Chapter 7 (commencing with Section 30600) shall no longer be exercised by the commission over any new development proposed within the area to which the certified local coastal program, or any portion thereof, applies and shall at that time be delegated to the local government that is implementing the local coastal program or any portion thereof.

(b) Subdivision (a) shall not apply to any development proposed or undertaken on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, lying within the coastal zone, nor shall it apply to any development proposed or undertaken within ports covered by Chapter 8 (commencing with Section 30700) or within any state university or college within the coastal zone; however, this section shall apply to any development proposed or undertaken by a port or harbor district or authority on lands or waters granted by the Legislature to a local government whose certified local coastal program includes the specific development plans for such district or authority.

(c) The commission may, from time to time, recommend to the appropriate local government local coastal program amendments to accommodate uses of greater than local importance, which uses are not permitted by the applicable certified local coastal program. These uses may be listed generally or the commission may recommend specific uses of greater than local importance for consideration by the appropriate local government.

30603 (a) After certification of its local coastal program, an action taken by a local government on a coastal development permit application may be appealed to the commission for only the following types of developments:

(1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.

(2) Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.

(3) Developments approved by the local government not included within paragraph (1) or (2) that are located in a sensitive coastal

resource area.

(4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).

(5) Any development which constitutes a major public works project or a major energy facility.

(b) (1) The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in this division.

(2) The grounds for an appeal of a denial of a permit pursuant to paragraph (5) of subdivision (a) shall be limited to an allegation that the development conforms to the standards set forth in the certified local coastal program and the public access policies set forth in this division.

(c) Any action described in subdivision (a) shall become final at the close of business on the 10th working day from the date of receipt by the commission of the notice of the local government's final action, unless an appeal is submitted within that time. Regardless of whether an appeal is submitted, the local government's action shall become final if an appeal fee is imposed pursuant to subdivision (d) of Section 30620 and is not deposited with the commission within the time prescribed.

(d) A local government taking an action on a coastal development permit shall send notification of its final action to the commission by certified mail within seven calendar days from the date of taking the action.

30603.1 (a) In any city and county which so requests, the commission may adjust the inland boundary of the area within which the issuance of coastal development permits may be appealed to the commission pursuant to paragraph (1) of subdivision (a) of Section 30603. Any such adjustment shall be made solely to avoid the circumstance of having the boundary of that area bisect an individual parcel of property. The adjustment may be made landward or seaward, but shall be the minimum distance necessary, consistent with the policies of Chapter 3 (commencing with Section 30200), to avoid bisecting a parcel of property.

(b) If the commission subsequently finds that the circumstances which warranted a boundary adjustment pursuant to subdivision (a) have changed, it may, after notice to the city and county, readjust the boundary so that it is consistent with the changed circumstances. The requirements of subdivision (a) shall apply to any such boundary adjustment.

30613 (a) The provisions of subdivision (b) of Section 30519, subdivision (b0 of Section 30600, and subdivision (b) of Section 30610.5, which apply to lands subject to the public trust shall not apply to any lands which may be subject to the public trust but which the commission, after consultation with the State Lands Commission, determines are (1) filled and developed and are (2) located in an area which is committed to urban uses.

(b) No later than 120 days after receiving a request from a local government, the commission shall determine the lands within the jurisdiction of that local government to which the provisions of subdivision (a) apply.

(c) The provisions of this Section shall apply to lands which have been the subject of coastal development permits, local coastal programs, categorical exclusions or urban exclusions, which have previously been approved, authorized, or certified bv the commission.

(Note that the Commission will retain appeal authority after transfer of original permit jurisdiction to the local government.)

Appendix C – Relevant California Code of Regulations Sections

§ 13576. Map(s) of Areas of Commission Permit and Appeal Jurisdiction.

(a) In conjunction with final Local Coastal Program certification or the delegation of coastal development permit authority pursuant to Public Resources Code Section 30600.5, whichever occurs first, the Commission shall, after public hearing, adopt a map or maps of the coastal zone of the affected jurisdiction that portrays the areas where the Commission retains permit authority pursuant to Public Resources Code Sections 30603 (a) (1) and (a)(2), or 30600.5 (d). These maps shall be drawn based on the criteria for permit and appeal boundary determinations, set forth in Section 13577 below, and will serve as the official maps of the Commission's permit and appeal jurisdiction. The Commission, in consultation with the local government, shall update these maps from time to time, where changes occur in the conditions on which the adopted maps were based, or where it can be shown that the location of the mapped boundary does not adequately reflect the intended boundary criteria. Revisions of the adopted maps shall be based on precise boundary determinations made using the criteria set forth in Section 13577. The revised maps shall be filed with the affected jurisdiction within 30 days of adoption by the Commission. In addition, each adopted map depicting the permit and appeal jurisdiction shall include the following statement:

"This map has been prepared to show where the California Coastal Commission retains permit and appeal jurisdiction pursuant to Public Resources Code Sections 30519(b), 30603(a)(1) and (a)(2) and 30600.5(d). In addition, development may also be appealable pursuant to Public Resources Code Sections 30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where permit and appeal jurisdiction is retained by the Commission"

(b) In the case of local governments which have received Commission approval of their Phase III (implementation) Work Program and Budget prior to January 1, 1980, the permit and appeal area maps shall be adopted by the Commission prior to the certification becoming effective pursuant to Section 13547 of the Commission's regulations.

§ 13577. Criteria for Permit and Appeal Jurisdiction Boundary Determinations.

For purposes of Public Resources Code Sections 30519, 30600.5, 30601, 30603, and all other applicable provisions of the Coastal Act of 1976, the precise boundaries of the jurisdictional areas described therein shall be determined using the following criteria:
(a) Streams. Measure 100 feet landward from the top of the bank of any stream mapped by USGS on the 7.5 minute quadrangle series, or identified in a local coastal program. The bank of a stream shall be defined as the watershed and relatively permanent elevation or acclivity at the outer line of the stream channel which separates the bed from the adjacent upland, whether valley or hill, and serves to confine the water within the bed and to preserve the course of the stream. In areas where a stream has no discernable bank, the boundary shall be measured from

the line closest to the stream where riparian vegetation is permanently established. For purposes of this section, channelized streams not having significant habitat value should not be considered.

(b) Wetlands.

(1) Measure 100 feet landward from the upland limit of the wetland. Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. For purposes of this section, the upland limit of a wetland shall be defined as:

(A) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover;

(B) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or

(C) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.

(2) For the purposes of this section, the term "wetland" shall not include wetland habitat created by the presence of and associated with agricultural ponds and reservoirs where:

(A) the pond or reservoir was in fact constructed by a farmer or rancher for agricultural purposes; and

(B) there is no evidence (e.g., aerial photographs, historical survey, etc.) showing that wetland habitat pre-dated the existence of the pond or reservoir. Areas with drained hydric soils that are no longer capable of supporting hydrophytes shall not be considered wetlands.

(c) Estuaries. Measure 300 feet landward from the mean high tide line of the estuary. For purposes of this section, an estuary shall be defined as a coastal water body, usually semi-enclosed by land, having open, partially obstructed, or intermittent exchange with the open

ocean, and in which ocean water is at least occasionally diluted by freshwater from the land. The salinity level my be periodically increased to above that of the open ocean due to evaporation. The mean high tide line shall be defined as the statistical mean of all the high tides over the cyclical period of 18.6 years, and shall be determined by reference to the records and elevations of tidal benchmarks established by the National Ocean Survey. In areas where observations covering a period of 18.6 years are not available, a determination may be made based on observations covering a shorter period, provided they are corrected to a mean value by comparison with observations made at some suitably located control tide station.

(d) Tidelands. Tidelands shall be defined as lands which are located between the lines of mean high tide and mean low tide.

(e) Submerged Lands. Submerged lands shall be defined as lands which lie below the line of mean low tide.

(f) Public Trust Lands. Public Trust lands shall be defined as all lands subject to the Common Law Public Trust for commerce, navigation, fisheries, recreation, and other public purposes. Public Trust lands include tidelands, submerged lands, the beds of navigable lakes and rivers, and historic tidelands and submerged lands that are presently filled or reclaimed, and which were subject to the Public Trust at any time.

(g) Beaches. Measure 300 feet landward from the inland extent of the beach. The back beach, or dry beach, if it exists, shall be included. The inland extent of the beach shall be determined as follows:

(1) from a distinct linear feature (e.g., a seawall, road, or bluff, etc.);

(2) from the inland edge of the further inland beach berm as determined from historical surveys, aerial photographs, and other records or geological evidence; or

(3) where a beach berm does not exist, from the further point separating the dynamic portion of the beach from the inland area as distinguished by vegetation, debris or other geological or historical evidence.

(h) Coastal Bluffs. Measure 300 feet both landward and seaward from the bluff line or edge. Coastal bluff shall mean:

(1) those bluffs, the toe of which is now or was historically (generally within the last 200 years) subject to marine erosion; and

(2) those bluffs, the toe of which is not now or was not historically subject to marine erosion, but the toe of which lies within an area otherwise identified in Public Resources Code Section 30603(a)(1) or (a)(2).

Bluff line or edge shall be defined as the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a steplike feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge. The termini of the bluff line, or edge along the seaward face of the bluff, shall be defined as a point reached by bisecting the angle formed by a line coinciding with the general trend of the bluff line along the seaward face of the bluff, and a line coinciding with the general trend of the bluff line along the inland facing portion of the bluff. Five hundred feet shall be the minimum length of bluff line or edge to be used in making these determinations.

(i) First Public Road Paralleling the Sea.

(1) The "first public road paralleling the sea" means that road nearest to the sea, as defined in Public Resources Code Section 30115, which:

(A) is lawfully open to uninterrupted public use and is suitable for such use;

(B) is publicly maintained;

(C) is an improved, all-weather road open to motor vehicle traffic in at least one direction;

(D) is not subject to any restrictions on use by the public except when closed due to an emergency or when closed temporarily for military purposes; and

(E) does in fact connect with other public roads providing a continuous access system, and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries, and wetlands cause the waters of the sea to extend landward of the generally continuous coastline.

When based on a road designated pursuant to this section, the precise boundary of the permit and appeal jurisdiction shall be located along the inland right-of-way of such road.

(2) Whenever no public road can be designated which conforms to all provisions of (i)(1) above, and a public road does exist, which conforms to all provisions of (i)(1) except (i)(1)(v), the effect of designating the first public road paralleling the sea shall be limited to

the following:

(A) all parcels between the Pacific Ocean and such other public road; and

(B) those parcels immediately adjacent of the sea inland of such other public road.

(3) Where the Commission determines that the designation of the "first public road paralleling the sea" results in the inclusion of areas within the permit and appeal jurisdiction where the grounds for an appeal set forth in Public Resources Code Section 30603(b) are not an issue, the Commission may take action to limit the geographic area where developments approved by a local government may be appealed to the Commission, to that area where any such grounds are, in fact, an issue.

EXHIBIT 1: REDONDO BEACH LOCATION MAP

CALIFORNIA COASTAL COMMISSION

Technical Services Division - GIS Unit

Exhibit 1
MA-2013-001

JVC, DSM, DAI

Post LCP Certification Permit and Appeal Jurisdiction Index Map: County of Los Angeles City of Redondo Beach

Index Map

Note 1

The coastal zone boundary depicted on this map may have been revised due to legislative amendments and/or minor boundary adjustments approved by the Coastal Commission pursuant to Public Resources Code §30103. The digital version of this Coastal Zone Boundary dataset (which is a conformed copy of the adopted inked version of the Coastal Zone Boundary) includes attribution that identifies each segment in which a boundary has changed as a result of legislative changes and/or minor boundary adjustments.

Note 2

The coastal zone boundary shown on this map is based on a digital version of the boundary depicted on maps adopted by the California Coastal Commission pursuant to §30103(b) of the California Coastal Act of 1976 (California Public Resources Code §30000 et. seq.), and modified from time to time by legislative amendments and Minor Boundary Adjustments. Both this depicted boundary and the digital version of this data represent conformed copies of the original adopted boundary and also reflect subsequent legislative and Coastal Commission changes. In addition to the land area delineated, the coastal zone includes all offshore islands, and extends seaward to the State's outer limit of jurisdiction.

