



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

December 16, 2014

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2415 Carnegie Lane
APPLICANT: Nora Ey Nadlan, LLC
PROJECT TYPE: 3-unit residential condominium development
COMMENT DEADLINE: January 8, 2015
CASE NO: 2015-01-ADR-001

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73289 to permit the construction of a 3-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **January 8, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:30pm. **City offices will be closed December 24, 2014 though January 2, 2015.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
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December 16, 2014

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PROJECT LOCATION: 315 S. Lucia Avenue
APPLICANT: Develocon Inc.
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: January 8, 2015
CASE NO: 2015-01-ADR-003

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73193 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **January 8, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:30pm. **City offices will be closed December 24, 2014 though January 2, 2015.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

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PROJECT LOCATION: 1913 Plant Avenue
APPLICANT: City Beach LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: January 8, 2015
CASE NO: 2015-01-ADR-004

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73305 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **January 8, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:30pm. **City offices will be closed December 24, 2014 though January 2, 2015.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

January 6, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 624 N. Irena Avenue
APPLICANT: Malaga Cove, LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: January 20, 2015
CASE NO: 2015-01-ADR-002

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73225 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **January 20, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:30pm. For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

January 27, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 1905 Huntington Lane
APPLICANT: Lloyd Anastasi
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: February 10, 2015
CASE NO: 2015-02-ADR-005

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 72912 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **February 10, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

January 27, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 728 N. Lucia Avenue
APPLICANT: John S. Zelasko
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: February 10, 2015
CASE NO: 2015-02-ADR-006

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73164 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **February 10, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



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PROJECT LOCATION: 207 S. Lucia Avenue
APPLICANT: Susan Jayne Andrews
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: February 10, 2015
CASE NO: 2015-02-ADR-007

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73217 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **February 10, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Anita Kroeger, Associate Planner, at (310) 318-0637, x1-2248.



CITY OF REDONDO BEACH
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January 27, 2015

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PROJECT LOCATION: 216 N. Prospect Avenue
APPLICANT: Palmer Development Group, LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: February 10, 2015
CASE NO: 2015-02-ADR-008

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73307 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **February 10, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

January 27, 2015

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PROJECT LOCATION: 2519 Rockefeller Lane
APPLICANT: Lloyd Anastasi
PROJECT TYPE: 3-unit residential condominium development
COMMENT DEADLINE: February 10, 2015
CASE NO: 2015-02-ADR-009

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 72772 to permit the construction of a 3-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **February 10, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a kickboxing fitness studio within a tenant space of an existing commercial shopping center on property located within a Commercial (C-2) zone.

LOCATION OF PROPOSED PROJECT: 1262 Beryl Street, Redondo Beach. (Legal description on file)

HEARING WILL TAKE PLACE: Thursday, February 19, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from further environmental review, pursuant to Section 15301 of the Guidelines of the California Environmental Quality Act (CEQA).

FOR ADDITIONAL INFORMATION: The case file containing the plans and application may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. City Hall is closed every other Friday. For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLISH: FEBRUARY 5, 2015



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of an Exemption Declaration and Variance to allow reduced front and rear setbacks for an addition to an existing single-family residence on property which is smaller in depth than adjacent properties located within a Single-Family Residential (R-1) zone.

LOCATION OF PROPOSED PROJECT: 2001 Graham Avenue, Redondo Beach. (Legal description on file)

HEARING WILL TAKE PLACE: Thursday, February 19, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from further environmental review, pursuant to Section 15303 of the Guidelines of the California Environmental Quality Act (CEQA).

FOR ADDITIONAL INFORMATION: The case file containing the plans and application may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. City Hall is closed every other Friday. For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLISH: FEBRUARY 5, 2015



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of an Exemption Declaration and Conditional Use Permit to allow the installation and operation of unmanned wireless telecommunication equipment on an existing 2-story commercial building on property located within a Commercial (C-2) zone.

LOCATION OF PROPOSED PROJECT: 730 S. Pacific Coast Highway, Redondo Beach.
(Legal description on file)

HEARING WILL TAKE PLACE: Thursday, February 19, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from further environmental review, pursuant to Section 15301 of the Guidelines of the California Environmental Quality Act (CEQA).

FOR ADDITIONAL INFORMATION: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. City Hall is closed every other Friday. For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLISH: FEBRUARY 5, 2015



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF HEARING: Consideration of a request for a Certificate of Appropriateness and Exemption Declaration to allow construction of one-story accessory structures on the site with historically designated buildings with minor exterior improvements to the main structure and accessory structures, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

PROJECT ADDRESS: 417 Beryl Street, Redondo Beach (legal description on file)

HEARING WILL TAKE PLACE: Wednesday, March 4, 2015, at 7:00 P.M., or as soon thereafter as possible, in the Redondo Beach City Council Chambers 415 Diamond Street, Redondo Beach, California.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt, pursuant to Section 15301 of the Guidelines of the California Environmental Quality Act (CEQA).

FOR ADDITIONAL INFORMATION: The case file may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach. For additional information contact the Planning Division at (310) 318-0637.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Preservation Commission at, or prior to, the public hearing.



CITY OF REDONDO BEACH NOTICES FOR THE LEGADO MIXED-USE PROJECT

(1) NOTICE OF INTENT TO ADOPT/CERTIFY A MITIGATED NEGATIVE DECLARATION, INITIAL STUDY, AND MITIGATION MONITORING AND REPORTING PROGRAM (INCLUDING MODIFIED MITIGATION MEASURES)

(2) NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH

(3) NOTICE OF PUBLIC HEARING TO CONSIDER AN APPLICATION FOR CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, LANDSCAPE AND IRRIGATION PLAN, AND A DENSITY BONUS PURSUANT TO GOVERNMENT CODE SECTION 65915-65918 OF STATE LAW

(4) NOTICE OF PROPOSED MINOR SUBDIVISION (VESTING TENTATIVE TRACT MAP NO. 72662)

To: All Interested Persons, Public, Agencies, and Applicant/Subdivider
From: City of Redondo Beach
Notice Date: February 19, 2015
Project Title: Legado Mixed-Use Project

Project Location: 1700 S. Pacific Coast Highway, Redondo Beach (southeast corner of Pacific Coast Highway and Palos Verdes Boulevard)

Project Description: The 4.275 acre project site is currently developed with a 110-room hotel (Palos Verdes Inn) and 28,354 square feet (SF) of retail space, including a 21,130 SF former Bristol Farms grocery store and 7,224 SF of other retail space.

The project includes the demolition of all on-site retail space, the construction of a mixed-use (residential/commercial) development and renovation of the existing hotel.

The mixed-use development consists of 180 residential apartment units including nine (9) affordable units for very low income qualified residents. The Applicant (Legado Redondo, LLC) has requested a Density Bonus under Government Code Section 65915-65918 of State Law, with an incentive (or concession) for the maximum building height, a waiver of development standards for the maximum number of building stories and a reduction in parking standards. As currently planned, the commercial component will consist of approximately 37,600 SF of neighborhood-serving commercial development. A total of 614 parking spaces will be provided; with 552 spaces in a parking structure; and the remaining 62 spaces in a surface parking lot. The project is designed to be three and four stories above existing grade.

Public Hearing: The Planning Commission of the City of Redondo Beach is scheduled to hold a public hearing on the Project on **March 19, 2015 at 7:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach CA, 90277. At

the hearing, the Planning Commission will review and consider the approval/certification of a Mitigated Negative Declaration/Initial Environmental Study (including response to comments) and Mitigation Monitoring and Reporting Program (including modified mitigation measures that are equivalent or more effective), a Conditional Use Permit, Planning Commission Design Review, Landscape and Irrigation Plan, a Minor Subdivision (Vesting Tentative Tract Map No. 72662) and a request for a Density Bonus under Government Code Section 65915-65918 of State Law, which includes a waiver (concession) of development standards (height, stories, and density) and parking standards. The Planning Commission's procedures generally include a presentation by staff, a question and comment period open to the public and the applicant/subdivider, followed by deliberations by the Planning Commission.

If you challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

Document Availability: The architectural plans/drawings, environmental documents and other background documents and studies referenced are available for review at the City of Redondo Beach, Community Development Department, Planning Division counter, 415 Diamond Street, Door E, Redondo Beach, CA 90277 during Planning Division operating hours of 7:30 a.m. to 5:30 p.m. with the counter being closed for lunch from 12:00 noon to 1:00 p.m. **City Hall is closed every other Friday.** The Mitigated Negative Declaration/Initial Environmental Study will also be available at both of the City's libraries and on the City's website at www.redondo.org.

PUBLISH: February 19, 2015, Easy Reader



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

March 5, 2015

PUBLIC NOTICE TO PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH PLANNING DEPARTMENT ON THE FOLLOWING MATTER.

PROJECT LOCATION: 901 N. Catalina Avenue
APPLICANT: Unlimited Fitness
PROJECT TYPE: Fitness Instruction Studio
FILING DATE: March 2, 2015
CASE NO: 2015-03-AUP-002

COASTAL DEVELOPMENT PERMIT NO: 2015-03-CDP-002

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Use Permit, and Coastal Development Permit to allow the operation of a personal improvement service fitness instruction studio occupying a 1,704-square foot tenant space within an existing commercial building on property located within a Commercial (C-5A) zone in the Coastal Zone.

DECISION ON THE ADMINISTRATIVE USE PERMIT: Personal improvement service facilities under 2,000 square feet in size are allowed by Administrative Use Permit in the C-5A zoning district. A decision on the issuance of the Administrative Use Permit for this application is pending after **March 25, 2015**, subject to this 15 working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the Planning Division by the close of business on the date listed above.

DECISION ON THE COASTAL DEVELOPMENT PERMIT: The proposed application does not require a public hearing for the Coastal Development Permit unless a request for hearing is received by **March 25, 2015**, within 15 working days of the date of this notice. Any person, after reviewing the project information, may request that a public hearing be held before the Planning Commission. A request for hearing must be made in writing citing the reasons for the request and should also include your name and address. The request should be sent to: Planning Division, 415 Diamond St., Redondo Beach, CA 90277.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from environmental review, pursuant to Section 15301 of the Guidelines and Statutes of the California Environmental Quality Act (CEQA).

APPEALS: In the case of a request for public hearing before the Planning Commission, the decision of the Planning Commission for the approval or denial the Coastal Development Permit shall be final and conclusive, unless, by 5:00 p.m. of the tenth (10th) day following such a decision an appeal is filed in writing to the City Council. There are no local fees for appeals to the City Council. The decision of the City Council is final and not further appealable to the California Coastal Commission.

FOR ADDITIONAL INFORMATION: The case file containing the plans and application, may be reviewed in the Planning Division, located through Door "E" of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach, CA from 7:30am to 11:30am and 1:30pm to 5:30pm. **City Hall is closed every other Friday.** For additional project information, contact Alex Plascencia, Assistant Planner, at (310) 318-0637, x1-2405.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

February 25, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2413 Clark Lane
APPLICANT: Barcelona Investment Inc.
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: March 10, 2015
CASE NO: 2015-03-ADR-010

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73419 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **March 10, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
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PROJECT LOCATION: 2019 Morgan Lane
APPLICANT: JFB Properties LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: March 10, 2015
CASE NO: 2015-03-ADR-011

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73325 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **March 10, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

February 25, 2015

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PROJECT LOCATION: 2005 Robinson Street
APPLICANT: Rodco
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: March 10, 2015
CASE NO: 2015-03-ADR-012

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73353 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **March 10, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

March 19, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2224 Gates Avenue
APPLICANT: Craig Casner
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: April 1, 2015
CASE NO: 2015-04-ADR-013

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73312 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **April 1, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

March 19, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2209 Grant Avenue
APPLICANT: E&S Prime Builders
PROJECT TYPE: 3-unit residential condominium development
COMMENT DEADLINE: April 1, 2015
CASE NO: 2015-04-ADR-014

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73451 to permit the construction of a 3-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **April 1, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of an indoor aquatic facility within a 16,900-square foot existing commercial building on property located within a Mixed-Use (MU-1) zone.

LOCATION OF PROPOSED PROJECT: **2012 Artesia Boulevard**, Redondo Beach. (Legal description on file)

HEARING WILL TAKE PLACE: **Thursday, April 16, 2015 at 7:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from further environmental review, pursuant to Section 15301 of the Guidelines of the California Environmental Quality Act (CEQA).

FOR ADDITIONAL INFORMATION: The case file containing the plans and application may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. City Hall is closed every other Friday. For additional project information, contact Alex Plascencia, Assistant Planner, at (310) 318-0637, x1-2405.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLISH: APRIL 2, 2015, EASY READER



**CITY OF REDONDO BEACH
PLANNING DIVISION
NOTICE OF APPLICATION FOR A COASTAL DEVELOPMENT PERMIT**
(Public Hearing Waiver for Minor Developments)

PUBLIC NOTICE TO PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT THE PLANNING DIVISION IS CURRENTLY REVIEWING AN APPLICATION FOR A COASTAL DEVELOPMENT PERMIT FOR THE FOLLOWING PROJECT LOCATED WITHIN THE COASTAL ZONE.

NOTICE DATE: April 2, 2015
PROJECT LOCATION: 217 Avenue B
APPLICANT: Brian and Sarah Reeves
FILING DATE: March 26, 2015
COASTAL DEVELOPMENT PERMIT NO: 2015-03-CDP-003

APPLICATION REQUEST: Construction of a one-story addition to an existing single-family residence, on property located within a Low-Density Single-Family Residential (R-1) zone in the Coastal Zone.

FOR ADDITIONAL INFORMATION: The case file containing the plans and application may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 a.m. to 11:30 a.m. and 1:30 p.m. to 5:00 p.m. **City Hall is closed every other Friday.** For additional information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.

DECISION ON COASTAL DEVELOPMENT PERMIT: The proposed project does not require a public hearing for the Coastal Development Permit unless a request for hearing is received. Any person, after reviewing the project information, may request that a public hearing be held before the Planning Commission. A request for hearing must be made in writing citing the reasons for the request and must be received within 15 working days of the date of this notice, **April 23, 2015**. A request for hearing should include your name, address, and should be sent to:

Planning Division
415 Diamond Street
Redondo Beach, CA 90277

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from further environmental review, pursuant to Section 15301(e) of the Guidelines of the California Environmental Quality Act (CEQA). An Exemption Declaration has been prepared for the project.