Under the provisions of §304(a) of the federal Coastal Zone Management Act of 1972, as amended, "excluded from the coastal zone are lands the use of which is by law subject solely to the discretion of or which is held in trust by the federal government, its officers or agents."

Under the provisions of §30008 of the California Coastal Act as amended in 1978, "within federal lands excluded from the coastal zone pursuant to the federal Coastal Zone Management Act of 1972, the State of California shall, consistent with applicable federal and state laws, continue to exercise the full range of powers, rights, and privileges it now possesses or which may be granted."

Permit Jurisdiction
This area includes tidelands, submerged lands, and lands that are subject to the public trust or were subject to the public trust at any time.

Appeal Jurisdiction
This area includes lands between the sea and the designated first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100 feet of streams and wetlands and lands within 300 feet of the top of the seaward face of any coastal bluff.

First Public Road
First Public Road 14 CCR 13577(i)(2)
100 Feet from Stream Top of Bank
100 Feet from Wetland Extent
300 Feet from Top of Coastal Bluff
300 Feet from Inland Extent of Beach
300 Feet from Mean High Tide Line
Potential Public Trust Land P.R.C. §30613

Areas of Deferred Certification (ADC)
Development in this area remains subject to Coastal Commission original permit jurisdiction.

Federal Lands
Development in this area requires a Coastal Commission Coastal Development Permit or federal consistency certification or determination.

Certified Coastal Long Range Development Plan
Development in this area either remains subject to Coastal Commission review and approval, or Coastal Commission review of projects approved under a Long Range Development Plan.

Coastal Zone Boundary

City Boundary

Note 3

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30519(b), and §30603(a)(1) and (a)(2), and §30613. In addition, developments may also be appealable pursuant to P.R.C. §30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

Note 4

The Appeal Jurisdiction shown on this map may include areas adjacent to streams depicted on the corresponding USGS 7.5 minute quadrangle maps that have been channelized or otherwise altered. Pursuant to 14 C.C.R. §13577(a), channelized streams not having significant habitat value should not be considered as a basis for delineating stream appeal jurisdiction.

Note 5

In addition to the geographic areas of appeal jurisdiction depicted hereon, the following types of development are appealable throughout the coastal zone pursuant to P.R.C. §30603 (a)(4) and (a)(5):

1. Any development approved by a county that is not designated as a principal permitted use under zoning approved pursuant to the applicable Local Coastal Program;
2. Any development that constitutes a major public works project or a major energy facility.

Note 6

In some areas individual parcels of land may be bisected by the appeal jurisdiction boundary. All development proposed within the appeal area defined as appealable is subject to the Commission's jurisdiction. In addition, if a development is proposed partly on the portion of the parcel that forms the basis for geographic appeal jurisdiction, and partly on the remainder of the parcel, and the Commission decides to hear the appeal, then the Commission reviews the local government approved permit de novo including all the development that was authorized in the permit.

Note 7

The boundaries shown on this map are not to be used for establishing or depicting State ownership boundaries or granted lands, and are to be used in reference to the Coastal Commission's Post LCP Certification Permit and Appeal Jurisdictions only. This map has not been approved by the California State Lands Commission, is subject to change, and may not include all lands subject to the public trust. Any questions which arise pertaining to the public trust should be directed to the California State Lands Commission.

Exhibit 2
MA-2013-001

CALIFORNIA COASTAL COMMISSION

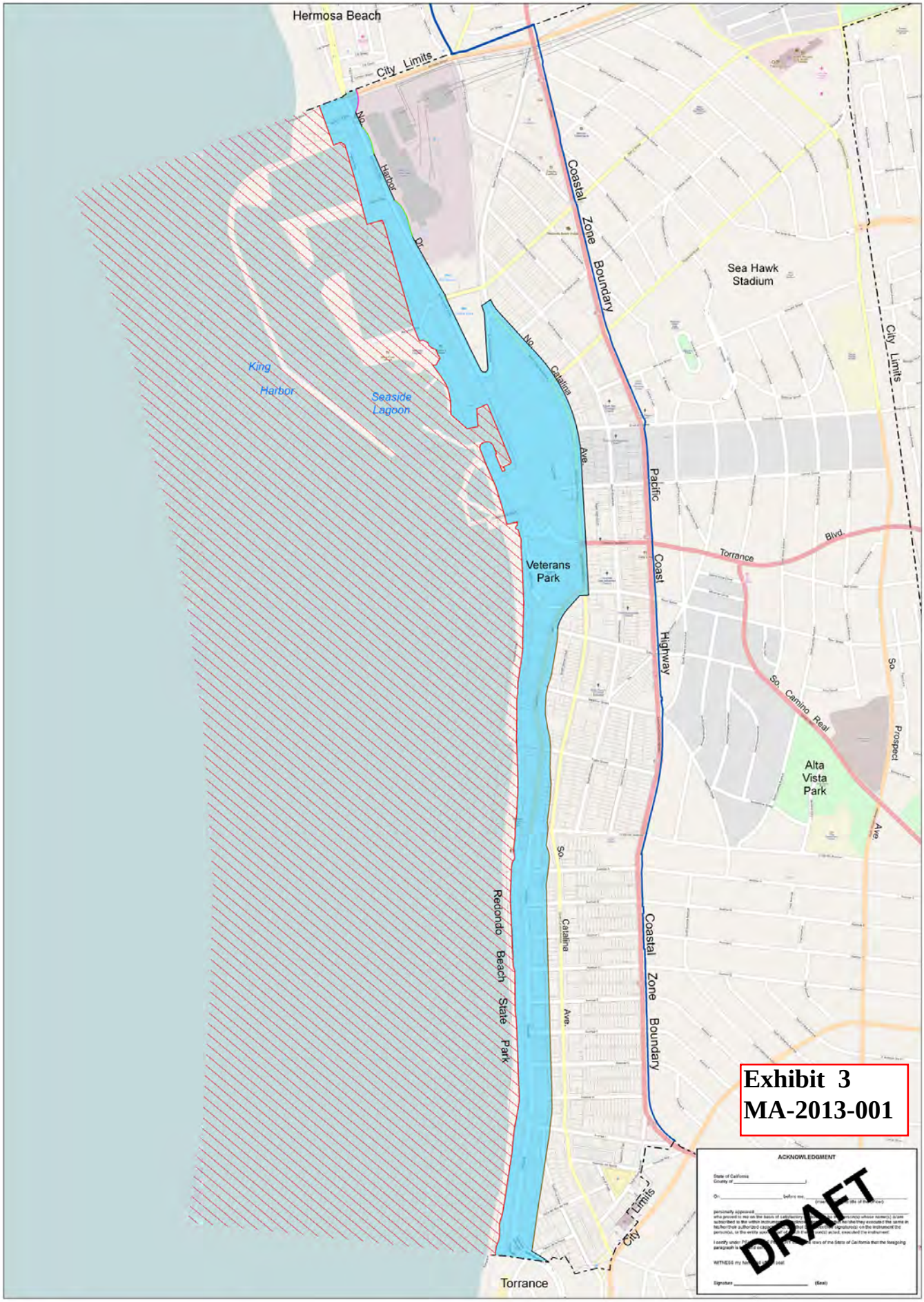
Technical Services Division - GIS Unit
California Coastal Commission

Sources: California Coastal Commission, City of Redondo Beach, ESRI
JVC, DSM, GMB 3/2013

State of California
Natural Resources Agency
California Coastal Commission

REGULATORY AND JURISDICTIONAL BOUNDARIES
City of Redondo Beach

South Coast District
Los Angeles County



CALIFORNIA COASTAL COMMISSION

Technical Services Division - GIS Unit
California Coastal Commission

Base map: (c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA). For illustrative purposes only.

N

0 0.05 0.1 0.2 Mile
0 0.1 0.2 0.4 Kilometer

*The Appeal Jurisdiction shown on this map may include areas adjacent to streams depicted on the corresponding USGS 7.5 minute quadrangle maps that have been channelized or otherwise altered. Pursuant to 14 C.C.R. §13577(a), channelized streams not having significant habitat value should not be considered as a basis for delineating stream appeal jurisdiction.

JVC, USM 3/2013

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING
May 19, 2022

J.2. A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

- Revised Vesting Tentative Parcel Map No. 82561

1134

VESTING TENTATIVE PARCEL MAP
FOR
CONDOMINIUM PURPOSES

Parcel Map No. 82561

IN THE CITY OF REDONDO BEACH

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

CIVIL ENGINEER:

Bolton Engineering Corp.

Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
Phone(310)325-5580 Fax(310)325-5581

DANIEL J. BOLTON P.E.
RCE: 63290

SUBDIVIDER

CATALINA FUND, LLC
1240 ROSECRANS AVE., STE. 120
MANHATTAN BEACH, CA 90266
PHONE 206-693-0929

LEGAL DESCRIPTION

LOTS 37 THRU 50 INCLUSIVE, BLOCK 178
TOWNSITE OF REDONDO BEACH
M.R. 39-1-17
APN 7505-005-006/007/008/012/019/021

PROJECT ADDRESS

100-132 N. CATALINA AVENUE
REDONDO BEACH, CA 90277

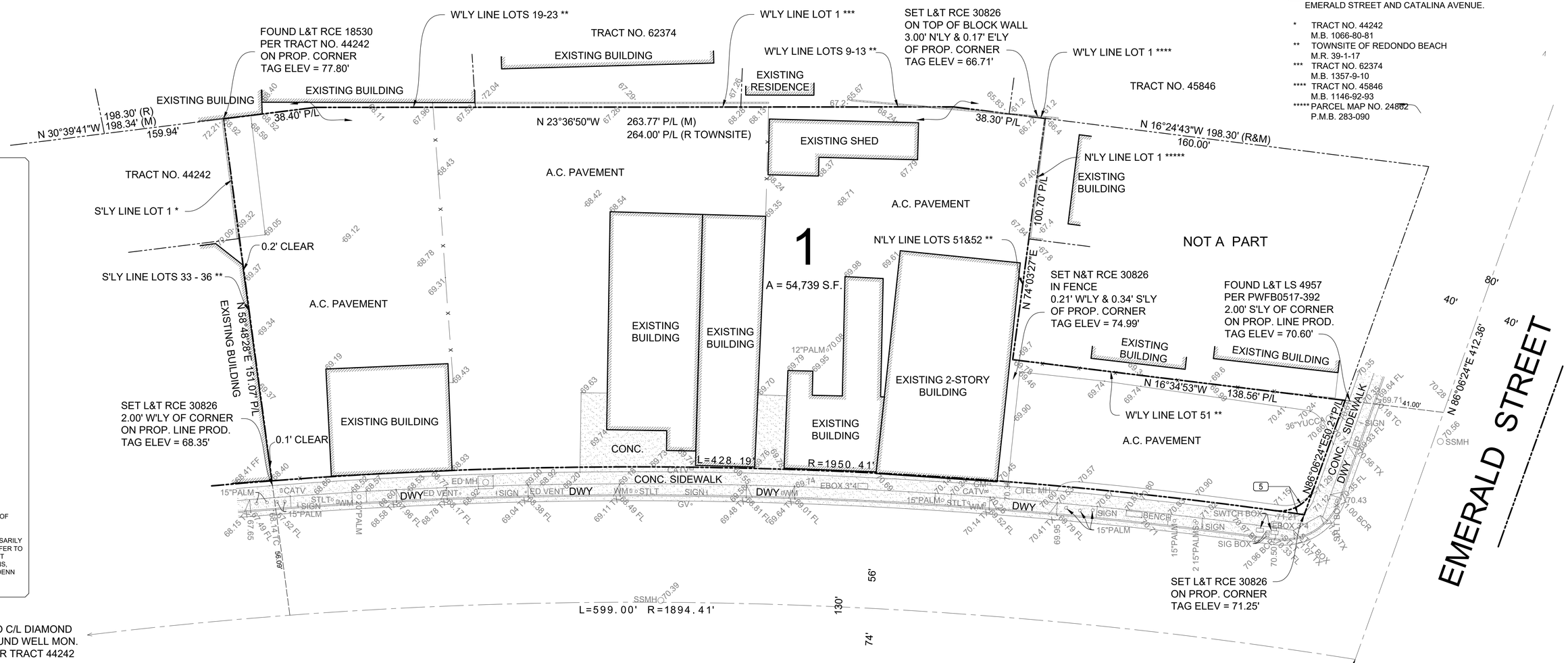
GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 4 UNIT CONDOMINIUM PROJECT: THE PROJECT PROPOSES ONE LOT, WITH:
   - ONE (2) AIRSPACES FOR 30 APARTMENT UNITS, IN FOUR BUILDINGS.
   - TWO (2) AIRSPACES FOR COMMERCIAL BUILDINGS
4. TOPOGRAPHIC AND BOUNDARY MAPPING SHOWN HEREON FROM A SURVEY BY DENN ENGINEERS.

5 DEDICATE RIGHT OF WAY CORNER CUT AT EMERALD STREET AND CATALINA AVENUE.

* TRACT NO. 44242 M.B. 1066-80-81
** TOWNSITE OF REDONDO BEACH M.R. 39-1-17
*** TRACT NO. 62374 M.B. 1357-9-10
**** TRACT NO. 45846 M.B. 1146-92-93
***** PARCEL MAP NO. 24852 P.M.B. 283-090



LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- 106.76 EXISTING ELEVATION
- 100 EXISTING CONTOUR
- BLOCK WALL
- X EXISTING FENCE

BCR	BEGINNING OF CURB RET
E'LY	EASTERLY
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
GFF	GARAGE FINISH FLOOR
GW	GUY WIRE
L&T	LEAD AND TAG
MH	MANHOLE
N'LY	NORTHERLY
PC	PROPERTY CORNER
PL, P/L	PROPERTY LINE
PP	POWER POLE
S&W	SPIKE AND WASHER
S'LY	SOUTHERLY
SPK	SPIKE
STK	STAKE
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DVWY APRON
W'LY	WESTERLY
WM	WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT : (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

PROPOSED DEDICATION NOTE:

1) POSSIBLE CORNER CUTOFF AT EMERALD AND CATALINA.

2) A SIDEWALK DEDICATION AT DRIVEWAY LOCATIONS FOR ADA SIDEWALK CONSTRUCTION (4' SIDEWALK WIDTH REQUIRED BEHIND DRIVEWAY APRON PER PUBLIC WORKS STANDARD PLAN 110-2).

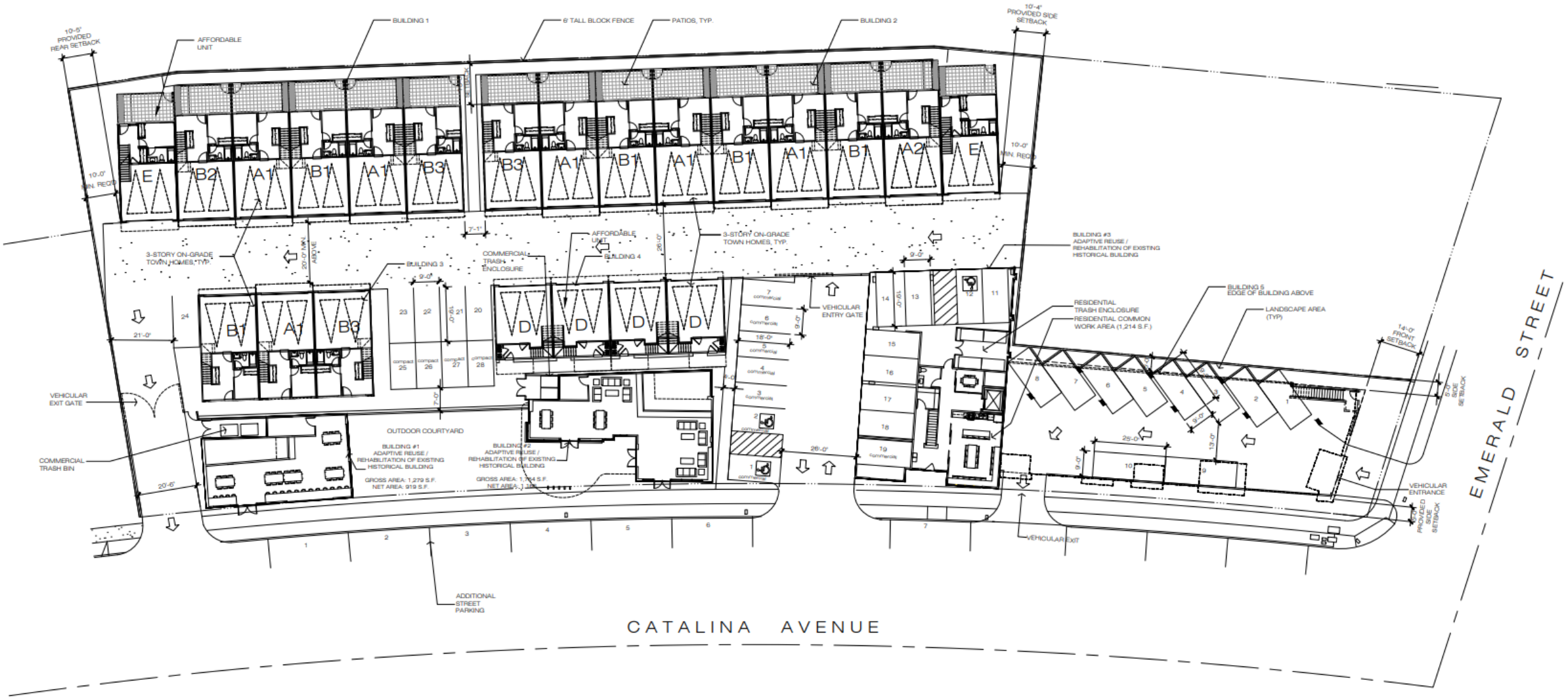
100-132 North Catalina Avenue

Final Environmental Impact Report –

Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program;

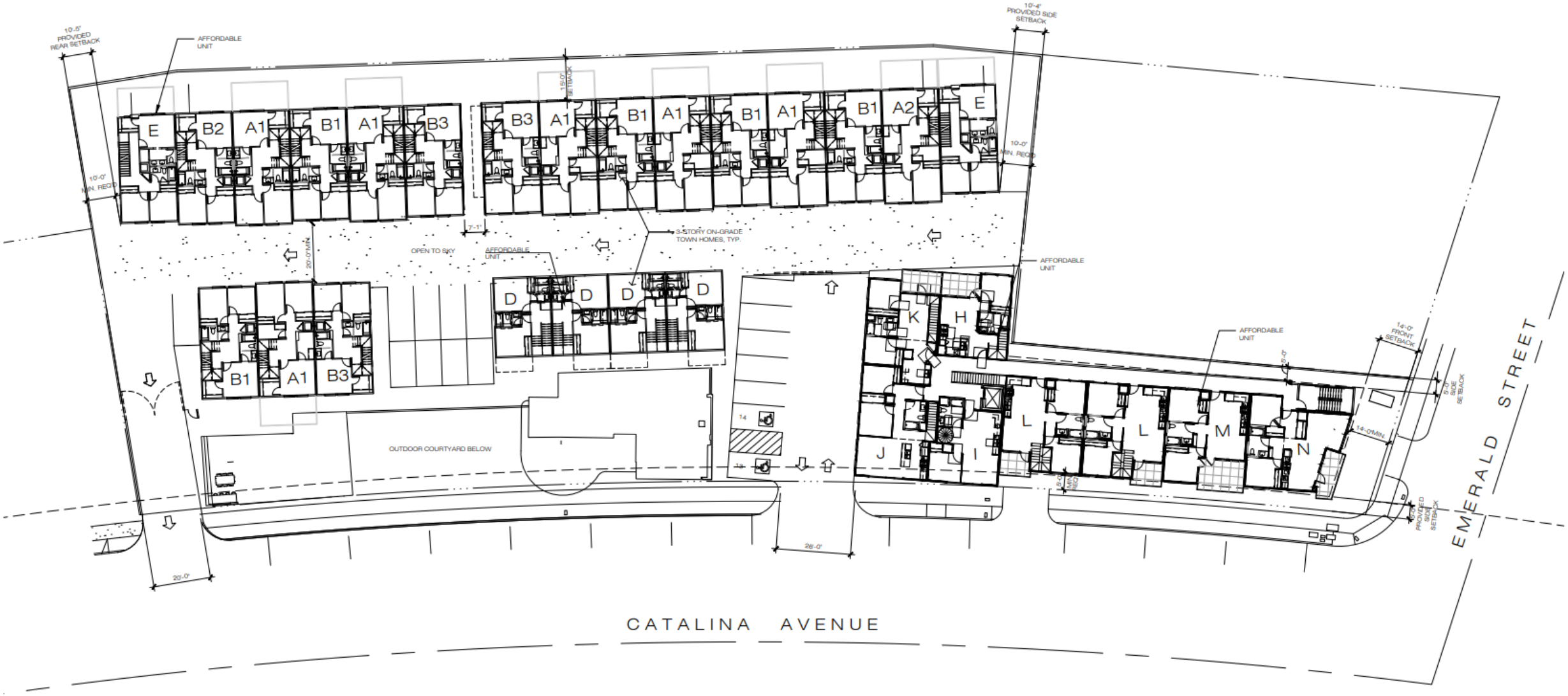
Density Bonus; Historic Variance; Conditional Use Permit; Coastal Development Permit; Planning Commission Design Review; Vesting Tentative Parcel Map