APPEALS: In the case of a request for public hearing before the Planning Commission, the decision of the Planning Commission for the approval or denial of an application for a Coastal Development Permit shall be final and conclusive, unless, by 5:00 p.m. of the tenth (10th) day following such a decision an appeal is filed in writing to the City Council. There are no local fees for appeals to the City Council. The decision of the City Council is final and not further appealable to the Coastal Commission.



CITY OF REDONDO BEACH

NOTICE OF PENDING DECISION

April 21, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2123 Carnegie Lane
APPLICANT: Develocon Inc.
PROJECT TYPE: 3-unit residential condominium development
COMMENT DEADLINE: May 4, 2015
CASE NO: 2015-05-ADR-015

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73477 to permit the construction of a 3-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **May 4, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration is being considered as the project is Categorically Exempt from environmental review pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the four dwelling units from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

PUBLIC NOTICE TO PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH PLANNING DEPARTMENT ON THE FOLLOWING MATTER.

NOTICE DATE: April 21, 2015
APPLICATION RECEIVED: April 13, 2015
PROJECT LOCATION: 706 S. Catalina Avenue
APPLICANT: Heinz REI LLC
PROJECT TYPE: 2-unit residential condominium development
CASE NO: 2015-05-ADR-016
COASTAL DEVELOPMENT PERMIT NO: 2015-05-CDP-005

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review, Coastal Development Permit, and Vesting Tentative Parcel Map No. 73500 to permit the construction of a 2-unit residential condominium project on property located within a Low-Density Multiple-Family Residential (R-3A) zone in the Coastal Zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **May 11, 2015** subject to this 15-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the Planning Division by the close of business on the date listed.

DECISION ON COASTAL DEVELOPMENT PERMIT: The proposed project does not require a public hearing for the Coastal Development Permit unless a request for hearing is received. Any person, after reviewing the project information, may request that a public hearing be held before the Planning Commission. A request for hearing must be made in writing citing the reasons for the request. A request for hearing must be received by **May 11, 2015**, within 15-working days of the date of this notice. A request for hearing should include your name, address, and should be sent to: Planning Division, 415 Diamond Street, Redondo Beach, CA 90277.

FOR ADDITIONAL INFORMATION: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City Hall is closed every other Friday.** For additional information, contact Marianne Gastelum, Assistant Planner, at (310)318-0637, x1-2460.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration is being considered as the project is Categorically Exempt from environmental review pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the four dwelling units from environmental review.

APPEALS: In the case of a request for public hearing before the Planning Commission, the decision of the Planning Commission for the approval or denial of an application for a Coastal Development Permit shall be final and conclusive, unless, by 5:00pm of the tenth (10th) day following such a decision an appeal is filed in writing to the City Council. There are no local fees for appeals to the City Council. The decision of the City Council would be final and not appealable to the California Coastal Commission.



CITY OF REDONDO BEACH

NOTICE OF PENDING DECISION

April 21, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2206 Harriman Lane
APPLICANT: Amir Aatari
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: May 4, 2015
CASE NO: 2015-05-ADR-017

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review and Vesting Tentative Parcel Map No. 73449 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **May 4, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration is being considered as the project is Categorically Exempt from environmental review pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the four dwelling units from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Alex Plascencia, Assistant Planner, at (310) 318-0637, x1-2405.



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE HARBOR COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of an Exemption Declaration, Conditional Use Permit, and Coastal Development Permit to allow the operation of a specialty craft beer tasting room within an existing commercial tenant space on property located in a Coastal Commercial (CC-1) zone, within the Coastal Zone.

LOCATION OF PROPOSED PROJECT: 132 N. International Boardwalk, Redondo Beach.
(Legal description on file)

APPLICANT NAME: King Harbor Brewing Company

COASTAL DEVELOPMENT PERMIT FILE NO.: 2015-05-CDP-004

HEARING WILL TAKE PLACE: Monday, May 11th, 2015 at 6:30 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from further environmental review, pursuant to Section 15303 (Conversion of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA).

FOR ADDITIONAL INFORMATION: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. City Hall is closed every other Friday. For additional project information, contact Alex Plascencia, Assistant Planner, at (310) 318-0637, extension 1-2405.

PUBLIC COMMENTS: Oral testimony will be received during the public hearing. Written correspondence may be delivered to the Planning Division office at 415 Diamond Street Door E, Redondo Beach, Ca. 90277 by 5:00 p.m. the day of the public hearing, May 11th, 2014.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Harbor Commission at, or prior to, the public hearing.

APPEALS: All decisions of the Harbor Commission are appealable to the City Council. The decision of the City Council on the Coastal Development Permit is further appealable to the California Coastal Commission.

PUBLISH: APRIL 30, 2015 (EASY READER)



CITY OF REDONDO BEACH
Community Development Department

**NOTICE OF AVAILABILITY OF REVIEW OF DRAFT AMENDMENTS TO
THE LOCAL COASTAL PROGRAM (LCP) INCLUDING THE COASTAL
LAND USE PLAN, COASTAL ZONING, AND AMENDMENTS TO THE
GENERAL PLAN, HARBOR/CIVIC CENTER SPECIFIC PLAN, AND
ZONING; AND NOTICE OF PUBLIC HEARING TO CONSIDER
ISSUANCE OF PLANNING COMMISSION'S RECOMMENDATION ON
THESE DRAFT AMENDMENTS**

From: City of Redondo Beach
Community Development Department
415 Diamond Street
Redondo Beach, California 90277

Publication Date: May 2, 2015

SUBJECT: Notice of (1) Availability of Review of Draft Amendments to the Local Coastal Program, including amendments to the Coastal Land Use Plan, Coastal Zoning contained in Title 10, Chapter 5 of the Municipal Code, and amendments to the General Plan, the Harbor/Civic Center Specific Plan and Zoning (Title 10, Chapter 2 of the Municipal Code); and (2) Planning Commission Public Hearing to Consider Issuance of a Recommendation on the Draft Amendments.

The City of Redondo Beach has prepared Draft Amendments to the Redondo Beach General Plan, Harbor/Civic Center Specific Plan, Zoning contained in Title 10, Chapter 2 of the Municipal Code, the Coastal Land Use Plan, and Coastal Zoning contained in Title 10, Chapter 5 of the Municipal Code, collectively referenced as the "Draft Amendments" or "Amendments." The Amendments relate to the permitted uses of property in the Coastal Zone. More specifically, the Amendments place further restrictions on uses related to Electricity Generating Facilities and Electricity Storage/Battery Storage facilities. Additional details are included in the Draft Amendments, which are available for review at:

- 1) City of Redondo Beach, Planning Division, 415 Diamond Street, Redondo Beach, California 90277
- 2) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277
- 3) Online at www.redondo.org
- 4) A copy of the amendments have also been sent to, and is available for review at the Coastal Commission's offices located at Coastal Commission's South Coast Regional office located at 200 Oceangate, 10th Floor, Long Beach, CA 90802

Any comments on the Draft Amendments shall be submitted in writing by mail to address "1)" above, or by email to Anita.Kroeger@redondo.org. Comments on the Draft Amendments may be submitted until final action by City Council (additional details will be provided in subsequent Notice for the City Council hearing). Comments on the Planning Commission recommendation will be accepted in writing until May 14, 2015 at 5:00 PM. Please contact Anita Kroeger at (310) 318-0637 extension 1-2248 if you have any questions.

Description of Draft Amendments: On December 3, 2013, the City of Redondo Beach adopted a moratorium on the construction, modernization, or alteration of Electrical Generation Facilities in the Coastal Zone. Subsequently, on January 26, 2014, the Planning Commission considered amendments to the LCP related to Electricity Generating Facility uses and Electricity Storage/Battery storage uses.

The current Draft Amendments include, but are not limited to, new provisions and changes to (1) the Coastal Land Use Plan, (a) Section VI(C), "Generating Plant" and the "Public or Institutional" land use designations, (b) Section VI(D), Policy 9, and (c) Exhibit H, (2) the Coastal Zoning contained in Municipal Code Title 10 Chapter 5, Sections 10-5.300, 10-5.402, 10-5.1100, 10-5.1110, 10-5.1114, and 10-5.1614, (3) to the Harbor/Civic Center Specific Plan,

Catalina Avenue Sub-Area - Zone 2, (4) Zoning contained in Municipal Code Title 10, Chapter 2, Sections 10-2.300, 10-4.402, 10-2.1100, and 10-2.1110. The Amendments (1) generally prohibit electricity generating facility uses in the City of Redondo Beach, and (2) generally prohibit electricity storage facilities in the Coastal Zone.

A public hearing on Planning Commission's Recommendation on the Draft Amendments will be held at the regularly scheduled Planning Commission meeting on May 14, 2015 at 7:00 PM, or as soon thereafter as possible, in the City Council Chambers at 415 Diamond Street, Redondo Beach, California 90277. At this public hearing Planning Commission will consider whether to recommend approval, approval with modifications, or disapproval of the Draft Amendments to the City Council. The Planning Commission will also review and consider a California Environmental Quality Act Exemption and/or an Addendum to the previously adopted Negative Declaration (2013 Coastal Zone Electrical Generating Facility Moratorium Interim Ordinance). The Planning Commission's procedures generally include opening the public hearing, a presentation by staff, and a question and comment period open to the public.

If you challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.



**CITY OF REDONDO BEACH
NOTICES FOR THE 1914 S. PACIFIC COAST HIGHWAY MIXED USE PROJECT**

- (1) NOTICE OF INTENT TO ADOPT/CERTIFY A MITIGATED NEGATIVE DECLARATION, INITIAL STUDY, AND MITIGATION MONITORING AND REPORTING PROGRAM;**
- (2) NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH;**
- (3) NOTICE OF PUBLIC HEARING TO CONSIDER AN APPLICATION FOR CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, LANDSCAPE AND IRRIGATION PLAN; and**
- (4) NOTICE OF PROPOSED MINOR SUBDIVISION (VESTING TENTATIVE TRACT MAP NO. 73195)**

To: All Interested Persons, Public, Agencies, and Applicant/Subdivider
From: City of Redondo Beach
Notice Date: April 9, 2015
Project Title: 1914 S. Pacific Coast Highway Mixed-Use Project

Project Location: 1914 - 1926 S. Pacific Coast Highway, Redondo Beach

Project Description: The 1.49 acre project site is currently developed with three, two-story commercial, retail and office buildings (1914, 1924 and 1926 S. Pacific Coast Highway) with an estimated 24,531 square feet of interior space and an asphalt paved parking lot.

The project includes the demolition of all existing on-site structures and surface parking, and the construction of a mixed-use (residential/commercial) development.

The mixed-use development consists of 52 residential condominium units ranging in size from 869 to 1,945 square feet and approximately 10,552 square feet of ground floor retail and office space. A total of 182 parking spaces will be provided; with 58 covered parking spaces at-grade for commercial uses, and 124 semi-subterranean residential parking spaces. Commercial parking would be accessed via S. Pacific Coast Highway, while residential access would be provided via the alley located northeast of the site.

Public Review Period and Written Comments: In compliance with (a) the CEQA Guidelines Section 15072, 15073, 15105 and (b) the City's Municipal Code, a 30-day public review period for the Initial Environmental Study and proposed Mitigated Negative Declaration begins on April 9, 2015 and ends on May 11, 2015 at 5:30 p.m. (comments must be received by this time). When submitting comments, please include the name of a contact person at your agency or organization. Comments regarding the environmental analysis for the proposed project must be submitted in writing by mail, e-mail or fax to:

Anita Kroeger
Associate Planner
415 Diamond Street
Redondo Beach CA, 90277
anita.kroeger@redondo.org
Fax (310) 372-8021

Public Hearing: The Planning Commission of the City of Redondo Beach is scheduled to hold a public hearing on the project on **Thursday, May 21, 2015 at 7:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach CA, 90277. At the hearing, the Planning Commission will review and consider the approval/certification of a Mitigated Negative Declaration/Initial Environmental Study (including response to comments), and Mitigation Monitoring and Reporting Program, a Conditional Use Permit, Planning Commission Design Review, Landscape and Irrigation Plan, and a Minor Subdivision (Vesting Tentative Tract Map No. 73195). The Planning Commission's procedures generally include a presentation by staff, a question and comment period open to the public and the applicant/subdivider, followed by deliberations by the Planning Commission.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

Document Availability: The Mitigated Negative Declaration, Initial Environmental Study, and all documents referenced are available for review at the City of Redondo Beach, Community Development Department, Planning Division counter, 415 Diamond Street, Door E, Redondo Beach, CA 90277 during Planning Division operating hours of 7:30 a.m. to 5:30 p.m. with the counter being closed for lunch from 12:00 noon to 1:00 p.m. **City Hall is closed every other Friday.** The Mitigated Negative Declaration/Initial Environmental Study will also be available at both of the City's libraries and on the City's website at www.redondo.org.

PUBLISH: April 9, 2015, Easy Reader



CITY OF REDONDO BEACH

**NOTICE OF POSTPONEMENT OF THE
PLANNING COMMISSION PUBLIC HEARING
FOR THE CONTINUED MATTER OF THE
PROPOSED LEGADO MIXED-USE PROJECT
AT 1700 S. PACIFIC COAST HIGHWAY
ORIGINALLY SCHEDULED FOR MAY 21, 2015**

To: All Interested Persons
From: City of Redondo Beach
Notice Date: May 13, 2015
Project Title: Legado Mixed-Use Project
Project Location: 1700 S. Pacific Coast Highway, Redondo Beach

Project Description: The original project proposed a mixed-use development of 180 residential apartment units including affordable nine (9) units for very low income qualified residents, and approximately 37,600 SF of neighborhood-serving commercial development. On March 19, 2015, the Planning Commission held a public hearing to consider the requests for a Mitigated Negative Declaration/Initial Environmental Study (including response to comments) and Mitigation Monitoring and Reporting Program, a Conditional Use Permit, Planning Commission Design Review, Landscape and Irrigation Plan, a Minor Subdivision (Vesting Tentative Tract Map No. 72662) and a request for a Density Bonus under Government Code Section 65915-65918 of State Law, which includes a waiver (concession) of development standards (height, stories, and density) and parking standards. The Commission opened the public hearing, took testimony from all interested parties, and continued the matter to May 21, 2015.

The applicant has requested to postpone the May 21, 2015 public hearing to prepare a revised project, which reduces the number of residential units and eliminates the request for a Density Bonus and associated concessions.