Revised Site Plan

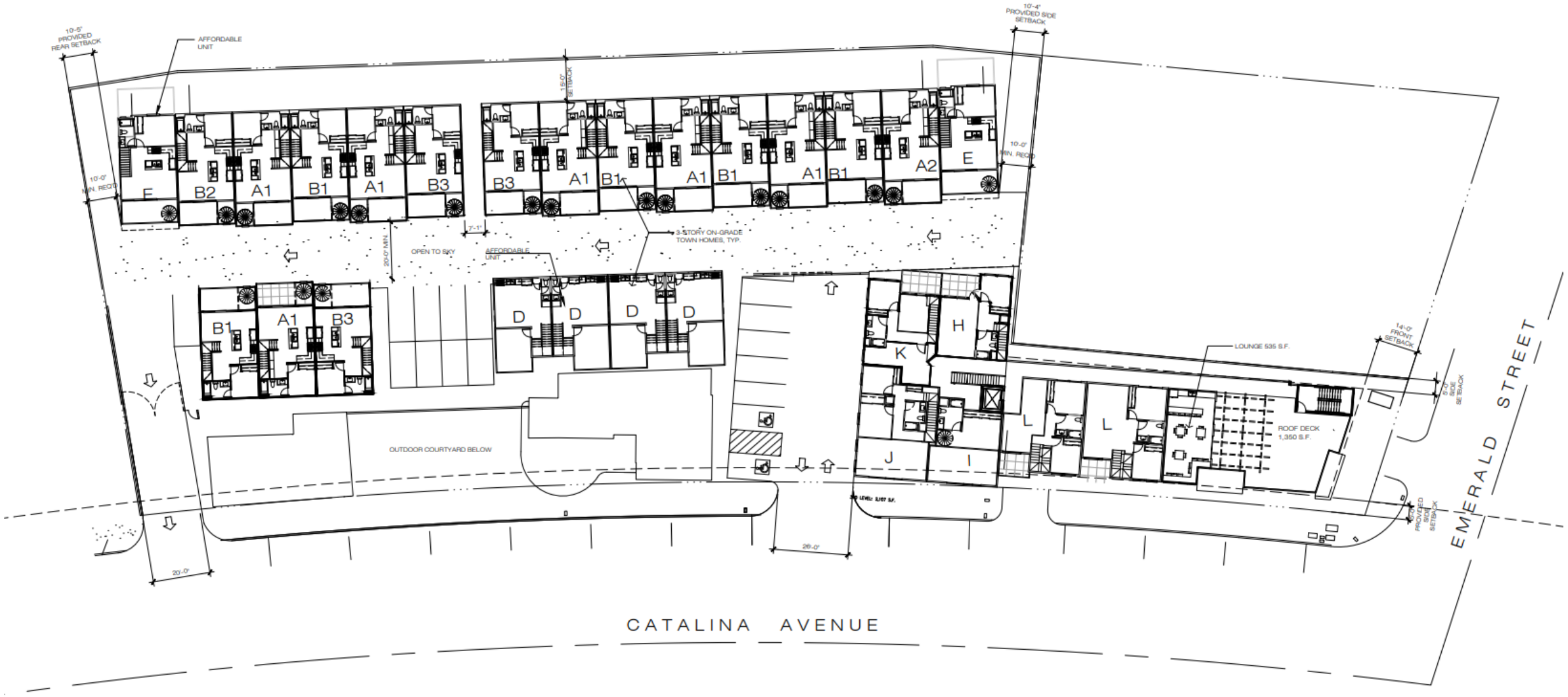


LEVEL 1 BUILDING PLAN

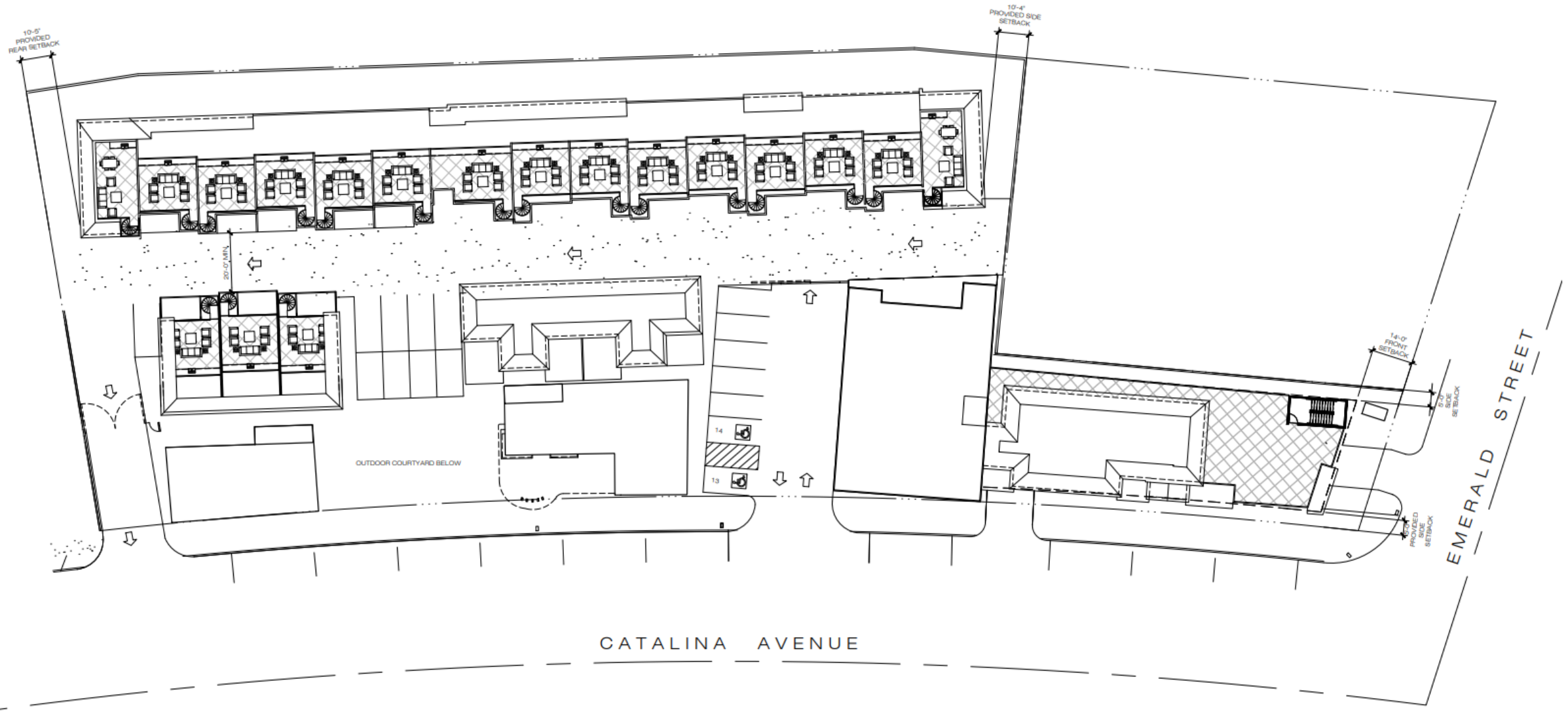
Revised Site Plan



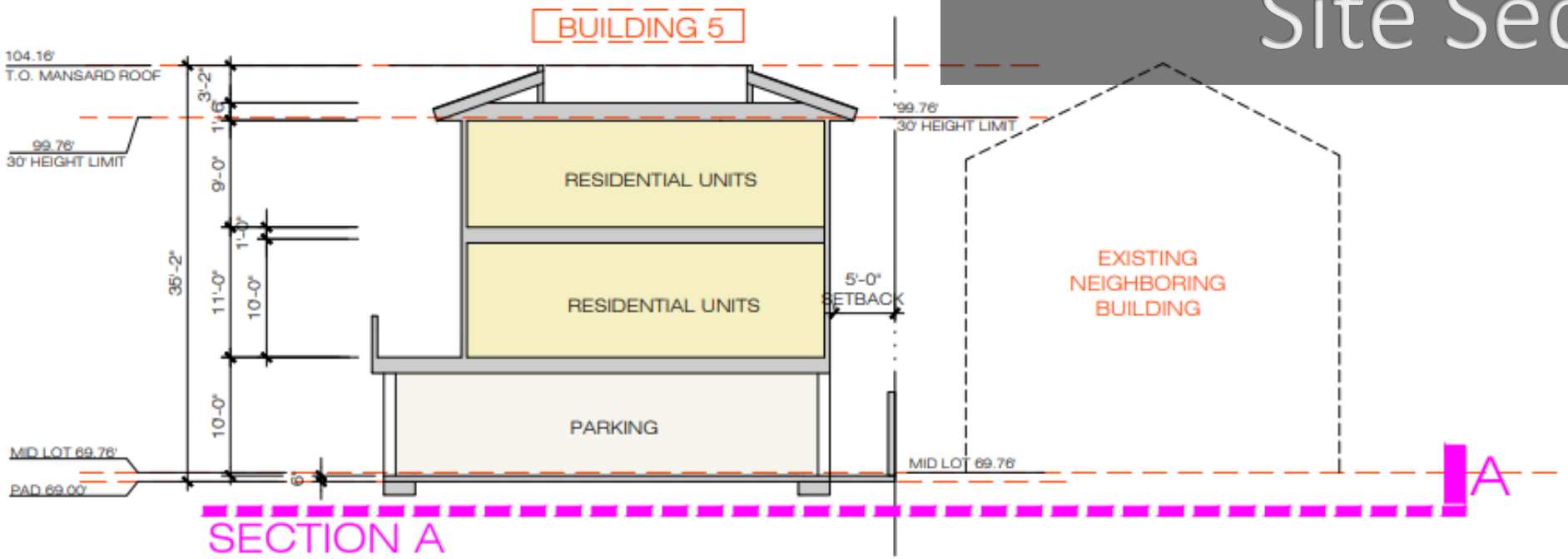
Revised Site Plan

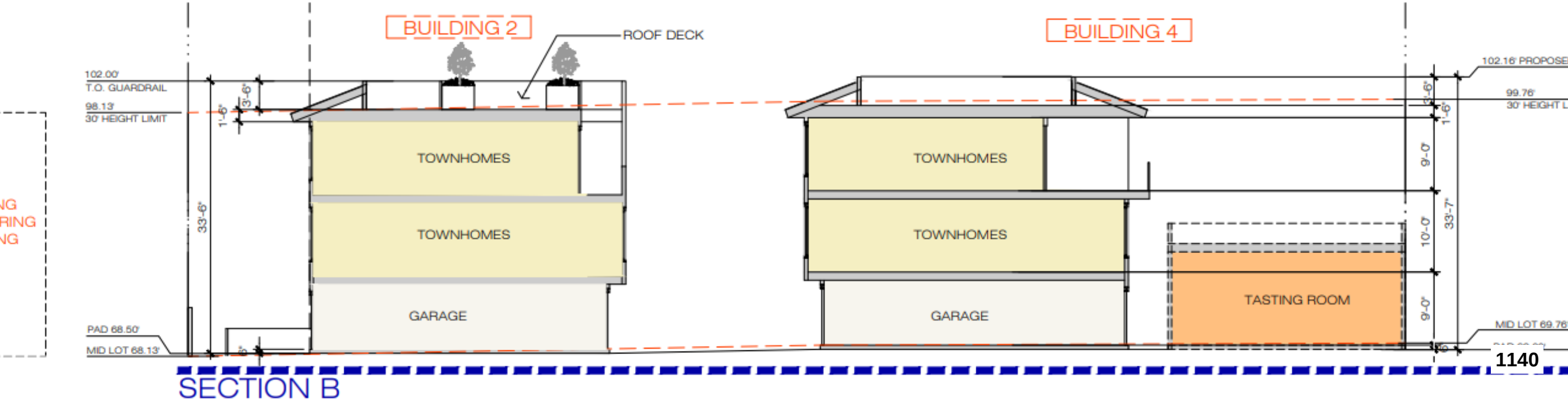


Revised Site Plan



Site Section





Renderings

Renderings

Renderings

Renderings

Renderings

Renderings

Tentative Map

- Airspace (condominium) subdivision;
- Four airspace parcels;
  - Two parcels for the commercial buildings
  - Two residential parcels – four buildings
- Delineation is not required;
- Commission cannot deny the map based on the parcel configuration (Government Code 66427)

Recommendation

- Continue the public hearing and accept all testimony
- Close the public hearing and deliberate
- Consider a Resolution:
  - Certifying the Final Environmental Impact Report
  - Adopting the CEQA Findings
    - Adopting the Statement of Overriding Considerations (Exhibit A)
  - Approving the land use entitlements

100-132 North Catalina Avenue

Final Environmental Impact Report –

Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program;

Density Bonus; Historic Variance; Conditional Use Permit; Coastal Development Permit; Planning Commission Design Review; Vesting Tentative Parcel Map

CATALINA VILLAGE

PLANNING COMMISSION PRESENTATION

MAY 19, 2022

CATALINA VILLAGE PROJECT PILLARS

1. Housing and affordability
2. Historical preservation
3. Sustainability and eco sensibility
4. High design in architecture

PLANNING COMMISSION COMMENTS

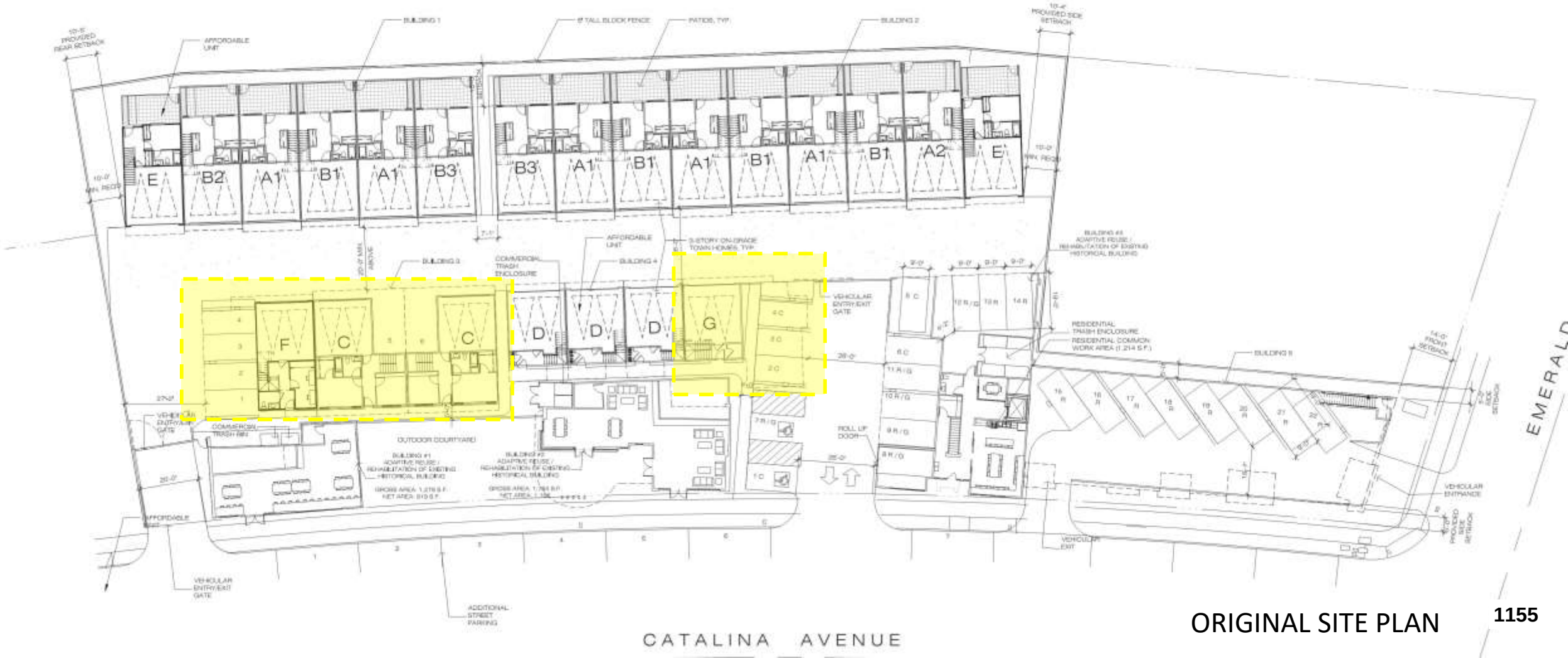
1. Concern with high bedroom count in certain units
2. General project massing on site
3. Building design; being compatible and in harmony
4. Residential & commercial parking count
5. Property Management & surrounding property privacy concerns

RESPONSE 1: Concern with high bedroom count in certain units

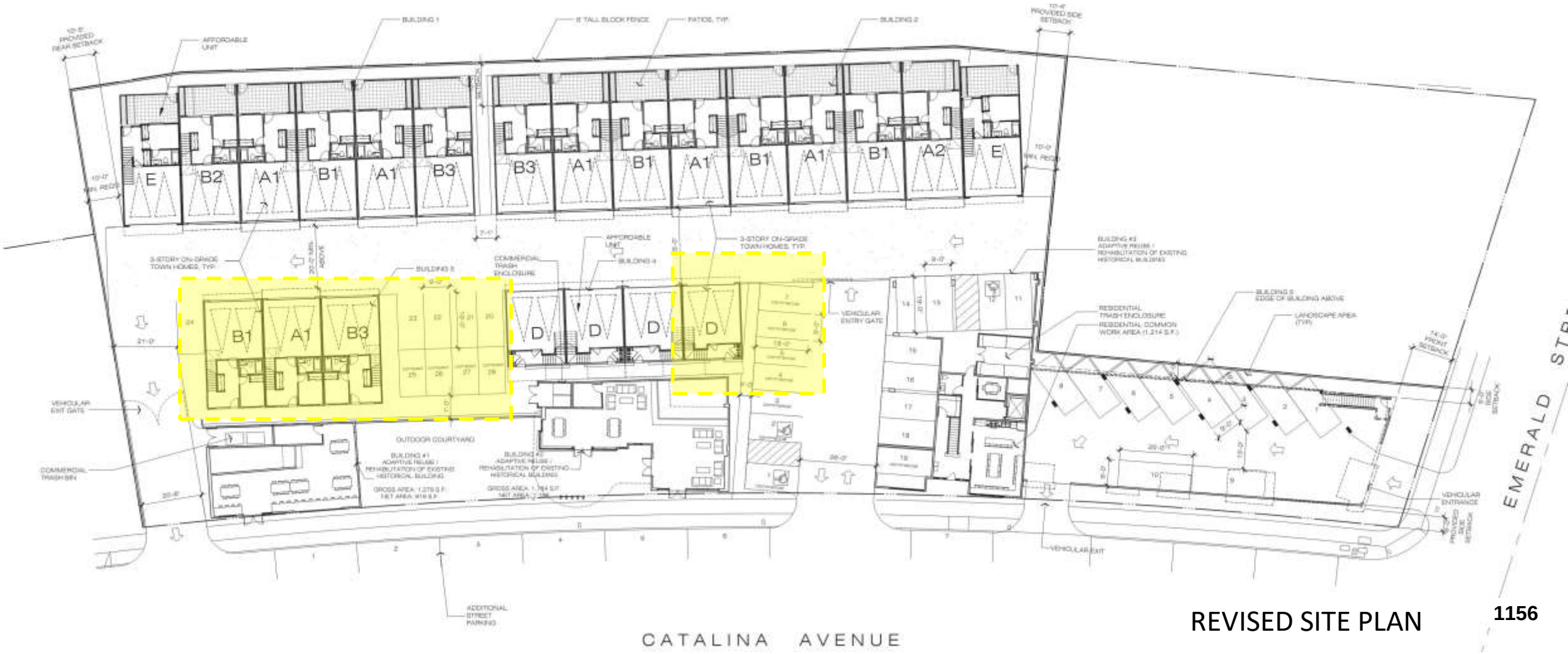
- Maintained 30 units on-site
- Simplified site design & unit configurations
- Eliminated all 6- & 7-bedroom units
- Reduced overall bedroom count from 132 beds to 122 beds (8% reduction)

RESPONSE 2: General project massing on site

- Reduced residential townhome buildings SF from 49k GSF to 43k GSF (5,438 GSF; 11% scope reduction)
- Re-designed Catalina elevation; front townhome building broken into two building blocks and tucked behind commercial buildings. This creates more depth into site and further distinguishes the historic commercial corridor
- Rear townhome building block is 90 feet from Catalina Ave
- Added more green space and trees to site



ORIGINAL SITE PLAN

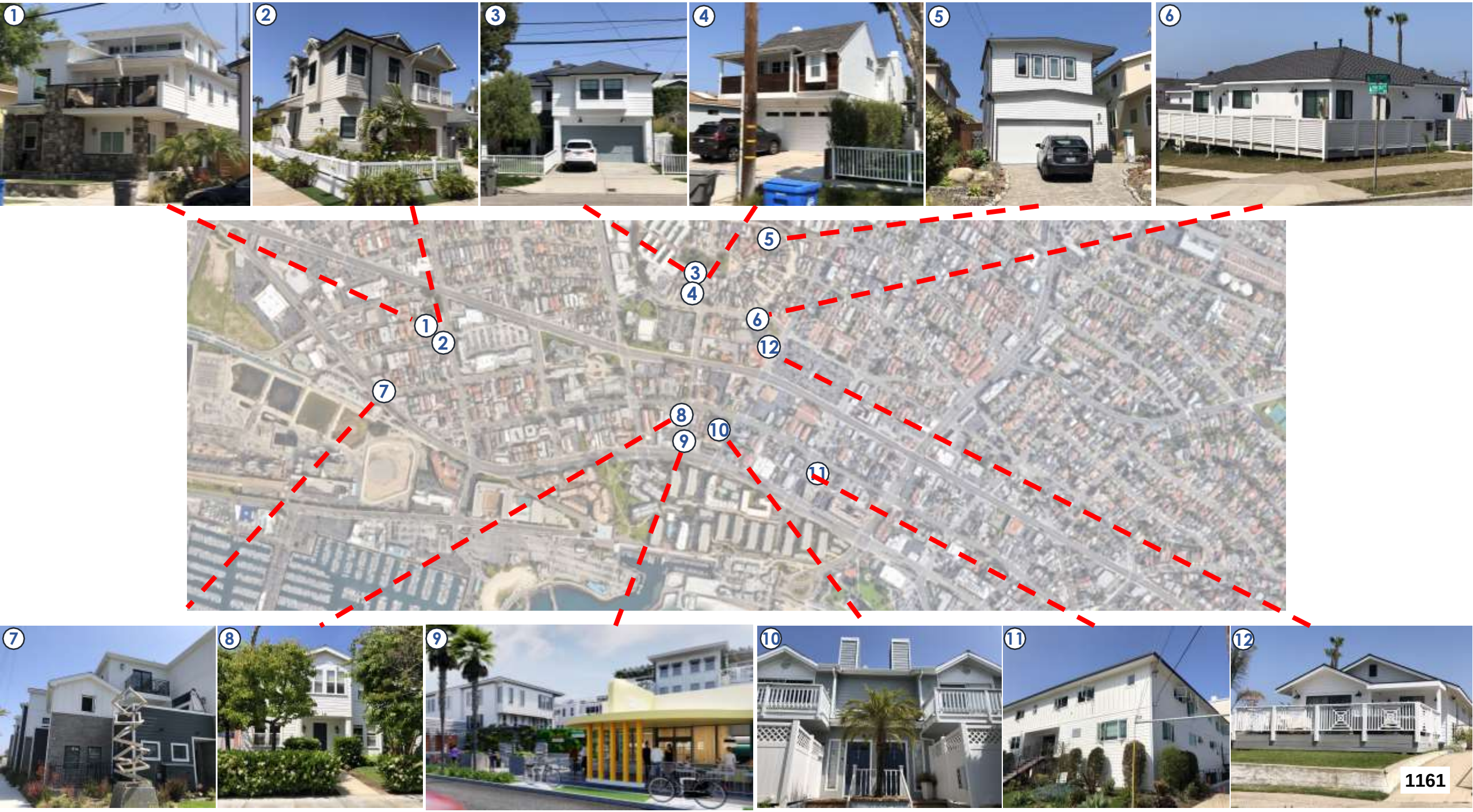


REVISED SITE PLAN

RESPONSE 3: Building design; being compatible and in harmony

COFFEE

TASTING ROOM


1
2
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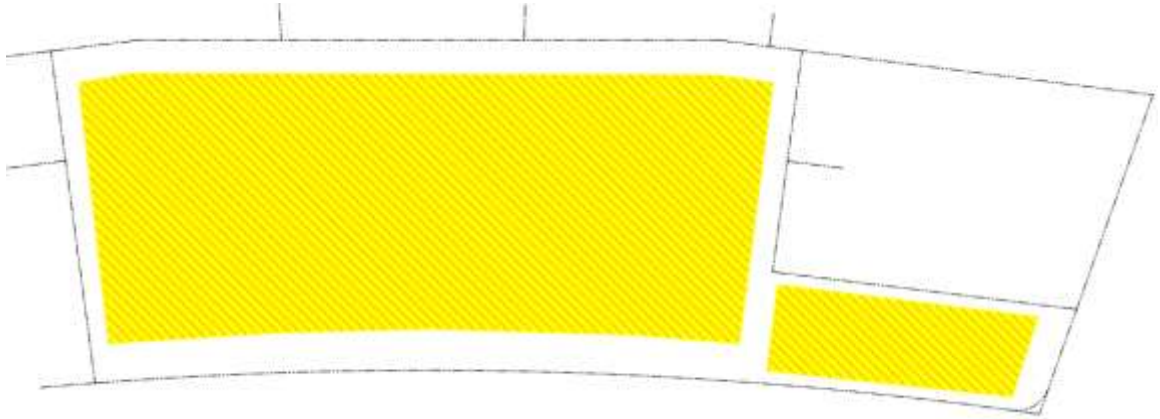
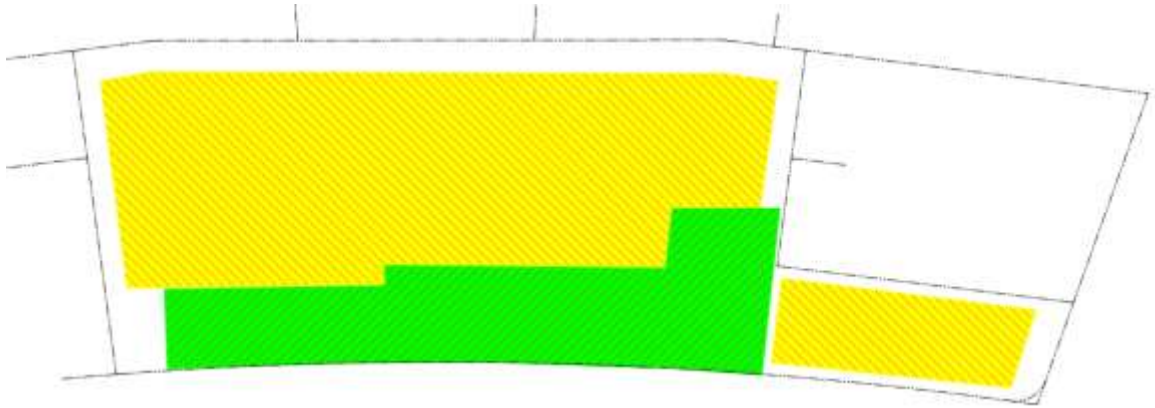
12