Public Hearing: The Planning Commission public hearing on the continued matter scheduled to occur on May 21, 2015 has been taken off the calendar. A public hearing on the revised project is scheduled for Thursday June 18, 2015 at 7:00 p.m. in the City Council Chambers. Official public notification of the new hearing date will be provided within the time frame required by provisions of State Law, which shall be no later than 10 days prior to the public hearing, and will include postings on the subject property, a notice in the local newspaper and mailings to all property owners within a 300-foot radius of the subject property, to responsible agencies, and to individuals who have expressed an interest in the project.

Further Information: For further information, contact Anita Kroeger, Associate Planner, at (310) 318-0637 x2248 or by email at anita.kroeger@redondo.org.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

May 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 716 N. Juanita Avenue

APPLICANT: Best Built Construction

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: June 3, 2015

CASE NO: 2015-06-ADR-018

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73176 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **June 3, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the four (4) dwelling units from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Stacey Kinsella, Special Projects Planner, at (310) 318-0637, x1-2232.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

May 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2516 Nelson Avenue
2518 Nelson Avenue
2520 Nelson Avenue

APPLICANT: Barcelona Investment, Inc.

PROJECT TYPE: Three, 3-unit residential condominium developments on three adjacent properties

COMMENT DEADLINE: June 3, 2015

CASE NO: 2015-06-ADR-019, 2015-06-ADR-020, and
2015-06-ADR-021

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map Nos. 73555, 73556, and 73557 to permit the construction of three (3), 3-unit residential condominium developments on three adjacent properties located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the projects is pending after **June 3, 2015**, subject to this 10-working day notification. Revisions to the proposed projects will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the projects are Categorically Exempt pursuant to Section 15332 (Infill Development) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the 10 dwelling units from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

May 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2002 Pullman Lane

APPLICANT: RODCO

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: June 3, 2015

CASE NO: 2015-06-ADR-022

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73573 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **June 3, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the four (4) dwelling units from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Jason Freidman, Planning Intern, at (310) 318-0637.



CITY OF REDONDO BEACH

**NOTICE OF POSTPONEMENT OF THE
PLANNING COMMISSION PUBLIC HEARING
FOR THE CONTINUED MATTER OF THE
PROPOSED LEGADO MIXED-USE PROJECT
AT 1700 S. PACIFIC COAST HIGHWAY
ORIGINALLY SCHEDULED FOR JUNE 18, 2015
RE-SCHEDULED TO JULY 16, 2015**

To: All Interested Persons
From: City of Redondo Beach
Notice Date: June 4, 2015
Project Title: Legado Mixed-Use Project
Project Location: 1700 S. Pacific Coast Highway, Redondo Beach

Project Description: The original project proposed a mixed-use development of 180 residential apartment units including affordable nine (9) units for very low income qualified residents, and approximately 36,000 SF of neighborhood-serving commercial development. On March 19, 2015, the Planning Commission held a public hearing to consider the proposed project, took testimony from all interested parties, and continued the matter to May 21, 2015.

On May 4th, the applicant requested a postponement of the May 21, 2015 public hearing to prepare a revised, code compliant project that consists of 149 residential apartment units, (a reduction from 180 units) and approximately 37,000 square feet of neighborhood-serving commercial development (an increase from 36,000 square feet) with a total of 649 parking spaces (an increase from 614) at a maximum height of three (3) stories and 45 feet above existing grade (a reduction from four (4) stories and 56 feet), and the renovation of an existing 110-room hotel, on property located within a Mixed Use (MU-3A) zone, located at 1700 South Pacific Coast Highway. The revised project eliminates the request for a Density Bonus and the associated incentives and concessions.

The Planning Commission public hearing on the continued matter scheduled to occur on May 21, 2015 was taken off the calendar and a new hearing date has been set for July 16, 2015. This will allow for additional time needed to prepare for the hearing.

Public Hearing: A new public hearing on the revised project is scheduled for Thursday July 16, 2015 at 7:00 p.m. in the City Council Chambers. Official public notification of the new hearing date will be provided within the time frame required by provisions of State Law, which shall be no later than 10 days prior to the public hearing, and will include postings on the subject property, a notice in the local newspaper and mailings to all property owners within a 300-foot radius of the subject property, to responsible agencies, and to individuals who have expressed an interest in the project.

Further Information: For further information, contact Anita Kroeger, Associate Planner, at (310) 318-0637 x1-2248 or by email at anita.kroeger@redondo.org.



CITY OF REDONDO BEACH
Community Development Department

**NOTICES FOR THE KENSINGTON ASSISTED LIVING
FACILITY PROJECT, INCLUDING NOTICE OF
AVAILABILITY**

Date: June 11, 2015

SUBJECT: Notice of (1) Availability of Draft Environmental Impact Report (SCH# 2013121065) for the Proposed Kensington Assisted Living Facility, 320 Knob Hill Avenue, and (2) Availability of review of draft General Plan and Local Coastal Program (LCP) Amendments (including the Coastal Land Use Plan and Coastal Zoning Amendments) related to permitted uses of the property, (3) Planning Commission Hearing on the Project to consider (a) reviewing and certifying the Environmental Impact Report, (b) making a recommendation on the proposed General Plan and LCP amendments, (c) conditionally approving a Conditional Use Permit, Coastal Development Permit, Design Review, and a Tentative Tract Map (Map No. 72314), (4) Impending Action on an Application for a Coastal Development Permit.

The City of Redondo Beach has prepared a Draft Environmental Impact Report (DEIR) for the proposed Kensington Assisted Living Facility and related General Plan and Local Coastal Program Amendments (including the Coastal Land Use Plan and Coastal Zoning Amendments) necessary to allow the proposed use. The DEIR identifies significant but mitigatable impacts associated with cultural resources and greenhouse gas emissions, all other impacts were determined to be less than significant. The project site is (1) not listed as a hazardous waste facility, property, or disposal site, (2) does not contain a solid waste disposal facility with known migration of hazardous waste, (3) does not contain a leaking underground storage tanks with filed unauthorized release reports, and (4) is not subject to an active cease and desist order as enumerated under California Government Code 65962.5.

The DEIR will be available for review and comment for forty-five (45) days commencing June 11, 2015 and ending July 27, 2015 at 5:30 PM (comments must be received by this time). Any person wishing to comment on the DEIR may provide written comments to Anita Kroeger, Associate Planner, at the City of Redondo Beach, 415 Diamond Street, Redondo Beach, California 90277 or via email to Anita.Kroeger@redondo.org. Please include the name of a designated contact person. Please contact Anita Kroeger at (310) 318-0637 extension 1-2248 if you have any questions. The DEIR is available for review at locations 1 through 3 below. Documents referenced in the DEIR are available for review at location 1 below.

- 1) City of Redondo Beach, Planning Division, 415 Diamond Street, Redondo Beach, California 90277
- 2) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277
- 3) Online at www.redondo.org

The draft General Plan amendments and the draft Local Coastal Program amendments are contained in the DEIR Project description (Chapter 3) which is available for review at locations 1 through 3 above. These draft amendments are being made

available for review consistent with Title 14, Cal. Code Regs. Section 13515. If approved by City Council, these amendments will be submitted to the Coastal Commission as an amendment to the certified LCP.

Project Description: The project consists of the demolition of nine of the ten existing structures, the construction and operation of a two-story building totaling approximately 80,000 gross square feet containing a 96-suite assisted living facility accommodating 130 people, with General Plan and Coastal Zoning and Land Use Plan amendments necessary to allow the proposed use on property located within the Coastal Zone at the southwest corner of Pacific Coast Highway and Knob Hill Avenue (320 Knob Hill Avenue). Also included is the reuse/rehabilitation of an existing one-story 2,600 square foot building located at the northwestern corner of the site, which may potentially become available for a community use. The assisted living facility will accommodate elderly who have Alzheimer's and other similar conditions. Of the 96 suites, 89 would range in size from approximately 325 square feet to 625 square feet and would include one or two sleeping areas. Seven suites will be designed especially for couples and will range from 600 square feet to 1,200 square feet. The approval of the project by the City is contingent on the approval of General Plan amendments and Coastal Zoning and Land Use Plan Amendments to conditionally allow residential care facilities for the elderly on the subject property. Thereafter, the Local Coastal Program and General Plan amendments must be approved by the California Coastal Commission and the City of Redondo Beach residents at an election. The Coastal Development Permit is appealable to Coastal Commission and no fee is required for a CDP Appeal to City Council. The application was filed by Fountain Square Development West and the Redondo Beach Unified School District on July 17, 2013 (File No. 2015-04-EIR-001).

A public hearing on the project will be held at the regular Planning Commission hearing on August 20, 2015 at 7:00 PM, or as soon thereafter as possible, in the City Council Chambers at 415 Diamond Street, Redondo Beach, California 90277. At this public hearing the Planning Commission will consider (a) reviewing and certifying a Final Environmental Impact Report, (b) making a recommendation on the proposed General Plan and LCP amendments, (c) conditionally approving a Conditional Use Permit, Coastal Development Permit, Design Review, and a Tentative Tract Map (Map No. 72314). The Planning Commission's procedures generally include opening the public hearing, a presentation by staff, and a question and comment period open to the public.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

June 18, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 208 S. Helberta Avenue

APPLICANT: 204 S. Helberta, LLC

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: July 1, 2015

CASE NO: 2015-07-ADR-023

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73468 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **July 1, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Alex Plascencia, Assistant Planner, at (310) 318-0637, x1-2405.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

June 18, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 209 S. Irena Avenue

APPLICANT: 204 S. Helberta, LLC

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: July 1, 2015

CASE NO: 2015-07-ADR-024

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73469 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **July 1, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Alex Plascencia, Assistant Planner, at (310) 318-0637, x1-2405.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

June 18, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2500 Rockefeller Lane

APPLICANT: Brian Arianpour

PROJECT TYPE: 3-unit residential condominium development

COMMENT DEADLINE: July 1, 2015

CASE NO: 2015-07-ADR-025

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 67506 to permit the construction of a 3-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **July 1, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Alex Jason Friedman, Planning Intern, at (310) 318-0637.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

PUBLIC NOTICE TO PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH PLANNING DEPARTMENT ON THE FOLLOWING MATTER.

NOTICE DATE: June 18, 2015
APPLICATION RECEIVED: June 8, 2015
PROJECT LOCATION: 1404 S. Catalina Avenue
APPLICANT: Longbow Family Corp.
PROJECT TYPE: 2-unit residential condominium development
CASE NO: 2015-07-ADR-026
COASTAL DEVELOPMENT PERMIT NO: 2015-07-CDP-007

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review, Coastal Development Permit, and Vesting Tentative Parcel Map No. 73446 to permit the construction of a 2-unit residential condominium project on property located within a Low-Density Multiple-Family Residential (R-3A) zone in the Coastal Zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **July 9, 2015** subject to this 15-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the Planning Division by the close of business on the date listed.

DECISION ON COASTAL DEVELOPMENT PERMIT: The proposed project does not require a public hearing for the Coastal Development Permit unless a request for hearing is received. Any person, after reviewing the project information, may request that a public hearing be held before the Planning Commission. A request for hearing must be made in writing citing the reasons for the request. A request for hearing must be received by **July 9, 2015**, within 15-working days of the date of this notice. A request for hearing should include your name, address, and should be sent to: Planning Division, 415 Diamond Street, Redondo Beach, CA 90277.

FOR ADDITIONAL INFORMATION: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City Hall is closed every other Friday.** For additional information, contact Alex Plascencia, Assistant Planner, at (310)318-0637, x1-2405.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration is being considered as the project is Categorically Exempt from environmental review pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

APPEALS: In the case of a request for public hearing before the Planning Commission, the decision of the Planning Commission for the approval or denial of an application for a Coastal Development Permit shall be final and conclusive, unless, by 5:00pm of the tenth (10th) day following such a decision an appeal is filed in writing to the City Council. There are no local fees for appeals to the City Council. The decision of the City Council would be final and not appealable to the California Coastal Commission.



**CITY OF REDONDO BEACH
PLANNING DIVISION
NOTICE OF APPLICATION FOR A COASTAL DEVELOPMENT PERMIT**
(Public Hearing Waiver for Minor Developments)

PUBLIC NOTICE TO PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT THE PLANNING DIVISION IS CURRENTLY REVIEWING AN APPLICATION FOR A COASTAL DEVELOPMENT PERMIT FOR THE FOLLOWING PROJECT LOCATED WITHIN THE COASTAL ZONE.

NOTICE DATE: June 18, 2015
PROJECT LOCATION: 732 Esplanade
APPLICANT: Mickey and Dianne Hawke
FILING DATE: June 11, 2015
COASTAL DEVELOPMENT PERMIT NO: 2015-06-CDP-006

APPLICATION REQUEST: Construction of an addition to an existing two-story single-family residence, on property located within a Low-Density Single-Family Residential (R-1) zone in the Coastal Zone.

FOR ADDITIONAL INFORMATION: The case file containing the plans and application may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 a.m. to 11:30 a.m. and 1:30 p.m. to 5:00 p.m. **City Hall is closed every other Friday.** For additional information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.

DECISION ON COASTAL DEVELOPMENT PERMIT: The proposed project does not require a public hearing for the Coastal Development Permit unless a request for hearing is received. Any person, after reviewing the project information, may request that a public hearing be held before the Planning Commission. A request for hearing must be made in writing citing the reasons for the request and must be received within 15 working days of the date of this notice, **July 9, 2015**. A request for hearing should include your name, address, and should be sent to:

Planning Division
415 Diamond Street
Redondo Beach, CA 90277

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration is being considered as the project is Categorical Exempt from environmental review, pursuant to Section 15301(e) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts certain additions under 2,500-square feet to existing structures from environmental review.

APPEALS: In the case of a request for public hearing before the Planning Commission, the decision of the Planning Commission for the approval or denial of an application for a Coastal Development Permit shall be final and conclusive, unless, by 5:00 p.m. of the tenth (10th) day following such a decision an appeal is filed in writing to the City Council. There are no local fees for appeals to the City Council. The decision of the City Council is further appealable to the Coastal Commission.



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of an Exemption Declaration and Lot Line Adjustment to realign the property lines of two adjacent lots located within a Single-Family Residential (R-1) zone.

LOCATION OF PROPOSED PROJECT: 537 S. Gertruda Avenue, Redondo Beach. (Legal description on file)

HEARING WILL TAKE PLACE: Thursday, July 16, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from further environmental review, pursuant to Section 15315 (Minor Land Divisions) of the Guidelines of the California Environmental Quality Act (CEQA).