SITE PLAN EVOLUTION

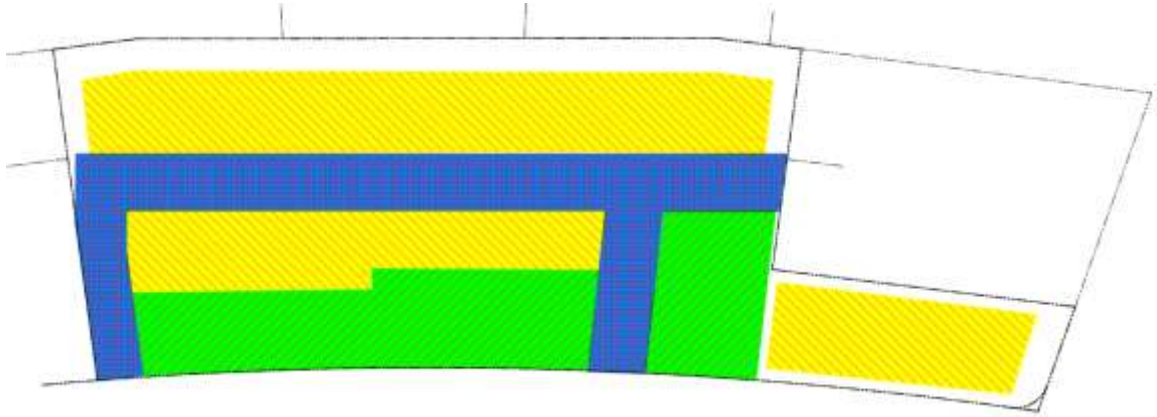
22 UNIT CONCEPT



PRESERVED COMMERCIAL

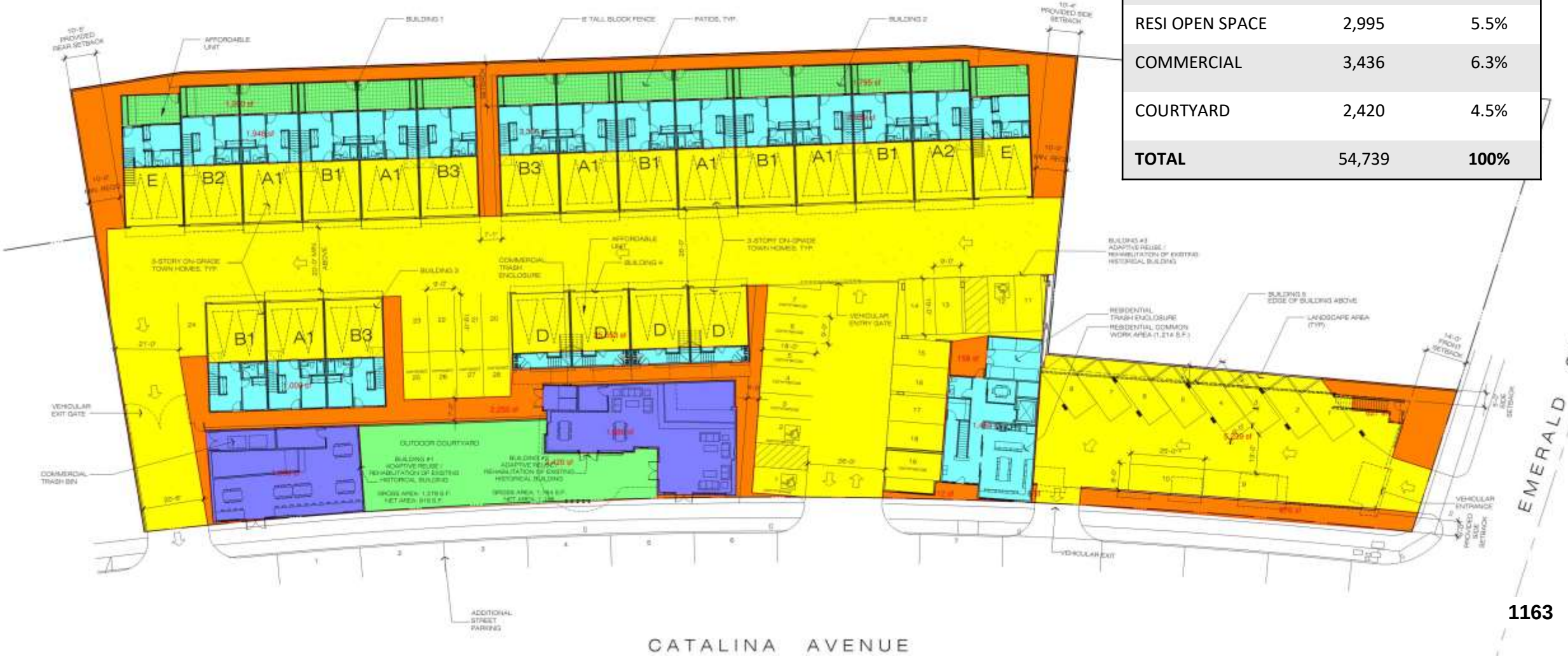


SITE CIRCULATION



RESPONSE 4: Residential & Commercial parking count

SITE PLAN USES	SQUARE FEET	%
PARKING & CAR CIRCULATION	30,783	56.2%
PEDESTRIAN CIRCULATION/ SETBACKS	7,319	13.4%
RESIDENTIAL	7,780	14.3%
RESI OPEN SPACE	2,995	5.5%
COMMERCIAL	3,436	6.3%
COURTYARD	2,420	4.5%
TOTAL	54,739	**100%**



RESPONSE 4: Residential & commercial parking count

- Reconfigured site to accommodate 7 additional parking spaces.
- Reduced outdoor dining seats from 82 to 50 to decrease required parking count by 6 spaces.

	ORIGINAL		REVISED	
RESIDENTIAL PARKING	REQUIRED	PROVIDED	REQUIRED	PROVIDED
PRIVATE GARAGES		44		44
SURFACE PARKING		23		23
TANDEM PARKING		0		4
TOTAL	**67**	**67**	**67**	**71**
COMMERCIAL PARKING				
TASTING ROOM	18		18	
COFFEE SHOP	7		7	
OUTDOOR DINING	12		6	
TOTAL	**37**	**5**	**31**	**8**
TOTAL PROJECT ON-SITE PARKING	**104**	**72**	**98**	**79**
OFFSITE STREET PARKING		8		8
HISTORIC INCENTIVE (PARKING VARIANCE)		32		23

RESPONSE 5: Property Management & surrounding property privacy concerns

PROPERTY MANAGEMENT RFP REQUIREMENTS:

- On site property manager from 9am-6pm
- Non-smoking building(s) and property
- Noise: quiet hours from 10pm to 7am
- Trash: all discarded items and debris to be deposited in designated rubbish areas. Tenant to be charged for causing unnecessary janitorial labor.
- No subletting; No pets

- Preserving 8 existing palm street trees
- Planting 40 new trees on site (excluding cypress trees bordering the property line)

REVISED LANDSCAPE PLAN

THANK YOU

Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 05-19-22 18:30

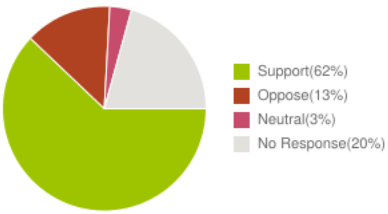
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER	05-19-22 18:30	27	29	18	4	1

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER
05-19-22 18:30

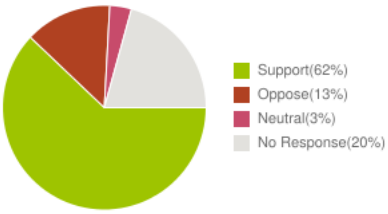
Agenda Name	Comments	Support	Oppose	Neutral
H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS	2	0	0	1
J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01) RECOMMENDATION: 1. Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate; 2. Close Public Hearing; and 3. Adopt a resolution by title only subject to the findings and conditions contained therein: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE	2	1	0	0

Agenda Name	Comments	Support	Oppose	Neutral
J.2. PC22-4182 A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561) RECOMMENDATION: 1. Open the continued public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate; 2. Close the public hearing; and 3. Consider the applications and proposed plans, and make a determination on the project; a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading: 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 b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions: i. Do not result in cost reductions; ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or iii. The waiver and concessions are contrary to state or federal law. Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).	25	17	4	0

Sentiments for All Agenda Items

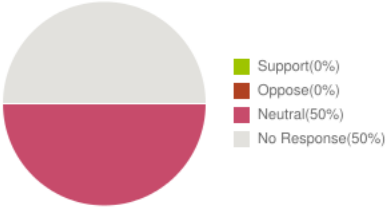
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Overall Sentiment



Mark Nelson
Location:
Submitted At: 3:52pm 05-19-22

This is a non-agenda comment that is of interest to the public and a specifically enumerated right under the Brown Act.

As an experienced developer of projects at Southern California Edison, MidAmerican Energy, and Mountainview LLC, I am very concerned that BCHD is not being provided appropriate guidance by the City on an informal basis throughout BCHDs development process.

EXCESSIVE OVERALL FAR
BCHD originally proposed a non-piecemealed project of about 800,000 sqft for the Prospect site. The site is about 10 acres and with a planned FAR of 200%. P-CF is case by case FAR, but P-CIV has a FAR of 125% and I found no instance of a FAR of 200% in RBMC. BCHD should have been counseled by Planning staff to reduce the FAR or face stiff public opposition based on precedent. BCHDs proposed project is larger than the entire Beryl Heights neighborhood in terms of square feet.

1. BCHD FEIR was certified based on a 50% FAR for the C-2 site. BCHD has proposed no specific compliance path in its Pre-CUP and I see no deficiency declared by Planning staff.

2. BCHD initially proposed 60-ft (2019), 76-ft (2020), 103-ft (2021) and now 83-ft above grade. The 83-ft is 109.7-ft above Beryl St. From Beryl St, BCHD is proposing the 2nd tallest building ever permitted in Redondo Beach, and the TALLEST since 1973. From the courtyard (an invalid comparison), the 83-ft would be the 3rd tallest building. Redondo Beach has chosen NOT to allow excessive height for nearly 40 years. Planning staff should have counseled BCHD of the already known public opposition based on 40 years precedent.

3. BCHDs oil-field services environmental consultant Wood PLC of the UK explained to the public that because BCHD was electing to build such a tall structure, construction would have excessive, damaging noise levels.

Wood PLC also explained that a shorter structure to be fully mitigated. BCHD's excessive height is a direct cause of non-mitigated noise and it should have been clear to Planning staff even without Wood PLC guidance, that public opposition to the height and noise would occur based on precedent and adverse impacts on surrounding property and uses.