DOCUMENT AVAILABILITY AND WRITTEN COMMENTS: The case file containing application may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. **City Hall is closed every other Friday.** Written comments for the Planning Commission may be submitted to the Planning Division by mail, fax, email, or in person no later than 5:00 p.m. the day of the public hearing. For additional project information, contact Alex Plascencia, Associate Planner, at (310) 318-0637, x1-2405.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLISH: JULY 2, 2015, EASY READER



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of a Lot Line Adjustment to realign the property lines of three adjacent lots to the original 50-foot widths and Planning Commission consideration of Exemption Declarations, Administrative Design Reviews, and Vesting Tentative Parcel Map Nos. 73555, 73556, and 73557 to allow the construction of three, 3-unit residential condominium developments on properties located within a Low-Density Multiple-Family Residential (R-3) zone.

LOCATION OF PROPOSED PROJECTS: 2516, 2518, and 2520 Nelson Avenue, Redondo Beach. (Legal descriptions on file)

HEARING WILL TAKE PLACE: Thursday, July 16, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The projects are Categorically Exempt from further environmental review, pursuant to Section 15315 (Minor Land Divisions) and Section 15332 (In-fill Development Projects) of the Guidelines of the California Environmental Quality Act (CEQA).

DOCUMENT AVAILABILITY AND WRITTEN COMMENTS: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. **City Hall is closed every other Friday.** Written comments for the Planning Commission may be submitted to the Planning Division by mail, fax, email, or in person no later than 5:00 p.m. the day of the public hearing. For additional project information, contact Jason Friedman, Planning Intern, at (310) 318-0637.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLISH: JULY 2, 2015, EASY READER



CITY OF REDONDO BEACH NOTICES FOR THE (REVISED) LEGADO MIXED-USE PROJECT

(1) NOTICE OF INTENT TO ADOPT/CERTIFY A (REVISED) MITIGATED NEGATIVE DECLARATION, INITIAL STUDY (IS-MND), AND MITIGATION MONITORING AND REPORTING PROGRAM (INCLUDING MODIFIED MITIGATION MEASURES)

(2) NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH

(3) NOTICE OF PUBLIC HEARING TO CONSIDER A (REVISED) APPLICATION FOR CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, LANDSCAPE AND IRRIGATION PLAN

(4) NOTICE OF PROPOSED MINOR SUBDIVISION (VESTING TENTATIVE TRACT MAP NO. 72662)

To: All Interested Persons, Public, Agencies, and Applicant/Subdivider
From: City of Redondo Beach
Notice Date: July 2, 2015
Project Title: Legado Mixed-Use Project

Project Location: 1700 S. Pacific Coast Highway, Redondo Beach (southeast corner of Pacific Coast Highway and Palos Verdes Boulevard)

Project Description: The 4.275 acre project site is currently developed with a 110-room hotel (Palos Verdes Inn) and 28,354 square feet (SF) of retail space, including a 21,130 SF former Bristol Farms grocery store and 7,224 SF of other retail space.

The project includes the demolition of all on-site retail space, the construction of a mixed-use (residential/commercial) development and renovation of the existing hotel.

The mixed-use development application has been partially revised and now consists of 149 residential apartment units (a reduction from 180 units) and approximately 37,000 square feet of neighborhood-serving commercial development (a reduction from 37,600 square feet). A total of 649 parking spaces (an increase from 614) will be provided, with 587 parking spaces in an enclosed parking structure and 62 spaces in an existing surface parking lot. The project is designed to be a maximum of three (3) stories and 45 feet above existing grade (a reduction from four (4) stories and 56 feet). The IS-MND is being revised, and includes an approximately two page discussion to reflect these and other changes, and impacts are anticipated to be reduced in comparison to the previously analyzed project description.

Public Hearing: The Planning Commission of the City of Redondo Beach is scheduled to hold a public hearing on the Project on **July 16, 2015 at 7:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach CA, 90277. At

the hearing, the Planning Commission will review and consider the approval/certification of a Revised Mitigated Negative Declaration/Initial Environmental Study (including response to comments) and Mitigation Monitoring and Reporting Program (including modified mitigation measures that are equivalent or more effective), a Conditional Use Permit, Planning Commission Design Review, Landscape and Irrigation Plan, a Minor Subdivision (Vesting Tentative Tract Map No. 72662). The Planning Commission's procedures generally include a presentation by staff, a question and comment period open to the public and the applicant/subdivider, followed by deliberations by the Planning Commission.

If you challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

Document Availability: The architectural plans/drawings, environmental documents and other background documents and studies referenced are available for review at the City of Redondo Beach, Community Development Department, Planning Division counter, 415 Diamond Street, Door E, Redondo Beach, CA 90277 during Planning Division operating hours of 7:30 a.m. to 5:30 p.m. with the counter being closed for lunch from 12:00 noon to 1:00 p.m. **City Hall is closed every other Friday.** The revised IS-MND will be available with the Planning Commission's Agenda Packet at:
http://www.redondo.org/depts/boards_n_commissions/planning/default.asp.

PUBLISH: July 2, 2015, Easy Reader



CITY OF REDONDO BEACH

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL TO CONSIDER THE APPEAL OF PLANNING COMMISSION'S APPROVAL OF A CONDITIONAL USE PERMIT AND DESIGN REVIEW FOR THE 1914-1926 SOUTH PCH MIXED USE PROJECT

Notice Date: July 9, 2015

Project Title: 1914-1926 South PCH Mixed-Use Project

Project Location: 1914 - 1926 S. Pacific Coast Highway, Redondo Beach

Project Description: The 1.49 acre project site is currently developed with three, two-story commercial, retail and office buildings (1914, 1924 and 1926 S. Pacific Coast Highway) with an estimated 30,622 square feet of interior space and an asphalt paved parking lot. The project includes the demolition of all existing on-site structures and surface parking, and the construction of a mixed-use (residential/commercial) development.

The mixed-use development consists of 52 residential condominium units ranging in size from 869 to 1,945 square feet and approximately 10,552 square feet of ground floor retail and office space. A total of 182 parking spaces will be provided; with 58 covered parking spaces at-grade for commercial uses, and 124 semi-subterranean residential parking spaces. Commercial parking would be accessed via S. Pacific Coast Highway, while residential access would be provided via the alley located northeast of the site. On May 21, 2015 the Planning Commission approved the project, which included the approval of a Conditional Use Permit and Design Review. These two entitlements have been appealed to the City Council.

Public Hearing: The Redondo Beach City Council is scheduled to hold a public hearing on the appeal on **Tuesday, July 21, 2015 at 6:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach CA, 90277. At the hearing, the City Council will review and consider the appeal of a Conditional Use Permit and Planning Commission Design Review for the Project, and will consider approval, conditional approval, or denial of these entitlements. The City Council's procedures generally include a presentation by staff, a question and comment period open to the public and the applicant, followed by deliberations by the City Council. For further information contact Anita Kroeger, Senior Planner, at (310)318-0637 x1-2248.

Written Comments: Written comments may be submitted until 4:00 p.m. the day of the public hearing to allow time for copying and distribution. Comments may be submitted by mail to Anita Kroeger, Senior Planner, 415 Diamond St. Redondo Beach, CA 90277, by email to anita.kroeger@redondo.org or by fax to (310)372-8021. Written comments may also be submitted in person at the public hearing.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

Sent by first class mail July 8, 2015



CITY OF REDONDO BEACH
Community Development Department

**NOTICES FOR THE KENSINGTON ASSISTED LIVING
FACILITY PROJECT, INCLUDING NOTICE OF
AVAILABILITY**

Date: June 11, 2015

SUBJECT: Notice of (1) Availability of Draft Environmental Impact Report (SCH# 2013121065) for the Proposed Kensington Assisted Living Facility, 320 Knob Hill Avenue, and (2) Availability of review of draft General Plan and Local Coastal Program (LCP) Amendments (including the Coastal Land Use Plan and Coastal Zoning Amendments) related to permitted uses of the property, (3) Planning Commission Hearing on the Project to consider (a) reviewing and certifying the Environmental Impact Report, (b) making a recommendation on the proposed General Plan and LCP amendments, (c) conditionally approving a Conditional Use Permit, Coastal Development Permit, Design Review, and a Tentative Tract Map (Map No. 72314), (4) Impending Action on an Application for a Coastal Development Permit.

The City of Redondo Beach has prepared a Draft Environmental Impact Report (DEIR) for the proposed Kensington Assisted Living Facility and related General Plan and Local Coastal Program Amendments (including the Coastal Land Use Plan and Coastal Zoning Amendments) necessary to allow the proposed use. The DEIR identifies significant but mitigatable impacts associated with cultural resources and greenhouse gas emissions, all other impacts were determined to be less than significant. The project site is (1) not listed as a hazardous waste facility, property, or disposal site, (2) does not contain a solid waste disposal facility with known migration of hazardous waste, (3) does not contain a leaking underground storage tanks with filed unauthorized release reports, and (4) is not subject to an active cease and desist order as enumerated under California Government Code 65962.5.

The DEIR will be available for review and comment for forty-five (45) days commencing June 11, 2015 and ending July 27, 2015 at 5:30 PM (comments must be received by this time). Any person wishing to comment on the DEIR may provide written comments to Anita Kroeger, Associate Planner, at the City of Redondo Beach, 415 Diamond Street, Redondo Beach, California 90277 or via email to Anita.Kroeger@redondo.org. Please include the name of a designated contact person. Please contact Anita Kroeger at (310) 318-0637 extension 1-2248 if you have any questions. The DEIR is available for review at locations 1 through 3 below. Documents referenced in the DEIR are available for review at location 1 below.

- 1) City of Redondo Beach, Planning Division, 415 Diamond Street, Redondo Beach, California 90277
- 2) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277
- 3) Online at www.redondo.org

The draft General Plan amendments and the draft Local Coastal Program amendments are contained in the DEIR Project description (Chapter 3) which is available for review at locations 1 through 3 above. These draft amendments are being made

available for review consistent with Title 14, Cal. Code Regs. Section 13515. If approved by City Council, these amendments will be submitted to the Coastal Commission as an amendment to the certified LCP.

Project Description: The project consists of the demolition of nine of the ten existing structures, the construction and operation of a two-story building totaling approximately 80,000 gross square feet containing a 96-suite assisted living facility accommodating 130 people, with General Plan and Coastal Zoning and Land Use Plan amendments necessary to allow the proposed use on property located within the Coastal Zone at the southwest corner of Pacific Coast Highway and Knob Hill Avenue (320 Knob Hill Avenue). Also included is the reuse/rehabilitation of an existing one-story 2,600 square foot building located at the northwestern corner of the site, which may potentially become available for a community use. The assisted living facility will accommodate elderly who have Alzheimer's and other similar conditions. Of the 96 suites, 89 would range in size from approximately 325 square feet to 625 square feet and would include one or two sleeping areas. Seven suites will be designed especially for couples and will range from 600 square feet to 1,200 square feet. The approval of the project by the City is contingent on the approval of General Plan amendments and Coastal Zoning and Land Use Plan Amendments to conditionally allow residential care facilities for the elderly on the subject property. Thereafter, the Local Coastal Program and General Plan amendments must be approved by the California Coastal Commission and the City of Redondo Beach residents at an election. The Coastal Development Permit is appealable to Coastal Commission and no fee is required for a CDP Appeal to City Council. The application was filed by Fountain Square Development West and the Redondo Beach Unified School District on July 17, 2013 (File No. 2015-04-EIR-001).

A public hearing on the project will be held at the regular Planning Commission hearing on August 20, 2015 at 7:00 PM, or as soon thereafter as possible, in the City Council Chambers at 415 Diamond Street, Redondo Beach, California 90277. At this public hearing the Planning Commission will consider (a) reviewing and certifying a Final Environmental Impact Report, (b) making a recommendation on the proposed General Plan and LCP amendments, (c) conditionally approving a Conditional Use Permit, Coastal Development Permit, Design Review, and a Tentative Tract Map (Map No. 72314). The Planning Commission's procedures generally include opening the public hearing, a presentation by staff, and a question and comment period open to the public.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

July 23, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2223 Curtis Avenue
APPLICANT: Shahram Danbeli
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: August 5, 2015
CASE NO: 2015-08-ADR-027

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73698 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **August 5, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

July 23, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2108 Gates Avenue

APPLICANT: Donald Deiser

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: August 5, 2015

CASE NO: 2015-08-ADR-028

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73513 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **August 5, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

July 23, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 204 S. Helberta Avenue

APPLICANT: 204 S. Helberta, LLC

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: August 5, 2015

CASE NO: 2015-08-ADR-029

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73466 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **August 5, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Alex Plascencia, Associate Planner, at (310) 318-0637, x1-2405.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

July 23, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 206 S. Helberta Avenue

APPLICANT: 204 S. Helberta, LLC

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: August 5, 2015

CASE NO: 2015-08-ADR-030

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73467 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **August 5, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Alex Plascencia, Associate Planner, at (310) 318-0637, x1-2405.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

July 23, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 519 N. Lucia Avenue

APPLICANT: Somonte, Inc.

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: August 5, 2015

CASE NO: 2015-08-ADR-031

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73618 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **August 5, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

July 23, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 636 Vincent Park
APPLICANT: Osamo Matsuno and Fumiko Shiga
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: August 5, 2015
CASE NO: 2015-08-ADR-032

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 72794 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **August 5, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Alex Plascencia, Associate Planner, at (310) 318-0637, x1-2405.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

PUBLIC NOTICE TO PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH PLANNING DEPARTMENT ON THE FOLLOWING MATTER.

NOTICE DATE: July 23, 2015
APPLICATION RECEIVED: July 13, 2015
PROJECT LOCATION: 502 N. Francisca Avenue
APPLICANT: Vishnu Jalan & Madhu Jalan
PROJECT TYPE: 2-unit residential condominium development
CASE NO: 2015-08-ADR-033
COASTAL DEVELOPMENT PERMIT NO: 2015-08-CDP-008

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review, Coastal Development Permit, and Vesting Tentative Parcel Map No. 73624 to permit the construction of a 2-unit residential condominium project on property located within a Low-Density Multiple-Family Residential (R-3A) zone in the Coastal Zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **August 12, 2015** subject to this 15-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the Planning Division by the close of business on the date listed.