Tim Ozenne
Location:
Submitted At: 10:55am 05-19-22

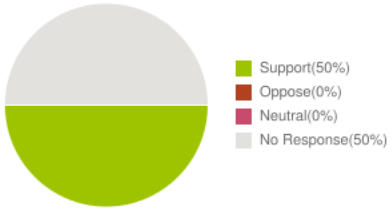
Dear Planning Commission:
This is a public comment on a non-agenda item, but I would like it to be included in the record of tonight's Commission meeting.
I am aware that the meeting agenda packet is over 500 pages long. Most of the packet relates to public comments on non-agenda items. I have not made a careful study, but casually it looks like most such comments relate to the Beach Cities Health Care District's land development project. While this development proposal is not on the Commission's current agenda, I hope all members of the Commission will realize this is a very big deal, not something to be kept from the public while BCHD negotiates with the Planning Department for various permits.
While I am happy to see seven of my own prior comments (submitted via e-mail) included in the packet, I should also mention here that on May 1, I sent a note regarding the fact that the BCHD plan would grossly exceed Redondo's Floor Are Ratio development rule for the C-2 lot at the corner of Flagler Lane at Beryl Street. Oddly, in its Environmental Impact Report, BCHD asserted that the use of that lot would comply with the FAR restriction, but BCHD did not bother to provide analysis or data to support this convenient assertion. In fact, BCHD proposes nearly 18,000 square feet of structure on the lot, while the limit is less than 9,500 square feet. The discrepancy is particularly noteworthy because BCHD has grossly misrepresented—in my opinion—its compliance with existing Redondo development code.
Of course, the public will never know how BCHD's consultant has pitched this discrepancy to Redondo planners already. Perhaps, when the draft building permits are made public, we will learn whether Redondo will simply waive the FAR constraint or if BCHD will modify the structure.
In any case, I trust this Planning Commission will look carefully before drafting permits for BCHD.

Agenda Item: eComments for J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01)

RECOMMENDATION:
1. **Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate;**
2. **Close Public Hearing; and**
3. **Adopt a resolution by title only subject to the findings and conditions contained therein:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE

Overall Sentiment



Barbara Zipper
Location:
Submitted At: 9:41am 05-16-22

We live on the 400 block of S Francisca Ave. We are writing in support of the exterior modifications proposed by our neighbors, the Hardys.
We are in favor of your approval of the exemption for the proposed balcony.
Thank you,
Barbara Zipper & Daniel Tadesse

Maggie Healy
Location:
Submitted At: 1:02pm 05-14-22

We have lived on the 400 block of S. Guadalupe for more than thirty years. We are writing to support of the exterior modifications proposed by our neighbors for the property at 415 S. Guadalupe Ave. We value the historic nature of our block, and we know that the Hardy's do as well. They have designed something that will enhance their home beautifully and is in keeping with the historic style of their home. We urge you to approve the exemption for the proposed balcony.
Thank you,
Maggie and Pat Healy

Agenda Item: eComments for J.2. PC22-4182 A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)
RECOMMENDATION:
1. Open the continued public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Consider the applications and proposed plans, and make a determination on the project;

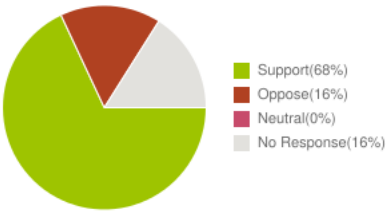
a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading:

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

b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that demonstrate how the requested waiver and concessions:
i. Do not result in cost reductions;
ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or
iii. The waiver and concessions are contrary to state or federal law.

Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).

Overall Sentiment



Brianna Egan
Location:
Submitted At: 9:28pm 05-19-22

I am sharing my comments as a lifelong Redondo resident and young person who cares about climate action. I have not had any conversations with the developer nor anyone at the city about this project but I have reviewed the Planning Commission meeting last month about this proposal.

I think this is a thoughtfully-planned development that will bring new life into the Catalina Ave neighborhood and provide needed housing for our community. Urban planning and economics studies consistently show that infill housing development is one of the most impactful actions that cities can take to reduce emissions and act on climate change. To many, this may seem counterintuitive or ironic, but when you consider the overall factors it becomes clear: Multi-family housing uses less utilities (water and energy) per capita than single-family housing. Infill development in coastal, urbanized areas reduces environmentally costly sprawl development in inland areas, thereby reducing commutes, VMT, and energy usage for heating/cooling. Living closer to jobs, schools, and transit decreases economic costs for residents and emissions as a whole.

Redondo Union HS graduates around 700 students per year but we are barely building 25 new homes each year (mostly ADUs and new multifamily). Most get priced out of Redondo because there are not enough affordable units to rent. This project adds needed affordable units and conforms with historical and coastal design. The location for this development is a highly walkable area where residents can walk or bike to get groceries (at Whole Foods), go to school, and visit restaurants. Many will likely be working from home. Perhaps the Planning Commission can ask for a concession to install secured bike parking for residents to further motivate residents to use bikes instead of drive. I urge the Commission to approve this project which will create new homes where there were none before and help alleviate our housing crisis.

David Orea
Location:
Submitted At: 6:49pm 05-19-22

Several members of my family grew up in, and still live in, Redondo Beach. I therefore visit the area very frequently. It's time to clean up and develop this abandoned lot, which has been allowed to languish for years! The proposed development will revive and revitalize this valuable part of the Redondo Beach waterfront. It will attract more families into the community. It will bring commerce and renewed energy into the community. The developer is even proposing soil cleanup, and has presented a plan that aligns with the architecture of surrounding structures. The proposed development is respectful of the character of our community. It's aesthetically pleasing and well thought-out. I am very supportive of moving forward with this much-needed development in our community.

Jonathan Meister
Location:
Submitted At: 6:46pm 05-19-22

My name is Jonathan Meister. I am a resident of Manhattan Beach and a former Redondo Beach resident. I am very familiar with this stretch of Catalina, and this area badly needs development that is pedestrian orientated and responsible to the character of the neighborhood. This development will bring commercial units that will be easily accessible by walking or biking, which will enrich the quality of lives of all residents in the immediate area as well

as the Beach Cities in general. We need more housing supply and we need them to be smartly designed and developed. This project will tremendously enhance the quality of life for the neighborhood in the long run. Thank you.

Steve Laver
Location:
Submitted At: 6:34pm 05-19-22

I have been following the proposed Catalina development for a number of years and fully support the project. It provides new, attractive, affordable housing in a community setting - a desperate need for the South Bay. The fact that it cleans up a site in need of remediation is a huge bonus. I strongly urge Planning to approve this project, and can vouch for the integrity of the development team.

Miriam Burgos
Location:
Submitted At: 6:33pm 05-19-22

I am commenting as someone who has family members who live in Redondo Beach, and also as someone who frequents Redondo throughout the year to visit said family members, enjoy the beach, and to shop and eat in Redondo establishments. I very supportive of this development on Catalina Avenue. This developer has proposed a creative plan to revitalize this valuable property in Redondo Beach from an abandoned, unused lot into a vibrant waterfront location that will provide housing, attract families into the area, and attract more business and tax dollars into Redondo. The entire project is well thought-out and designed to fit in beautifully with the existing, surrounding structures (including the structures already on the lot). This developer is a local himself, and is deeply committed to the success of this project for the sake of the Redondo Community. It is evident that this project is designed with the best interest of the Redondo Beach community in mind.

Caesar Abed
Location:
Submitted At: 5:37pm 05-19-22

As a resident of Redondo beach I am in full support of the Catalina village project. I am a young professional who has grown up in the city and have found that as the people I knew grew older they were unable to find unaffordable housing. This was disheartening to see because it meant that the community I had come to love and cherish was being forced out by the high demand for coastal property.

This project's plan to increase affordable housing while also remaining ecologically sustainable is another key point within the projects details that I noticed. The developer is hoping to clean up contaminated soil within the area which would drastically improve the environmental health of the area.

Bringing in a walkable, affordable development to this community will be beneficial to all residents as shops will be points of gathering for both visitors who contribute to the local economy as well as longtime inhabitants.

I hope that I will soon be able to walk by this new project as it is being constructed, looking out over the shining pacific, and content that my community was headed towards a more equitable and forward-thinking future for all of its residents.

Natalie White
Location:
Submitted At: 4:30pm 05-19-22

I am in full support of the Catalina Village Project.
It will serve well both, our community and the city.
Redeveloping with green technology in mind and providing more affordable housing, is precisely what our community needs.
Contaminated soil directly affects human health through direct contact with soil or via inhalation of soil contaminants which have vaporized; potentially greater threats are posed by the infiltration of soil contamination into groundwater aquifers used for human consumption, sometimes in areas apparently far removed from any apparent source of above ground contamination. Toxic metals can also make their way up the food chain through plants which reside in soils containing high concentrations of heavy metals. This tends to result in the

development of pollution-related diseases.
The concern over soil contamination stems primarily from health risks, from direct contact with the contaminated soil, vapour from the contaminants, or from secondary contamination of water supplies within and underlying the soil.
So health risks are huge and the clean up is very expensive and time consuming task. It requires the expertise in geology, hydrology, chemistry and other resources.
So I feel this clean up will help our community tremendously.
Preserving the small beach town feel while creating a beautiful, walkable, family friendly space for all to enjoy is the reason I am really excited about this project.
PS. For the person who are concerned with parking, we don't really want to have an overwhelming amount of crowd in our small beach town. I feel we should support pedestrians and bicyclists and other healthy options of transportation especially being so close by the beach.

Scott DeCordova
Location:
Submitted At: 4:29pm 05-19-22

My name is Scott DeCordova and I'm a third generation Redondo Beach resident. My upbringing has allowed me to both hear and see the ever-changing landscape of this City, which has instilled in me a sense of guardianship for the future of this City's resources - It is with this background that I'm speaking to you from. I'm also one of two real estate agents for the site. The current as-is site is tired and in need of re-vision. It is unique, as it is considered the last remaining part of the "original" downtown Redondo Beach due to the original downtown having been demolished for the 1,000+ condo units that across the street from the site. In contrast, this project pays homage to the historical background of the site by revitalizing the neighborhood serving commercial uses, while adding much needed housing and affordable units to the area in order to provide fair, equitable, and dignified coastal access within the city is paramount to not only the future of this site, but a signal to the community at-large that Redondo Beach is open to smart, inclusive, and thoughtfully designed projects of its aging resources — NOW, not later. As precedent, look directly behind Catalina Village site at 133 N Broadway. This project preserved a historical home by converting it into four, 600 SF units, while allowing for five, new "coastal California" designed townhomes (similar to those being proposed today) to be build around it, for a total of nine new units. The Catalina Village project is smart and responsive to the current needs of both the neighborhood and community. Thank you for your time.

Ben O'Neal
Location:
Submitted At: 4:08pm 05-19-22

I support this project for several reasons.

First, the project will bring much-needed life back to a derelict site in a prime location.

Second, the project offers an opportunity for individuals and families to rent an affordable residence. We need new housing of all types in cities across California.

Third, adjacency to public transit on Catalina and PCH. This allows for flexible commuting options for families and workers. And it also lessens the impact of parking and encourages alternative modes of transportation.

Fourth, environmental cleanup of the site benefits not only the future residents, but also the surrounding neighborhoods.

Last, the design of the new residential buildings are timeless and simple. This allows the renovated historic buildings to "pop" and take center stage.

Sep Dardashti
Location:
Submitted At: 4:05pm 05-19-22

I believe Redondo Beach needs more affordable apartment units therefore agree and support this project.

Mark Nelson
Location:
Submitted At: 3:54pm 05-19-22

It would be helpful for the CIty Attorney, Manager or Planning Director to explain the appeal process to the CCC for the benefit of the surrounding residents.

Kathy Rebentisch
Location:
Submitted At: 3:35pm 05-19-22

As a resident of Redondo Beach for twenty-six years, I care deeply about our community. I recall several years ago when I first heard about the proposed vision for the property on Catalina Ave. I was a frequent customer and have many great memories of Catalina Coffee before they closed. When I heard about the proposed vision for the property several years ago, I was excited to learn that a locally based company had a plan for a thoughtful development honoring the historical elements and incorporating a design for our modern lifestyle.