DECISION ON COASTAL DEVELOPMENT PERMIT: The proposed project does not require a public hearing for the Coastal Development Permit unless a request for hearing is received. Any person, after reviewing the project information, may request that a public hearing be held before the Planning Commission. A request for hearing must be made in writing citing the reasons for the request. A request for hearing must be received by **August 12, 2015**, within 15-working days of the date of this notice. A request for hearing should include your name, address, and should be sent to: Planning Division, 415 Diamond Street, Redondo Beach, CA 90277.

FOR ADDITIONAL INFORMATION: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City Hall is closed every other Friday.** For additional information, contact Alex Plascencia, Associate Planner, at (310)318-0637, x1-2405.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration is being considered as the project is Categorically Exempt from environmental review pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

APPEALS: In the case of a request for public hearing before the Planning Commission, the decision of the Planning Commission for the approval or denial of an application for a Coastal Development Permit shall be final and conclusive, unless, by 5:00pm of the tenth (10th) day following such a decision an appeal is filed in writing to the City Council. There are no local fees for appeals to the City Council. The decision of the City Council would be final and not appealable to the California Coastal Commission.



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE CITY COUNCIL OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: The City Council will consider a finding of conformance with the Los Angeles County Congestion Management Program (CMP) and adoption of the CMP Local Development Report, in accordance with California Government Code Section 65089.

LOCATION OF PROPOSED PROJECT: City-Wide, Redondo Beach

HEARING WILL TAKE PLACE: **Tuesday, August 4, 2015 at 6:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

FOR ADDITIONAL INFORMATION: The project file may be reviewed in the Community Development Department, located through Door E, in City Hall at 415 Diamond Street, Redondo Beach during normal business hours. For additional information please call Marianne Gastelum, Assistant Planner, at (310) 318-0637, extension 2460.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Office of the City Clerk by 5 p.m. August 4, 2015.

ELEANOR MANZANO
CITY CLERK

PUBLISH JULY 23, 2015



City of Redondo Beach

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT (1) A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD. (2) NOTICE OF AVAILABILITY OF DRAFT LOCAL COASTAL PROGRAM AMENDMENTS

SUBJECT OF THE HEARING: Consideration of zoning text amendments to Sections 10-2.402, 10-2.610, 10-2.620, 10-2.630, 10-2.640, 10-2.910, 10-2.1600, 10-5.402, 10-5.610, 10-5.620, 10-5.630, 10-5.640, 10-5.910 and 10-5.1600 of the Zoning Ordinance and Coastal Zoning Ordinance to consider regulating massage establishments by Conditional Use Permit and placing restrictions on minimum separation between massage establishments. Planning Commission will consider adopting a resolution which recommends that City Council adopt the proposed zoning text amendments. The Planning Commission will also review and consider proposed findings/exemptions under the California Environmental Quality Act (CEQA). More specifically, findings that the zoning text amendments described in this notice are not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(a) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly). In the alternative the Commission will also review and consider CEQA exemptions.

LOCATION: City-wide, Redondo Beach.

HEARING WILL TAKE PLACE: Thursday, August 20, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

DOCUMENT AVAILABILITY: The draft amendments may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm Monday through Friday (**City Hall is closed every other Friday**), (2) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277, (3) on the City's website at www.redondo.org, and (4) at the Coastal Commission's South Coast Regional office located at 200 Oceangate, 10th Floor, Long Beach, CA 90802.

Any comments on proposed zoning text amendments may be submitted in writing by mail to the address above, or by email to Stacey.Kinsella@redondo.org. Written comments will be accepted until August 20, 2015 at 3:00 PM. Public testimony may also be given at the public hearing. For additional information, contact Stacey Kinsella, Special Projects Planner, at (310) 318-0637, x1-2232.

If you challenge the proposed zoning amendments in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Easy Reader Inc/Redondo Beach News/August 6, 2015/RD15-066



City of Redondo Beach

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT (1) A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD, (2) NOTICE OF AVAILABILITY OF DRAFT LOCAL COASTAL PROGRAM AMENDMENTS.

SUBJECT OF THE HEARING: Consideration of zoning text amendments to Sections 10-2.402, 10-2.610, 10-2.620, 10-2.630, 10-2.640, 10-2.910, 10-5.402, 10-5.610, 10-5.620, 10-5.630, 10-5.640, 10-5.910 and the addition of Sections 10-2.1628 and 10-5.1628 of the Zoning Ordinance and Coastal Zoning Ordinance to consider allowing tattoo establishments as a permitted use. Planning Commission will consider adopting a resolution which recommends that City Council adopt the proposed zoning text amendments. The Planning Commission will also review and consider proposed findings/exemptions under the California Environmental Quality Act (CEQA). More specifically, findings that the zoning text amendments described in this notice are not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(a) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly). In the Alternative the Commission will also review and consider CEQA exemptions.

LOCATION: City-wide, Redondo Beach.

HEARING WILL TAKE PLACE: Thursday, August 20, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

DOCUMENT AVAILABILITY: The draft amendments may be reviewed at (1) the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm Monday through Friday (City Hall is closed every other Friday), (2) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277, (3) on the City's website at www.redondo.org, and (4) at the Coastal Commission's South Coast Regional office located at 200 Oceangate, 10th Floor, Long Beach, CA 90802.

Any comments on proposed zoning text amendments may be submitted in writing by mail to the address above, or by email to Stacey.Kinsella@redondo.org. Written comments will be accepted until August 20, 2015 at 3:00 PM. Public testimony may also be given at the public hearing. For additional information, contact Stacey Kinsella, Special Projects Planner, at (310) 318-0637, x1-2232.

If you challenge the proposed zoning amendments in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Easy Reader Inc/Redondo Beach News/August 6, 2015/RD15-067



CITY OF REDONDO BEACH

NOTICE OF POSTPONEMENT
OF THE PLANNING COMMISSION PUBLIC HEARING FOR THE
PROPOSED KENSINGTON ASSISTED LIVING PROJECT AT 320 KNOB HILL AVENUE
ORIGINALLY SCHEDULED FOR AUGUST 20, 2015

Project Title: Kensington Assisted Living Project
Project Location: 320 Knob Hill Avenue, Redondo Beach

Public notice is being given that the public hearing on the proposed matter below has been postponed.

Project Description: The project consists of the demolition of nine of the ten existing structures, the construction and operation of a two-story building totaling approximately 80,000 gross square feet containing a 96-suite assisted living facility accommodating 130 people, with General Plan and Coastal Zoning and Land Use Plan amendments necessary to allow the proposed use on property located within the Coastal Zone at the southwest corner of Pacific Coast Highway and Knob Hill Avenue (320 Knob Hill Avenue). Also included is the reuse/rehabilitation of an existing one-story 2,600 square foot building located at the northwestern corner of the site, which may potentially become available for a community use. The assisted living facility will accommodate elderly who have Alzheimer's and other similar conditions. Of the 96 suites, 89 would range in size from approximately 325 square feet to 625 square feet and would include one or two sleeping areas. Seven suites will be designed especially for couples and will range from 600 square feet to 1,200 square feet. The approval of the project by the City is contingent on the approval of General Plan amendments and Coastal Zoning and Land Use Plan Amendments to conditionally allow residential care facilities for the elderly on the subject property. Thereafter, the Local Coastal Program and General Plan amendments must be approved by the California Coastal Commission and the City of Redondo Beach residents at an election. The Coastal Development Permit is appealable to Coastal Commission and no fee is required for a CDP Appeal to City Council. The application was filed by Fountain Square Development West and the Redondo Beach Unified School District on July 17, 2013 (File No. 2015-04-EIR-001).

Environmental Review: The City of Redondo Beach has prepared a Draft Environmental Impact Report (DEIR) for the proposed Kensington Assisted Living Facility and related General Plan and Local Coastal Program Amendments (including the Coastal Land Use Plan and Coastal Zoning Amendments) necessary to allow the proposed use. The DEIR identifies significant but mitigatable impacts associated with cultural resources and greenhouse gas emissions, all other impacts were determined to be less than significant. The project site is

(1) not listed as a hazardous waste facility, property, or disposal site, (2) does not contain a solid waste disposal facility with known migration of hazardous waste, (3) does not contain a leaking underground storage tanks with filed unauthorized release reports, and (4) is not subject to an active cease and desist order as enumerated under California Government Code 65962.5.

The DEIR was made available for review and comment for forty-five (45) days commencing June 11, 2015 and ending July 27, 2015 at 5:30 PM. The City will continue to accept comments on the DEIR and any person wishing to may provide written comments to Anita Kroeger, Senior Planner, at the City of Redondo Beach, 415 Diamond Street, Redondo Beach, California 90277 or via email to Anita.Kroeger@redondo.org. Please include the name of a designated contact person. Please contact Anita Kroeger at (310) 318-0637 extension 1-2248 if you have any questions. The DEIR is available for review at locations 1 through 3 below. Documents referenced in the DEIR are available for review at location 1 below.

- 1) City of Redondo Beach, Planning Division, 415 Diamond Street, Redondo Beach, California 90277
- 2) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277
- 3) Online at www.redondo.org

Public Hearing: The Planning Commission public hearing on the proposed project scheduled to occur on August 20, 2015 has been taken off the calendar. Official public notification of the new hearing date will be provided within the time frame required by provisions of State Law, which shall be no later than 10 days prior to the public hearing, and will include postings on the subject property, a notice in the local newspaper and mailings to all property owners within a 300-foot radius of the subject property, to responsible agencies, and to individuals who have expressed an interest in the project.

Further Information: For further information, contact Anita Kroeger, Senior Planner, at (310) 318-0637 x1-2248 or by email at anita.kroeger@redondo.org.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

August 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2002 Carnegie Lane

APPLICANT: Craig Casner

PROJECT TYPE: 3-unit residential condominium development

COMMENT DEADLINE: September 2, 2015

CASE NO: 2015-09-ADR-034

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73664 to permit the construction of a 3-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **September 2, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

August 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2204 Gates Avenue
APPLICANT: City Beach LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: September 2, 2015
CASE NO: 2015-09-ADR-035

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73753 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **September 2, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

August 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 1729 Harriman Lane

APPLICANT: Craig Casner

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: September 2, 2015

CASE NO: 2015-09-ADR-036

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 72399 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **September 2, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

August 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2204 Harriman Lane

APPLICANT: Barcelona Investment Inc.

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: September 2, 2015

CASE NO: 2015-09-ADR-037

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73752 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **September 2, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

August 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2408 Harriman Lane

APPLICANT: Barcelona Investment Inc.

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: September 2, 2015

CASE NO: 2015-09-ADR-038

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73729 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **September 2, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

August 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2214 Warfield Avenue
APPLICANT: B&A Development LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: September 2, 2015
CASE NO: 2015-09-ADR-039

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73705 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **September 2, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

August 20, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 928 S. Juanita Avenue

APPLICANT: Beach City Capital LLC

PROJECT TYPE: 3-unit residential condominium development

COMMENT DEADLINE: September 2, 2015

CASE NO: 2015-09-ADR-040

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73761 to permit the construction of a 3-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **September 2, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Alex Plascencia, Associate Planner, at (310) 318-0637, x1-2405.



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING FOR THE MARINE HOTEL 3 PROJECT**

(1) NOTICE OF INTENT TO REVIEW, CONSIDER, AND APPROVE AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION, INITIAL STUDY, AND MITIGATION MONITORING AND REPORTING PROGRAM;

(2) NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH; AND

(3) NOTICE OF PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AMENDMENTS TO A PREVIOUSLY APPROVED PLANNING COMMISSION DESIGN REVIEW AND CONDITIONAL USE PERMIT

To: All Interested Persons, Public, Agencies, and Applicant
From: City of Redondo Beach
Notice Date: September 3, 2015
Project Title: Marine Hotel 3 – Hilton Homewood Suites

Project Location: 2430 Marine Avenue, Redondo Beach

Project Description: The 11.6-acre project site consists of two (2) four-story hotels, a paved surface parking lot, a 25-foot wide two-way driveway from Marine Avenue, a Southern California Edison (SCE) utility right-of-way with transmission towers, and a vacant parcel.

The proposed project includes the construction of a third four-story hotel with 184 rooms that is approximately 136,372 square feet in size. The hotel will include 1,163 square feet of meeting space, an outdoor swimming pool and sport court, and 185 parking spaces. A private park for hotel guests will be developed on the existing SCE utility right-of-way. The park will include a service road, walking path, and play field.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The Planning Commission will review and consider an Addendum to adopted Mitigated Negative Declaration/Initial Environmental Study No. 2010-05-IES-MND-004 and Mitigation Monitoring and Reporting Program for the previous Marine Hotel projects pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, and the Guidelines to the Implementation of the California Environmental Quality Act (CEQA). No significant environmental impacts that cannot be mitigated are anticipated to occur as a result of this project.

Public Hearing: The Planning Commission of the City of Redondo Beach is scheduled to hold a public hearing on the project on **Thursday, September 17, 2015 at 7:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach CA, 90277. At the hearing, the Planning Commission will review and consider the Addendum to the Mitigated Negative Declaration/Initial Environmental Study and Mitigation Monitoring and Reporting Program, an Amendment to the Conditional Use Permit, and an Amendment to the

Planning Commission Design Review. The Planning Commission's procedures generally include a presentation by staff, a question and comment period open to the public and the applicant, followed by deliberations by the Planning Commission.

If you challenge the Project Approvals in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

Document Availability: All environmental documents referenced are available for review at the City of Redondo Beach, Community Development Department, Planning Division counter, 415 Diamond Street, Door E, Redondo Beach, CA 90277 during Planning Division operating hours of 7:30 a.m. to 5:30 p.m. with the counter being closed for lunch from 12:00 noon to 1:00 p.m. **City Hall is closed every other Friday.** The environmental documents will also be available at both of the City's libraries and on the City's website at www.redondo.org.

PUBLISH: September 3, 2015, Easy Reader



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

September 24, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 1810 Belmont Lane

APPLICANT: Somonte Inc.

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: October 7, 2015

CASE NO: 2015-10-ADR-041

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73760 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **October 7, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

September 24, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2713 Carnegie Lane

APPLICANT: Nora Ey Nadlan LLC

PROJECT TYPE: 3-unit residential condominium development

COMMENT DEADLINE: October 7, 2015

CASE NO: 2015-10-ADR-042

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73775 to permit the construction of a 3-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **October 7, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

September 24, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2715 Carnegie Lane

APPLICANT: Nora Ey Nadlan LLC

PROJECT TYPE: 3-unit residential condominium development

COMMENT DEADLINE: October 7, 2015

CASE NO: 2015-10-ADR-043

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73776 to permit the construction of a 3-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **October 7, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

September 24, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 205 S. Irena Avenue

APPLICANT: Victor Goll

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: October 7, 2015

CASE NO: 2015-10-ADR-044

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73781 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **October 7, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Stacey Kinsella, Associate Planner, at (310) 318-0637, x1-2232.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

September 24, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 500 N. Lucia Avenue
APPLICANT: 500 North Lucia Avenue LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: October 7, 2015
CASE NO: 2015-10-ADR-045

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73774 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **October 7, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of an Exemption Declaration, Coastal Development Permit, and Planning Commission Design Review to allow tandem/valet parking for a new commercial building to be constructed on property located within a Mixed-Use (MU-3C) zone, in the Coastal Zone.

LOCATION OF PROPOSED PROJECT: 221 Avenue I, Redondo Beach. (Legal description on file)

APPLICANT NAME: Buena Vista Real Estate Holdings, LLC

COASTAL DEVELOPMENT PERMIT FILE NO.: 2015-10-CDP-010

HEARING WILL TAKE PLACE: Thursday, October 15th, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from further environmental review, pursuant to Section 15332 (In-fill Development Projects) of the Guidelines of the California Environmental Quality Act (CEQA).

FOR ADDITIONAL INFORMATION: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. **City Hall is closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, extension 1-2460.

PUBLIC COMMENTS: Oral testimony will be received during the public hearing. Written correspondence may be delivered to the Planning Division office at 415 Diamond Street Door E, Redondo Beach, Ca. 90277 by 4:00 p.m. the day of the public hearing, October 15th, 2015.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

APPEALS: All decisions of the Planning Commission are appealable to the City Council. The decision of the City Council on the Coastal Development Permit is final and not appealable to the California Coastal Commission.

PUBLISH: OCTOBER 1, 2015 (EASY READER)



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of an Exemption Declaration and Lot Line Adjustment to realign the property line between two adjacent parcels to reconfigure each parcel to the lot depth consistent with the original area subdivision on properties located within a Low-Density Multiple-Family Residential (R-3) zone.

LOCATION OF PROPOSED PROJECT: 204 S. Helberta Avenue and 205 S. Irena Avenue, Redondo Beach. (Legal description on file)

HEARING WILL TAKE PLACE: Thursday, October 15, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: The project is Categorically Exempt from further environmental review, pursuant to Section 15315 (Minor Land Divisions) of the Guidelines of the California Environmental Quality Act (CEQA).

DOCUMENT AVAILABILITY AND WRITTEN COMMENTS: The case file containing THE application may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. **City Hall is closed every other Friday.** Written comments for the Planning Commission may be submitted to the Planning Division by mail, fax, email, or in person no later than 4:00 p.m. the day of the public hearing. For additional project information, contact Stacey Kinsella, Associate Planner, at (310) 318-0637, x1-2232.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

PUBLISH: OCTOBER 1, 2015 (EASY READER)



CITY OF REDONDO BEACH

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE PROPOSED KENSINGTON ASSISTED LIVING PROJECT AT 320 KNOB HILL AVENUE

Project Title: Kensington Assisted Living Project
Project Location: 320 Knob Hill Avenue, Redondo Beach
Notice Date: October 1, 2015
Project Description:

Consideration of a Final Environmental Impact Report (SCH# 2013121065), Amendments to the General Plan, Coastal Land Use Plan and Coastal Zoning Ordinance, a Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Parcel Map No. 72314, for a project that consists of the demolition of nine of the ten existing structures; the construction and operation of a two-story building totaling approximately 80,000 gross square feet containing a 96-suite assisted living facility (Residential Care for the Elderly) accommodating up to 130 people; and the reuse/rehabilitation of an existing one-story 2,600 square foot building located at the northwestern corner of the site, which may potentially become available for a community use, on property at 320 Knob Hill Avenue on property located within the Public Community Facility (P-CF) Zone.

The approval of the project is contingent on the approval of the General Plan, Coastal Land Use Plan and Coastal Zoning Amendments to conditionally allow residential care facilities for the elderly on the subject property by the City Council. Thereafter, the Local Coastal Program and General Plan amendments must be approved by the California Coastal Commission. The proposed project, land use and zoning amendments must also be approved by a majority of the City of Redondo Beach voters at a future election.

Environmental Review: The City of Redondo Beach prepared a Draft Environmental Impact Report (DEIR) for the proposed Kensington Assisted Living Facility and the related General Plan, Local Coastal Plan, and Coastal Land Use Implementing (Zoning) Amendments necessary to allow the proposed use, that was made available for review and comment for forty-five (45) days commencing June 11, 2015 and ending July 27, 2015 at 5:30 PM.

Thereafter, a Final Environmental Impact Report (FEIR) was prepared that identifies significant but mitigatable impacts associated with cultural resources and greenhouse gas emissions; all other impacts were determined to be less than significant. THE FEIR also consists of Responses to Comments (RTC) and a Mitigation Monitoring and Reporting Program.

The FEIR is available for review at locations 1 through 3 below. Documents referenced in the FEIR are available for review at location 1 below.

- 1) City of Redondo Beach, Planning Division, 415 Diamond Street, Redondo Beach, California 90277
- 2) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277
- 3) Online at www.redondo.org

Public Hearing: The Planning Commission of the City of Redondo Beach will hold a public hearing on the proposed project on **Thursday October 15, 2015 at 7:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach, CA 90277. The Planning Commission's procedures generally include a presentation by staff, a question and comment period open to the public and the applicant, followed by deliberations and decision by the Planning Commission.

The Coastal Development Permit (CDP) may be appealed to the City Council with no fee. Thereafter the CDP is appealable to Coastal Commission.

If you challenge the project decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

Further Information: For further information, contact Anita Kroeger, Senior Planner, at (310) 318-0637 x1-2248 or by email at anita.kroeger@redondo.org.



CITY OF REDONDO BEACH
Community Development Department

Notice of Preparation/Notice of Initial Study/Notice of Scoping Meeting

To: Interested Parties
From: City of Redondo Beach
Community Development Department
415 Diamond Street
Redondo Beach, California 90277

Date: October 1, 2015

SUBJECT: Notice of Preparation (NOP) of Draft Environmental Impact Report, Notice of Public Review Period and Circulation of the Initial Study & Notice of Scoping Meeting for The South Bay Galleria Improvement Project

Pursuant to the California Environmental Quality Act (CEQA), the City of Redondo Beach, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for The South Bay Galleria Improvement Project (the proposed project). Your agency may need to use the EIR prepared by the City when considering permits or other approvals associated with the proposed project and your comments on the environmental scope of the EIR are requested. If you are not a public agency with any statutory/regulatory responsibility concerning this project, your comments on the environmental scope of the EIR are requested so that the EIR may be prepared in light of the concerns of the community and surrounding areas.

Project Description: The project consists of modifications and additions to the existing 29.85-acre South Bay Galleria enclosed mall property located at 1815 Hawthorne Boulevard in the City of Redondo Beach (City). The proposed project would redesign portions of the site by combining expanded retail and dining venues with open-air promenades, office, hotel, and residential development. Retail square footage including department stores, mall shops, dining and entertainment would increase by up to 217,864 square feet (sf), an increase of approximately 22 percent over the existing mall square footage. Overall density of development on the site (including retail, office, hotel, and housing) will increase to a maximum 1,943,965 sf of building floor area, an increase of approximately 100 percent over current conditions. In addition, the proposed project will include a hotel of up to 150 rooms and up to 650 residential units (townhomes, condos, and/or apartment homes).

Based on the findings of the Initial Study prepared in conjunction with the NOP, the City has identified potential significant impacts for the following topics: Aesthetics, Air Quality, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic and Utilities/Service Systems. A copy of the Initial Study and NOP can be reviewed at: City Hall, Community Development Department, 415 Diamond Street; City Clerk, 415 Diamond Street; Redondo Beach Public Library Main Branch, 303 N Pacific Coast Highway and North Branch, 2000 Artesia Boulevard; and online at www.redondo.org. The documents referenced may be obtained at City Hall, Community Development Department, 415 Diamond Street, Door "E".

This NOP is being distributed to solicit written comments from responsible and trustee agencies and other interested parties regarding the scope and content of the environmental analysis to be included in the EIR, as well as significant environmental issues, reasonable alternatives and mitigation measures and other pertinent information consistent with CEQA Guidelines Section 15082(b). The review period for this NOP is from **October 1, 2015 to November 2, 2015**. Please provide any written comments no later than **November 2, 2015** to Stacey Kinsella, Associate Planner at 415 Diamond Street, Redondo Beach, California 90277 or stacey.kinsella@redondo.org. Please provide your name or the name of a contact person in your agency. If you have questions, please contact Ms. Kinsella at (310) 318-0637, x1-2232.

A public scoping meeting/open house will be held on October 10, 2015, 10:00 am to 12:00 pm at the South Bay Galleria, 1815 Hawthorne Boulevard, Redondo Beach, CA 90278. The meeting room is located on the second level near the atrium elevators, Space 276 (former Lane Bryant location).





CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

October 21, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 1918 Dufour Street

APPLICANT: Meskaran, Inc.

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: November 3, 2015

CASE NO: 2015-11-ADR-046

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73830 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **November 3, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Stacey Kinsella, Associate Planner, at (310) 318-0637, x1-2232.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

October 21, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 207 S. Irena Avenue

APPLICANT: 204 S. Helberta LLC

PROJECT TYPE: 2-unit residential condominium development

COMMENT DEADLINE: November 3, 2015

CASE NO: 2015-11-ADR-047

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73470 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **November 3, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Stacey Kinsella, Associate Planner, at (310) 318-0637, x1-2232.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

October 21, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 1921 Speyer Lane
APPLICANT: B&A Development LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: November 3, 2015
CASE NO: 2015-11-ADR-048

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73878 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **November 3, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
Community Development Department

**NOTICE OF PUBLIC HEARING BEFORE CITY COUNCIL TO CONSIDER
ADOPTING MODIFICATIONS
TO THE LOCAL COASTAL PROGRAM AND ZONING RELATED TO
MASSAGE BUSINESSES**

From: City of Redondo Beach
Community Development Department
415 Diamond Street
Redondo Beach, California 90277

Publication Date: October 22, 2015

**SUBJECT: Notice of City Council Public Hearing to Consider Draft Modifications
Regarding Massage Businesses.**

The City of Redondo Beach has prepared Draft Modifications to the Redondo Beach Zoning Ordinance contained in Title 10, Chapter 2 of the Municipal Code, the Coastal Land Use Plan, and Coastal Zoning contained in Title 10, Chapter 5 of the Municipal Code collectively referenced as the "Draft Modifications" or "Modifications." The Modifications relate to permitted uses of property in the Coastal Zone and place certain restrictions on new and existing massage businesses. Additional details are included in the Draft Modifications, which are available for review at:

- 1) City of Redondo Beach, Planning Division, 415 Diamond Street, Redondo Beach, California 90277
- 2) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277
- 3) Online at www.redondo.org
- 4) A copy of the modifications have also been sent to, and is available for review at the Coastal Commission's offices located at Coastal Commission's South Coast Regional office located at 200 Oceangate, 10th Floor, Long Beach, CA 90802

Any comments on the Draft Modifications shall be submitted in writing by mail to address "1)" above, or by email to Stacey.Kinsella@redondo.org. Comments on the Draft Modifications may be submitted in writing until June 30, 2015 at 5:00 PM. Please contact Stacey Kinsella, Special Projects Planner, at (310) 318-0637 extension 1-2232 if you have any questions.

The City Council will also consider determining the Modifications are exempt under the California Environmental Quality Act (CEQA). More specifically, findings that the zoning text amendments described in this notice are not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(a) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly). In the alternative the City Council will also consider determining the project is exempt under additional CEQA exemptions.

Description of Draft Modifications: On August 20, 2015, the City of Redondo Beach Planning Commission considered amendments to the Draft Modifications. The Planning Commission recommended that the City Council adopt the Draft Modifications without amendment.

The current Draft Modifications include, but are not limited to, new provisions and changes to (1) the Coastal Land Use Plan, (2) the Coastal Zoning contained in Municipal Code Title 10 Chapter 5, Sections 10-5.402, 10-5.610, 10-5.620, 10-5.630, 10-5.640, 10-5.910 and 10-5.1600, and the addition of Section 10-5.1628 (3) Zoning contained in Municipal Code Title 10, Chapter 2, Sections 10-2.402, 10-2.610, 10-2.620, 10-2.630, 10-2.640, 10-2.910, 10-2.1600 and the addition of Section 10-2.1628. The Modifications (1) require massage businesses established after the Draft Modifications to obtain a Conditional Use Permit ("CUP"), (2) require existing massage businesses that sustain certain violations to apply for and obtain a CUP to continue operating, (3) require massage businesses to comply with Redondo Beach Municipal Code Title 6, Chapter 2, Los Angeles County Health Permits as well as additional on-site restrictions, (4) require a minimum separation of one thousand (1,000) feet between massage business properties, and (5) disallow the establishment of a massage business in a location where illegal business has occurred within three (3) years of the application.

Public Hearing: A public hearing on the Draft Modifications and the proposed findings/exemptions under CEQA will be held at a City Council meeting on **November 3, 2015 at 6:00 PM**, or as soon thereafter as possible, in the City Council Chambers at 415 Diamond Street, Redondo Beach, California 90277. At this public hearing City Council will consider the recommendations from Planning Commission, approval of the Draft Modifications, and adoption of CEQA findings/exemptions. The City Council's procedures generally include opening the public hearing, a presentation by staff, and a question and comment period open to the public.