I appreciate the dedication and commitment of Beach City Capital to incorporate the comments presented at the last meeting. The project provides an excellent balance of much needed housing with supportive commercial space for the area while maximizing parking. And the environmental clean-up benefits everyone. The property as it stands now is an eyesore and continues to degrade, contrary to Redondo Beach as a vibrant and forward-thinking South Bay city. This project is aligned with the character of Redondo Beach and is supportive of its community.

It takes years of planning, design and approvals before a property can be developed, and we have a tremendous opportunity right now. I fully support a decision to move forward to create a beautiful new space. Thank you for your time.

C Kerry Fields
Location:
Submitted At: 2:54pm 05-19-22

I strongly support this project for many reasons. Among them are the following: the project creatively delivers additional affordable living units that the city strives to provide; it promotes an interesting opportunity for families to reside near the waterfront; it addresses housing needs with a stylish and updated design while honoring the Redondo Beach living experience. It maintains a commercial component, valuable to the community at large, that would be lost if the project were designed as a condominium or townhouse project. The project is aligned with promoting an enjoyable quality of life while fitting nicely within the neighborhood of both apartments and residential owners. Most importantly, while solving a housing shortage the local community will benefit from the cleanup of the contaminated soils at the project site. I offer these comments not only as a frequent visitor to this area of Redondo Beach but also as a USC professor who teaches real estate development in its graduate school. This project is a worthy reflection of the city's aspirational goals and I encourage the project’s approval.

Charles LeVine
Location:
Submitted At: 2:18pm 05-19-22

I support the Catalina Village Project. The area in question needs to be cleaned up and redeveloped. The developer is proposing an intelligent design providing quality townhome housing while maintaining the small business commercial retail opportunities.

I am familiar with the developer’s former projects in Redondo and surrounding South Bay communities and ALL have been completed tastefully.

This project would improve the aesthetics of the neighborhood greatly.

Regina Fisher
Location:
Submitted At: 1:07pm 05-19-22

I represent the HOA for 131, 135, 129 (A-D) N Broadway. While we are all supportive of revitalizing our RB

economy, we strongly disagree with the direction of the project. Our lives' investments, our homes, our quality of life will be greatly impacted based on proximity of the new development (not the developer's, not support of the developer's). We purposefully purchased in this area of RB because of its' quiet neighborhood. We appreciate it's charm, different from our sister beach cities. Our hope was that the Catalina Village Project would bring in new townhomes for purchase along with small shops. This would raise the values of our homes, be consistent with our family residential area, while also providing new business. The developer made a comment at a previous meeting that he "could've just come in and built townhomes for purchase," instead he wanted to move forward with his vision. Why are our home investments impacted by someone else's vision who does not live here?

1.What was the driving factor to build rentals vs home ownership? Was there a study/analysis conducted by the developer that proves this decision? 2.The proposed concept does not fit the surrounding neighborhood environment. The floorplans being socialized are 5-7-bedroom units. On the previous call there was an assumption that these units would attract multi-generational families or work from home tenants. This is a very niche audience that's being marketed to with incredibly high rent. Was there a study/analysis conducted by the developer that proves this theory? 3. With the proposal of 5-7-bedroom floorplans, how will 1-2 parking spaces be sufficient for those units? There is concern that the parking will spill over into the residential neighborhoods, limiting parking for guests and church patrons. This will cause congestion of traffic in an area that now has peaceful streets and sidewalks that our children walk and play on. 4. There is a strong concern that roof top decks will infringe on the privacy of the surrounding homes. This will bring noise into a now quiet residential area with surrounding churches. 5. There is currently not enough trash or recycle bins allocated.

Kathy Bebe
Location:
Submitted At: 8:34am 05-19-22

My name is Kathy Bebe and I reside at 129 N Broadway. I oppose the Catalina Village Project. The close proximity and size of this project will negatively impact our quality of life with loss of privacy, sunset views and natural light coming into our home as well as an increase in noise and a lack of parking for all that live, work and visit this area. The proposed roof top decks will allow those using the decks to see directly into our home. Please consider a project that is smaller, that gives more space between property lines, that protects privacy for all and doesn't block views.

Philip Rebentisch
Location:
Submitted At: 6:53am 05-19-22

I have been a home-owning resident in North Redondo since 1996, yet my favorite coffee cafe in the Southbay was Yesterdays, the site of the proposed multi-family building that includes commercial use. When Yesterdays became Catalina Coffee, I became friends with the owner/manager and spent many joyous hours there. When my twins were born, we enjoyed Storytime sessions once a week, and I was the only father who attended. On weekends, the entire family would visit. When the kids got older, we all indulged in the fabulous breakfast Eggles.

My point is that I have fond memories of this location and want it to bring happiness to a new generation of Redondo residents. I strongly support the envisioned development. The lot currently sits derelict, and it is so very sad to see it this way. The proposed project will bring much-needed improvement to this entire block of Catalina. Further, we are all aware that Redondo needs more multi-family housing. Please, let's get the roadblocks out of the way so that this project may move forward. It's in everyone's best interests. Thank you for your time.

Kendall Johnson
Location:
Submitted At: 10:57pm 05-18-22

The inadequate amount of parking spaces will only further the parking issues for current residents in the area. For new construction, there should an adequate amount of parking spaces made available based on proposed square footage. A parking exemption should not be allowed, especially in an area where parking is already limited. With the amount of (actual) historical properties that lack private parking, this is going to be a compounded issue and effect hundreds of residents and visitors.

I am a home owner, adjacent to the prosposed project.

Hudson MacDonell
Location:
Submitted At: 9:54pm 05-18-22

Hi I am a resident on N. Broadway and my life would be directly negatively impacted by the construction of this project. The biggest reason being that building a multistory complex with a roof stop deck would allow for residents to look right into my house and even bedroom. That is extremely invasive and I do not want that.

Emmett Jones
Location:
Submitted At: 8:41pm 05-18-22

Hi My name is Emmett Jones I'm a resident of 129 N Broadway and the HOA that sits on the direct opposite side of the Catalina Village Project. While I am very pro-development and want to see more new growth in South Redondo, I have a few issues with the Catalina Village Project that I think will have a highly negative impact to my immediate HOA and the surrounding areas.

The first is parking and the concessions being offered to this project based on the historical landmark status (which frankly feels silly, as other comments point out, there is nothing historical on Catalina like the closed Cafe that warrants this status). The parking overflow from the commercial and restaurant spaces will be daily and a headache for the numerous townhouses and families that live along Broadway on this block between Diamond and Emerald.

Next is the type of units going in here. I'd be all for townhouses but unfortunately everything I understand on this project is 4-7 bedroom apartment units proposed for young families, but that I'm highly confident will bring in a younger crowd of young professionals in their mid 20's (not college students, I get that there are no colleges nearby). I work from home full time, and know plenty of folks in their 20's that would love to live near the beach with a ton of friends and do the same. This combined with communal rooftops directly blocking all of our HOA's sunset views and shared balconies is something I really can't support. It's completely misaligned with the existing community here in my opinion and more aligned with the massive, multi-unit spots across Catalina like Ocean Club.

Finally is just the general proximity to our overall HOA lot. I have seen renderings of the development, but could see the final property lines getting extremely close and to all 4 of our roof decks that each of my fellow HOA members has. The same concerns as above with the types of younger residents and the environment this would enable.

Thank you for taking a minute to read my concerns and considering them in this process.

Marie Puterbaugh
Location:
Submitted At: 1:59pm 05-18-22

I strongly support Beach Cities Health District and the Healthy Living Campus.
Beach Cities Health District has partnered with schools in helping our kids with stress reduction, provided free COVID testing/vaccinations to all, run errands for those need, and help people who need services like health insurance and mental health care find it. Beach Cities Health District is leading the way with efforts to open allcove, which will provide much need support for your incredibly stressed out kids .
Beach Cities Health District has a proven track record, they have been recognized by our current surgeon general for their efforts to connect the community. Additionally, thanks the Blue Zones effort, beach cities was recognized in Parade Magazine as one of the healthiest communities to live.
We need a place for people to connect without numbing with booze, food, shopping etc. There are not enough mental health professions to support the need, we need to get creative to avert this emergency. There is so much science behind offering connection and community to reduce stress, addiction and abuse.
I don’t understand why institutions in Redondo can’t upgrade outdated buildings like surrounding cities. Manhattan Village, El Segundo, Hermosa Beach all have projects upgrading major structures (malls, schools, offices, libraries) to the betterment of all. It seems like Redondo is held hostage by a vocal few who spew negativity to keep our neighborhoods aged and unsightly, mainly so they aren’t personally inconvenienced by construction nearby. Regardless of how cooperative BCHD has been, there seems to be just vitriol and opposition, dooming any and all efforts. Other cities understand the need for improvements and upgrades of

decades old structures, it is time for Redondo Beach Planning Commission to do the same - no excuses!

Greg Cullen
Location:
Submitted At: 10:23am 05-18-22

I drive down this street frequently. What exists there now is an eye sore. This area badly needs to be redeveloped. I have reviewed the plans for this project extensively and fully support it. It will significantly upgrade the area. I am familiar with other projects that Mr. Muller has developed in the area and they have all turned out to be very nice and a great improvement to their respective neighborhoods.

Nathan TRUE-Daniels
Location:
Submitted At: 5:03pm 05-17-22

This is a beautiful project that will clean up what is otherwise an eye sore of vacant lots and dated strip malls on a beautiful street. A nice new building means more tax revenue which is a huge plus and something our city could use

The fact that this project will increase density is also a plus, house pricing and affordability has been a big issue and providing more units will help this problem.

This project also supports historical preservation - so we get more housing units and a new tax base. A huge plus

Lastly the retail space will bring more jobs and small businesses to Redondo which is something we can use more of!

In short there are many positive aspects of this project, delaying it further means delaying all of these benefits while also having to endure a rundown lot that sits idle.

Jeff Matsuno
Location:
Submitted At: 4:43pm 05-17-22

Hello. My name is Jeff Matsuno. I am on the Preservation Commission. I will make one statement as a Commissioner and the rest of my comments will be as a member of the general public. First, as a Commissioner- a comment was made during the April 21 Planning Commission meeting that the buidlings were "not historic." A similar sentiment was expressed by members of the public in the Preservation Commission's blue folder items from the April 18 meeting. It was noted that some properties were "not architecturally significant" and others were "not connected to significant events, people or workmanship." I wanted to specify that the buildings that were noted to be "not architecturally signifcant" were deemed historic because of people and events (112 N. Catalina, the Mason's Hall), and the buidlings that were not connected to significant people, events or workmanship were designated because ot their architecture. All of this was laid out in the report by the preservation expert Pam O'Conner. There are five critera for historic designation and a building only needs to meet one.

The rest of my comments will be as a member of the general public. I watched all five hours of the Planning Commission's meeting and a couple of presumptions concerned me. The first was the presumption of bad faith on the part of the applicant- saying his was a sales pitch using the historical structures as a means to construct more housing. I, instead, do not question the applicant's valuation of the historic structures. It seemed to me he worked with city staff to find a way to preserve them out of a genuine appreciation.

A second presumption was about the future occupants of the housing units. There was talk of college kids having parties. There are no colleges in close proximity and not all college students are partyers. I would hope you do not make your decisions based on imagined scenarios.
Finally I agree with the applicant that the majority of the users of the intended commercial properties will be pedestrian (or cyclists). There are thousands of residents within a 1/4 mile of the location, in the Seascape, Village complexes and up and down Broadway and Catalina.

Raman Gulati
Location:
Submitted At: 3:44pm 05-17-22

I support the Catalina Village Project. It is thoughtfully designed to incorporate neighborhood-friendly retail services while also providing quality townhome-style housing. I appreciate that it also preserves the historical commercial buildings, cleans up soil contamination, provides good off-street parking, utilizes outdoor courtyard dining, and complements the style of nearby historic Redondo Beach homes. This project will be a great addition to the community.