If you challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

PUBLISH: OCTOBER 22, 2015



CITY OF REDONDO BEACH
Community Development Department

**NOTICE OF PUBLIC HEARING BEFORE CITY COUNCIL TO CONSIDER
ADOPTING MODIFICATIONS
TO THE LOCAL COASTAL PROGRAM AND ZONING RELATED TO
BODY ART BUSINESSES**

From: City of Redondo Beach
Community Development Department
415 Diamond Street
Redondo Beach, California 90277

Publication Date: October 22, 2015

**SUBJECT: Notice of City Council Public Hearing to Consider Draft Modifications
Permitting and Regulating Body Art Businesses.**

The City of Redondo Beach has prepared Draft Modifications to the Redondo Beach Zoning Ordinance contained in Title 10, Chapter 2 of the Municipal Code, the Coastal Land Use Plan, and Coastal Zoning contained in Title 10, Chapter 5 of the Municipal Code collectively referenced as the "Draft Modifications" or "Modifications." The Modifications relate to permitted uses of property in the Coastal Zone and add a use allowing for operation of body art businesses in the City and placing restrictions on the operation of those businesses. Additional details are included in the Draft Modifications, which are available for review at:

- 1) City of Redondo Beach, Planning Division, 415 Diamond Street, Redondo Beach, California 90277
- 2) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277
- 3) Online at www.redondo.org
- 4) A copy of the modifications have also been sent to, and is available for review at the Coastal Commission's offices located at Coastal Commission's South Coast Regional office located at 200 Oceangate, 10th Floor, Long Beach, CA 90802

Any comments on the Draft Modifications shall be submitted in writing by mail to address "1" above, or by email to Stacey.Kinsella@redondo.org. Comments on the Draft Modifications may be submitted in writing until June 30, 2015 at 5:00 PM. Please contact Stacey Kinsella, Special Projects Planner, at (310) 318-0637 extension 1-2232 if you have any questions.

The City Council will also consider determining the Modifications are exempt under the California Environmental Quality Act (CEQA). More specifically, findings that the zoning text amendments described in this notice are not subject to CEQA pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(a) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly). In the Alternative the City Council will also consider determining the project is exempt under additional CEQA exemptions.

Description of Draft Modifications: On August 20, 2015, the City of Redondo Beach Planning Commission considered amendments to the Draft Modifications. The Planning Commission recommended that the City Council adopt the Draft Modifications without amendment.

The current Draft Modifications include, but are not limited to, new provisions and changes to (1) the Coastal Land Use Plan, (2) the Coastal Zoning contained in Municipal Code Title 10 Chapter 5, Sections 10-5.402, 10-5.610, 10-5.620, 10-5.630, 10-5.640, 10-5.910 and the addition of Section 10-5.1630 (3) Zoning contained in Municipal Code Title 10, Chapter 2, Sections 10-2.402, 10-2.610, 10-2.620, 10-2.630, 10-2.640, 10-2.910 and the addition of Section 10-2.1630. The Modifications (1) require all body art businesses to obtain a Conditional Use Permit ("CUP"), (2) impose on-site restrictions, (3) require body art businesses to comply with applicable Los Angeles County Health code provisions as well as ensuring that all employees have valid County Health Permits, (4) and require a minimum separation of one thousand (1,000) feet between body art business properties.

Public Hearing: A public hearing on the Draft Modifications and the proposed findings/exemptions under CEQA will be held at a City Council meeting on **November 3, 2015 at 6:00 PM**, or as soon thereafter as possible, in the City Council Chambers at 415 Diamond Street, Redondo Beach, California 90277. At this public hearing City Council will consider the recommendations from Planning Commission, approval of the Draft Modifications, and adoption of CEQA findings/exemptions. The City Council's procedures generally include opening the public hearing, a presentation by staff, and a question and comment period open to the public.

If you challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

PUBLISH: OCTOBER 22, 2015



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF THE HEARING: Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, Vesting Tentative Parcel Map No. 73613 for the construction of a 4-unit residential condominium development, and Variance to allow tandem configuration of guest parking, on property located within a Medium-Density Multiple-Family Residential (RMD) zone, in the Coastal Zone.

LOCATION OF PROPOSED PROJECT: 111 Vista Del Mar, Redondo Beach. (Legal description on file)

APPLICANT NAME: Bagnard Co., LLC

COASTAL DEVELOPMENT PERMIT FILE NO.: 2015-11-CDP-012

HEARING WILL TAKE PLACE: Thursday, November 19th, 2015 at 7:00 p.m., or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 am to 11:30 am and 1:30 pm to 5:00 pm. **City Hall is closed every other Friday.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, extension 1-2460.

PUBLIC COMMENTS: Oral testimony will be received during the public hearing. Written correspondence may be delivered to the Planning Division office at 415 Diamond Street Door E, Redondo Beach, Ca. 90277 by 4:00 p.m. the day of the public hearing, November 19th, 2015.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

APPEALS: All decisions of the Planning Commission are appealable to the City Council. The decision of the City Council on the Coastal Development Permit is further appealable to the California Coastal Commission.



**CITY OF REDONDO BEACH
NOTICE OF CONTINUANCE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on August 20, 2015 at 7:00 p.m., at a Regular meeting of the Planning Commission of the City of Redondo Beach, California said public hearing was **continued to Thursday, November 19, 2015 at 7:00 p.m.** Said Public Hearing will be held at 415 Diamond Street, Redondo Beach, California, in the Redondo Beach Council Chamber.

A Public Hearing to consider adopt/certify a (Revised) Mitigated Negative Declaration, Initial Study (IS-MND), and Mitigation Monitoring and Reporting Program (including modified mitigation measures), a revised application for Conditional Use Permit, Planning Commission Design Review, Landscape and Irrigation Plans, and Minor Subdivision (Vesting Tentative Tract Map No. 72662) for the construction of a mixed-use development to include 149 residential apartment units (a reduction from 180), approximately 37,000 square feet of neighborhood serving commercial development (a reduction from 37,600), and renovation of the existing 100-room hotel. A total of 649 parking spaces (an increase from 614) will be provided, with 587 parking spaces in an enclosed parking structure and 62 spaces in an existing surface parking lot. The project is designed to be a maximum of three (3) stories and 45 feet above existing grade (a reduction from four (4) stories and 56 feet). The IS-MND is being revised, and includes an approximately two page discussion to reflect these and other changes, and impacts are anticipated to be reduced in comparison to the previously analyzed project description. The property is located with a Mixed-Use (MU-3A) zone at **1700 S. Pacific Coast Highway, Redondo Beach, CA.**

PUBLISH: NOVEMBER 5, 2015 (EASY READER)



CITY OF REDONDO BEACH
Community Development Department

Notice of Availability/Notice of Public Meetings

To: Interested Parties

From: City of Redondo Beach
Community Development Department
415 Diamond Street
Redondo Beach, California 90277

Date: November 17, 2015

SUBJECT: Notice of Availability, Notice of Completion and Notice of Public and Agency Review and Comment Period for The Waterfront Project (SCH# 2014061071)

Pursuant to the California Environmental Quality Act (CEQA), the City of Redondo Beach, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for The Waterfront Project (the proposed project). The DEIR identifies significant but unavoidable impacts associated with air quality (construction), cultural resources (construction), hydrology/water quality (operation), and noise (construction and operation), all other impacts were determined to be mitigatable or less than significant. The project site is (1) not listed as a hazardous waste facility, property, or disposal site, (2) does not contain a solid waste disposal facility with known migration of hazardous waste, (3) does not contain a leaking underground storage tanks with filed unauthorized release reports, and (4) is not subject to an active cease and desist order as enumerated under California Government Code 65962.5. The project site (specifically the Redondo Beach Marina) is listed on the SWRCB Leaking Underground Storage Tank list compiled pursuant to Government Code Section 65962.5.

The DEIR will be available for review and comment for sixty (60) days commencing November 17, 2015 at 6:00 PM and ending January 19, 2016 at 5:30 PM (comments must be received by this time). Any person wishing to comment on the DEIR may provide written comments to Katie Owston, Project Planner, at the City of Redondo Beach, 415 Diamond Street, Redondo Beach, California 90277 or via email to Katie.Owston@redondo.org. Please include the name of a designated contact person. Please contact Katie Owston at (310) 318-0637, x1-2895 if you have any questions. The DEIR is available for review at locations 1 through 5 below. Documents incorporated by reference in the DEIR are available for review at location 1 below.

- 1) City of Redondo Beach, Community Development Department, 415 Diamond Street, Door 'E,' Redondo Beach, California 90277
- 2) City of Redondo Beach, City Clerk, 415 Diamond Street, Redondo Beach, California 90277
- 3) Redondo Beach Public Library, 303 N. Pacific Coast Highway, Redondo Beach, California 90277
- 4) Redondo Beach Public Library - North Branch, 2000 Artesia Boulevard, Redondo Beach, California 90277
- 5) Online at www.redondo.org (follow link to Waterfront on Home Page)

Project Description: The proposed project, located in the City of Redondo Beach's Coastal Zone south of Portofino Way, North of Torrance Boulevard, and west of Harbor Drive/Catalina Avenue, would revitalize approximately 36 acres (land and water) of the 150-acre waterfront, by redeveloping and expanding local and visitor serving commercial uses, enhancing public access and recreational opportunities and facilities, and improving the aging support infrastructure and parking facilities. The project also proposes substantial improvements in site connectivity, public access and public views to and along the waterfront. The proposed project is specifically designed as a new waterfront village to reconnect the Pier and Harbor area with resident and visitor serving uses. As such, the proposed project seeks to integrate the best of the public and private needs and interests in a revitalized village providing broad coastal access and enjoyment. The proposed project is designed to reconnect the public with the waterfront and to help resolve a long-standing separation of uses and disconnection from the community.

The main components of the proposed project are demolition of approximately 207,402 square feet of existing structures, replacement of the existing Pier Parking Structure, retention of 12,479 square feet of existing development, and construction of up to 511,460 square feet to include retail, restaurant, creative office, specialty cinema, a public market hall, and a boutique hotel. The total amount of new and remaining development on-site would be 523,939 square feet (304,058 square feet of net new development). The proposed project also includes public recreation enhancements such as a new small craft boat launch ramp, improvements to Seaside Lagoon (opening of the lagoon to King Harbor as a protected beach), new parking facilities, expanded boardwalk along the water's edge, enhanced public open space, and pedestrian and bicycle pathways. Site connectivity and public access to and along the water would be improved by the establishment of a new pedestrian/bicycle bridge across the Redondo Beach Marina/Basin 3 entrance and the reconnection of Pacific Avenue. The approval of the proposed project by the City is contingent on the review and certification of the Final Environmental Impact Report and approval of other entitlements, such as a Conditional Use Permit, Design Review, Coastal Development Permit (CDP), and a lease agreement. The application for the proposed project was filed by Redondo Beach Waterfront LLC, which is the affiliate of CenterCal Properties LLC, on April 21, 2014 (File No. 2014-04-EIR-001).

Three (3) Public Workshops to introduce the public to the DEIR and encourage public comment during the public and agency review period will be held. The public workshops are scheduled as follows:

- Saturday, November 21, 2015 from 9:00 AM- 1:00 PM* at the Crowne Plaza Hotel at 300 N. Harbor Drive, Redondo Beach,
- Wednesday December 9, 2015 from 6:00 PM- 9:00 PM* at the City's Main Library, 403 N. Pacific Coast Highway (second floor), and
- Saturday, January 9, 2016 from 9:00 AM- 1:00 PM* at the Crowne Plaza Hotel at 300 N. Harbor Drive, Redondo Beach.

The public meetings generally include a presentation on the results of the environmental analysis and a comment period open to the public.

*If hours are insufficient to collect comments from all meeting attendees, the time may be extended.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

November 18, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2204 Bataan Road
APPLICANT: Redondo Beach Investment, LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: December 4, 2015
CASE NO: 2015-12-ADR-049

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73947 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **December 4, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday. City offices will also be closed November 25th, 26th, and 27th, 2015.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

PUBLIC NOTICE TO PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH PLANNING DEPARTMENT ON THE FOLLOWING MATTER.

NOTICE DATE: November 18, 2015
APPLICATION RECEIVED: November 9, 2015
PROJECT LOCATION: 800 N. Catalina Avenue
APPLICANT: iFrancisca Partners, LP
PROJECT TYPE: 3-unit residential condominium development
CASE NO: 2015-12-ADR-050
COASTAL DEVELOPMENT PERMIT NO: 2015-12-CDP-015

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review, Coastal Development Permit, and Vesting Tentative Parcel Map No. 73697 to permit the construction of a 3-unit residential condominium project on property located within a Medium-Density Multiple-Family Residential (RMD) zone in the Coastal Zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **December 14, 2015** subject to this 15-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the Planning Division by the close of business on the date listed.

DECISION ON COASTAL DEVELOPMENT PERMIT: The proposed project does not require a public hearing for the Coastal Development Permit unless a request for hearing is received. Any person, after reviewing the project information, may request that a public hearing be held before the Planning Commission. A request for hearing must be made in writing citing the reasons for the request. A request for hearing must be received by **December 14, 2015**, within 15-working days of the date of this notice. A request for hearing should include your name, address, and should be sent to: Planning Division, 415 Diamond Street, Redondo Beach, CA 90277.

FOR ADDITIONAL INFORMATION: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City Hall is closed every other Friday. City Hall will also be closed November 25th, 26th, and 27th, 2015.** For additional information, contact Marianne Gastelum, Assistant Planner, at (310)318-0637, x1-2460.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration is being considered as the project is Categorically Exempt from environmental review pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

APPEALS: In the case of a request for public hearing before the Planning Commission, the decision of the Planning Commission for the approval or denial of an application for a Coastal Development Permit shall be final and conclusive, unless, by 5:00pm of the tenth (10th) day following such a decision an appeal is filed in writing to the City Council. There are no local fees for appeals to the City Council. The decision of the City Council on the Coastal Development Permit is further appealable to the California Coastal Commission.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

November 18, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2309 Clark Lane
APPLICANT: MJ Property Investments LLC
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: December 4, 2015
CASE NO: 2015-12-ADR-051

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73920 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **December 4, 2015**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorical Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday. City offices will also be closed November 25th, 26th, and 27th, 2015.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

PUBLIC NOTICE TO PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH PLANNING DEPARTMENT ON THE FOLLOWING MATTER.

NOTICE DATE: November 18, 2015
APPLICATION RECEIVED: November 9, 2015
PROJECT LOCATION: 521 N. Gertruda Avenue
APPLICANT: Thomas M. Cleary
PROJECT TYPE: 2-unit residential condominium development
CASE NO: 2015-12-ADR-052
COASTAL DEVELOPMENT PERMIT NO: 2015-12-CDP-014

APPLICATION REQUEST: An application was filed for consideration of an Exemption Declaration, Administrative Design Review, Coastal Development Permit, and Vesting Tentative Parcel Map No. 73844 to permit the construction of a 2-unit residential condominium project on property located within a Low-Density Multiple-Family Residential (R-3A) zone in the Coastal Zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **December 14, 2015** subject to this 15-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the Planning Division by the close of business on the date listed.

DECISION ON COASTAL DEVELOPMENT PERMIT: The proposed project does not require a public hearing for the Coastal Development Permit unless a request for hearing is received. Any person, after reviewing the project information, may request that a public hearing be held before the Planning Commission. A request for hearing must be made in writing citing the reasons for the request. A request for hearing must be received by **December 14, 2015**, within 15-working days of the date of this notice. A request for hearing should include your name, address, and should be sent to: Planning Division, 415 Diamond Street, Redondo Beach, CA 90277.

FOR ADDITIONAL INFORMATION: The case file containing the plans and applications may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City Hall is closed every other Friday. City Hall will also be closed November 25th, 26th, and 27th, 2015.** For additional information, contact Marianne Gastelum, Assistant Planner, at (310)318-0637, x1-2460.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration is being considered as the project is Categorically Exempt from environmental review pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more than six (6) dwelling units within urbanized areas from environmental review.

APPEALS: In the case of a request for public hearing before the Planning Commission, the decision of the Planning Commission for the approval or denial of an application for a Coastal Development Permit shall be final and conclusive, unless, by 5:00pm of the tenth (10th) day following such a decision an appeal is filed in writing to the City Council. There are no local fees for appeals to the City Council. The decision of the City Council is final and not further appealable to the California Coastal Commission.



**CITY OF REDONDO BEACH
PLANNING DIVISION
NOTICE OF APPLICATION FOR A COASTAL DEVELOPMENT PERMIT**
(Public Hearing Waiver for Minor Developments)

PUBLIC NOTICE TO PROPERTY OWNERS AND OCCUPANTS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT THE PLANNING DIVISION IS CURRENTLY REVIEWING AN APPLICATION FOR A COASTAL DEVELOPMENT PERMIT FOR THE FOLLOWING PROJECT LOCATED WITHIN THE COASTAL ZONE.

NOTICE DATE: November 18, 2015

PROJECT LOCATION: 212 Avenue E

APPLICANT: Roger and Kristen Heinz (property owners)

FILING DATE: November 5, 2015

COASTAL DEVELOPMENT PERMIT NO: 2015-11-CDP-013

APPLICATION REQUEST: Construction of a new two-story single-family residence with a detached accessory structure consisting of a 2-car garage and storage room, on property located within a Low-Density Single-Family Residential (R-1) zone in the Coastal Zone.

FOR ADDITIONAL INFORMATION: The case file containing the plans and application may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30 a.m. to 11:30 a.m. and 1:30 p.m. to 5:00 p.m. **City Hall is closed every other Friday. City Hall will be closed November 25th, 26th, and 27th.** For additional information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.

DECISION ON COASTAL DEVELOPMENT PERMIT: The proposed project does not require a public hearing for the Coastal Development Permit unless a request for hearing is received. Any person, after reviewing the project information, may request that a public hearing be held before the Planning Commission. A request for hearing must be made in writing citing the reasons for the request and must be received within 15 working days of the date of this notice, **December 14, 2015**. A request for hearing should include your name, address, and should be sent to: Planning Division, 415 Diamond St., Redondo Beach, CA 90277

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration is being considered as the project is Categorically Exempt from environmental review, pursuant to Section 15303(a) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts the construction of single-family residences from environmental review.

APPEALS: In the case of a request for public hearing before the Planning Commission, the decision of the Planning Commission for the approval or denial of an application for a Coastal Development Permit shall be final and conclusive, unless, by 5:00 p.m. of the tenth (10th) day following such a decision an appeal is filed in writing to the City Council. There are no local fees for appeals to the City Council. The decision of the City Council on the Coastal Development Permit is further appealable to the Coastal Commission.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

December 17, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2003 Speyer Lane
APPLICANT: Kashi Organization Inc.
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: January 11, 2016
CASE NO: 2016-01-ADR-001

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73962 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **January 11, 2016**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday. City offices will be closed December 23, 2015 through January 3, 2016.** For additional project information, contact Marianne Gastelum, Assistant Planner, at (310) 318-0637, x1-2460.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

December 17, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 2213 Speyer Lane
APPLICANT: Lloyd Anastasi
PROJECT TYPE: 2-unit residential condominium development
COMMENT DEADLINE: January 11, 2016
CASE NO: 2016-01-ADR-002

APPLICATION REQUEST: Consideration of an Exemption Declaration, Administrative Design Review, and Vesting Tentative Parcel Map No. 73097 to permit the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the project is pending after **January 11, 2016**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review is being considered as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the plans and applications, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday. City offices will be closed December 23, 2015 through January 3, 2016.** For additional project information, contact Stacy Kinsella, Associate Planner, at (310) 318-0637, x1-2232.



CITY OF REDONDO BEACH
NOTICE OF PENDING DECISION

December 17, 2015

PUBLIC NOTICE TO PROPERTY OWNERS WITHIN 100 FEET OF PROPOSED PROJECT. NOTICE IS HEREBY GIVEN THAT A DECISION IS PENDING BY THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER.

PROJECT LOCATION: 205 S. Irena Avenue

APPLICANT: Victor Goll

PROJECT TYPE: Architectural redesign of a previously approved 2-unit residential condominium development

COMMENT DEADLINE: January 11, 2016

CASE NO: 2015-10-ADR-044

APPLICATION REQUEST: Consideration of a revised Administrative Design Review for the architectural redesign of a previously approved 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-3) zone.

An Exemption Declaration and Vesting Tentative Parcel Map No. 73781 have been previously approved for the development. The current consideration is for a change of architectural style to the project previously approved.

DECISION PENDING AND COMMENTS ACCEPTED: A decision on the application is pending after **January 11, 2016**, subject to this 10-working day notification. Revisions to the proposed project will be considered by the Planning Division upon written request provided that such written request is received by the close of business on the comment deadline date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Exemption Declaration from environmental review has been previously approved as the project is Categorically Exempt pursuant to Section 15303(b) (New Construction of Small Structures) of the Guidelines of the California Environmental Quality Act (CEQA) which exempts construction of multiple-family residential structures totaling no more the six (6) dwelling units within urbanized areas from environmental review.

FOR ADDITIONAL INFORMATION: The case file, containing the revised plans and application, may be reviewed in the Planning Division, located through Door E of Redondo Beach City Hall, 415 Diamond Street, Redondo Beach from 7:30am to 11:30am and 1:30pm to 5:00pm. **City offices are closed every other Friday. City offices will be closed December 23, 2015 through January 3, 2016.** For additional project information, contact Stacey Kinsella, Associate Planner, at (310) 318-0637, x1-2232.

CITY OF REDONDO BEACH NOTICES FOR THE KENSINGTON ASSISTED LIVING FACILITY

(1) NOTICE OF INTENT TO ADOPT/CERTIFY FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2013121065), FINDINGS, AND MITIGATION MONITORING AND REPORTING PROGRAM (INCLUDING MODIFIED MITIGATION MEASURES), AND IN THE ALTERNATIVE ADOPTION OF A CEQA EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15265.

(2) NOTICE OF INTENT TO INTRODUCE & ADOPT RESOLUTIONS AND ORDINANCES WHICH CONTAIN AMENDMENTS TO THE CITY CHARTER (ARTICLE XXVII), GENERAL PLAN, AND LOCAL COASTAL PROGRAM (INCLUDING THE COASTAL LAND USE PLAN AND THE COASTAL ZONING) RELATED TO PERMITTED USES OF THE PROPERTY.

(3) NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF REDONDO BEACH REAFFIRMING THE PLANNING COMMISSION'S CONDITIONAL APPROVAL OF A CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, COASTAL DEVELOPMENT PERMIT, AND VESTING TENTATIVE PARCEL MAP NO. 72314 AS CONTAINED IN RESOLUTION NO. 2015-10-PCR-019.

(4) NOTICE OF INTENT TO ADOPT A RESOLUTION OF SUBMITTAL SENDING THE PROPOSED AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM TO THE COASTAL COMMISSION FOR CONSIDERATION AND APPROVAL AND A CONCURRENT REQUEST FOR AN EXTENSION TO RESPOND TO COASTAL COMMISSION'S ACTIONS.

(5) NOTICE OF AVAILABILITY AND CITY COUNCIL CONSIDERATION OF SAMPLE BALLOT MATERIALS (INCLUDING A TRAFFIC IMPACT REPORT) PREPARED PURSUANT TO ARTICLE XXVII (MAJOR CHANGES IN ALLOWABLE LAND USE) OF THE REDONDO BEACH CITY CHARTER

(5) NOTICE OF MOTION BY THE GOVERNING BODY (CITY COUNCIL) TO PLACE AMENDMENTS TO THE GENERAL PLAN, THE LOCAL COASTAL PROGRAM (INCLUDING THE COASTAL LAND USE PLAN AND THE COASTAL ZONING), AND ARTICLE XXVII OF THE CITY CHARTER UP TO A VOTE OF THE PEOPLE. CITY COUNCIL WILL ALSO CONSIDER ADOPTING A RESOLUTION ORDERING AN ELECTION, A RESOLUTION CONSOLIDATING WITH THE NEXT GENERAL ELECTION OR MUNICIPAL ELECTION (OR IN THE ALTERNATIVE ORDERING A SPECIAL ELECTION), AND A RESOLUTION SETTING PRIORITIES FOR FILING OF WRITTEN ARGUMENTS, AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS.

To: All Interested Persons, Public, Agencies, and Applicant
From: City of Redondo Beach
Notice: December 17, 2015
Project Title: Kensington Assisted Living Facility

Project Location: 320 Knob Hill Avenue, Redondo Beach (northwest corner of Pacific Coast Highway and Knob Hill Avenue)

Project Description: The 3.37-acre project site is developed with ten existing structures totaling approximately 23,242 square feet, parking, and ornamental landscaping including some mature trees. The project site was formerly developed in 1960 as a school. The majority of the project site is occupied by the Los Angeles County Office of Education (LACOE) for administrative offices and special education services.

The project includes the demolition of nine of the ten existing structures; the construction and operation of a two story building totaling approximately 80,000 gross square feet containing a 96-suite assisted living facility (Residential Care for the Elderly) accommodating up to 130 people; and the reuse/rehabilitation of an existing one-story 2,600 square foot building located at the northwestern corner of the site, which may potentially become available for a community use, on property located within the Public Community Facility (P-CF) Zone. The Project also includes amendments to the City's General Plan, Coastal Land Use Plan, and Coastal Zoning which would make Residential Care Facilities for the Elderly conditionally permissible in the Public Community Facility Zone ("Proposed Amendments"). The City will also consider submitting proposed amendments to Article XXVII of the City Charter up to a vote of the people. The Charter amendments (Section 27.6) would exempt suggested modifications, proposed by Coastal Commission related to the Kensington project, from the requirements contained in Article XXVII of the City Charter.

Public Hearing: The City Council of the City of Redondo Beach is scheduled to hold a public hearing on the Project on **January 19, 2016 at 6:00 p.m.**, or as soon thereafter as possible, in the City Council Chambers, 415 Diamond Street, Redondo Beach CA, 90277. At the hearing, the City Council will review and consider: the approval/certification of a Final Environmental Impact Report (EIR), Findings, and Mitigation Monitoring and Reporting Program (MMRP) (and in the alternative find the Proposed Amendments are Exempt from CEQA, pursuant to CEQA Guidelines § 15265); the Planning Commission's recommendations for approval of the Proposed Amendments to the General Plan and Local Coastal Program (including the Coastal Land Use plan and the Coastal Zoning) related to permitted uses of the property as contained in Resolutions 2015-10-PCR-017 and No. 2015-10-PCR-018; reaffirming the Planning Commission's conditional approval of the project entitlements including; Conditional Use Permit, Planning Commission Design Review, Coastal Development Permit, and Vesting Tentative Parcel Map No. 72314; the adoption of a Resolution of Submittal which will send the Proposed Amendments to the Coastal Commission; consideration of the Article XXVII Sample Ballot Materials (including a Traffic Analysis) pursuant to Article XXVII of the City Charter. Additionally, the City Council will consider approval of a Motion to approve an Initiative for a vote of the People and to submit the sample ballot materials. The City Council's procedures generally include a presentation by staff, the applicant and a question and comment period open to the public and followed by deliberations by the City Council.

If you challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Redondo Beach at, or prior to, the public hearing.

Document Availability: The architectural plans/drawings, environmental documents, Proposed Amendments (including the Charter amendments) and other background documents and studies referenced are available for review at the City of Redondo Beach, Community Development Department, Planning Division counter, 415 Diamond Street, Door E, Redondo Beach, CA 90277 during Planning Division operating hours of 7:30 a.m. to 5:30 p.m. with the counter being closed for lunch from 12:00 noon to 1:00 p.m. **City Hall is closed every other Friday.** The Final Environmental Impact Report and the Article XXVII Sample Ballot Materials will also be available at both of the City's libraries and on the City's website at www.redondo.org.

PUBLISH December 17, 2015, Easy Reader



**CITY OF REDONDO BEACH
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH ON THE FOLLOWING MATTER. ANY AND ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD.

SUBJECT OF HEARING: Consideration of a Certificate of Appropriateness requesting removal of the property from the list of Potential Historic Resources and proposing a one-story addition pursuant to the requirements of Chapter 4, Title 10 of the Redondo Beach Municipal Code, and finding that said actions are categorically exempt from the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA).

PROJECT ADDRESS: 110 N. Juanita Avenue, Redondo Beach (legal description on file)

HEARING WILL TAKE PLACE: Wednesday, January 6, 2016, at 7:00 P.M., or as soon thereafter as possible, in the Redondo Beach City Council Chambers 415 Diamond Street, Redondo Beach, California.

CALIFORNIA ENVIRONMENTAL QUALITY ACT: Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

FOR ADDITIONAL INFORMATION: The case file may be reviewed in the Planning Division, located through Door E of the Redondo Beach City Hall, 415 Diamond Street, Redondo Beach, between 7:30 a.m. to 11:30 a.m. and 1:30 p.m. to 5:00 p.m. City Hall is closed every other Friday. For additional information contact Stacey Kinsella, Associate Planner, at (310)318-0637, x1-2232.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Preservation Commission at, or prior to, the public hearing.

PUBLISH: DECEMBER 24, 2015