

The Waterfront



Final Environmental Impact Report
Conditional Use Permit
Harbor Commission Design Review
Coastal Development Permit
Vesting Tentative Tract Map



Harbor Commission

Public Hearing
July 18, 2016

Introduction

- Summarize June 27, 2016 public hearing
- Present additional information
- Address Final EIR and supporting materials
- Review revised recommended conditions
- Address project Resolutions
- Provide staff recommendation



June 27th Public Hearing Summary

- Provided summary of June 13th Public Hearing
 - Presented additional information based on public testimony and Commission discussion
 - Summarized recommended project conditions
 - Received presentation of additional information from applicant
 - Accepted public testimony from 44 individuals, approx. 27 written statements
 - Resumed Harbor Commission discussion
 - Continued public hearing to July 18, 2016
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Summary of Issues Raised

Key topics:

- Public View Protection and Measure G – What is Protected?
- Public Access and recreation – Enhancement or Detriment?
- Tidelands Grant – What are the Requirements?
- Pacific Avenue (Harbor Drive Extension) – Need, Impact and Benefits
- Stormwater – Issues and Improvements
- Architectural Design – Guiding Principles, Evolution and Rationale
- Public Launch Ramp Parking – The Facts



Key Topics – View Protection and Measure G

What is Protected?

Measure G *does not*:

- Protect every view along Harbor Drive or views from private property through Czuleger Park

Measure G *does*:

- Provide development standards that support development of a pedestrian-active area with clustered development that provides pedestrian walkways, useable open space, and view corridors

The Staff Recommended Alternative includes less square footage, and in many cases, lower building heights, than maximum allowed under Measure G

Key Topics – Public Access and Recreation

Enhancement or Detriment?

No existing recreational activity eliminated:

- Direct access to harbor for in-water sports
 - Commercial recreation continues— fishing and charter fishing, whale-watching, equipment rentals, etc.
 - Landside activities - pier fishing, swimming at Seaside Lagoon, use of pathways and benches for exercising, coastal viewing, relaxing, picnicking, etc.
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Key Topics – Public Access and Recreation

Enhancement or Detriment?

New and enhanced recreational features:

- Increased connectivity – expansive boardwalk/pathways, completing California Coastal Trail, pedestrian bridge connecting north/south, new bicycle path
 - Seaside Lagoon modifications – free year round public access, fencing removed, new beach and shallow water protected entry, board storage amenities and concessions
 - High quality public open space with landscaping, gathering spaces, etc.
 - Reconstructed Sportfishing Pier
 - Reconstructed Redondo Beach Marina
 - Space and infrastructure support programming/events - festivals, exhibits, and classes
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Key Topics – Tidelands Grant

What are the Requirements?

Tidelands Grant:

- Allows uses including public parks, marine-oriented commercial uses, and visitor-oriented commercial uses
- Long term leasing of Tidelands is fully consistent with trust

Proposed land exchange:

- Better aligns water areas with Tidelands and land areas with Uplands consistent with Coastal Commission jurisdictional boundaries
 - Allows for uniform lease term
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Key Topics – Pacific Ave. (Harbor Drive Extension)

Need, Impact, and Benefits - Provides enhanced public access to and along the water and restores important vehicle linkage between northern and southern portions of project site

Usage:

- Approx. 31 AM peak hour project trips (approx. 1 vehicle / 2 minutes)
- 74 PM peak hour project trips (just over 1 vehicle per minute)
- Approximately 9 percent of all project trips.

Benefits:

- Reduces project vehicle trips along Catalina Avenue
 - Allows emergency vehicles access from the northern/southern portions links project's three primary parking areas
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Key Topics - Stormwater

Issues and Improvements

- Existing regulations and local and regional programs in place to improve stormwater quality and reduce discharge volumes entering Santa Monica Bay
 - Municipal stormwater system regulations becoming increasingly more stringent
 - Currently, over 80 small catch basins/curb openings within Harbor allow untreated or minimally treated stormwater to runoff/drain into Harbor
 - Storm drains collecting runoff from areas outside of the Harbor-Pier area also discharge into harbor and shoreline
 - Extensive stormwater improvements incorporated into project design including: bio-retention, infiltration and filtering
 - Off-site improvements not within project scope
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Key Topics – Architectural Design

Guiding Principles

- Remain timeless
- Draw from earlier design styles – i.e., early industrial period, resort period, contemporary
- Avoid monotony and overuse of single architectural style
- Achieve “Village Atmosphere” and “Beachtown” character
- Be authentic and avoid “copying” or trying to recreate historic structures

Rationale

- Authentic and adaptable – allow design freedom, unique storefronts, memorable experience
- Provide interest and creativity
- Evolve organically over time

Evolution

- Traditional design & historic styles used for signature buildings (Market Hall, Hotel, theatre)
 - Variety of materials, designs and styles for smaller structures and storefronts
 - Able to evolve organically over time
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DESIGNING THE NEW WATERFRONT

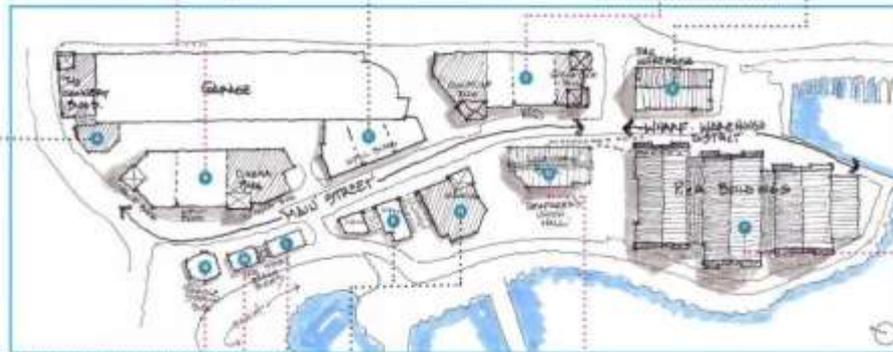
HISTORIC MEETS MODERN

Architecturally, the new Waterfront will be both nostalgic and contemporary. Rather than having one overriding 'style' it will be an eclectic collection of building types that would have naturally developed here over the last century.

DESIGN PARAMETERS

- Draw inspiration from the past
- Create a sense of place that is warm and inviting
- Inspire a sense of wonder
- Incorporate a variety of architectural styles
- Enhance beachfront experience
- Create a new 'Great American Street'

ARCHITECTURAL INSPIRATION – OVERALL SITE



CONCEPT:
 MAIN STREET IS A HISTORICAL
 SHOPPING & BUSINESS STREET -
 ADAPTING RE-USE OF OLD BLDG.
 DEPARTMENT STORE, DINK STORE,
 EXPANDED CASHIERS - ORIGINALLY 1920'S - 1940'S
 WARE WAREHOUSE DISTRICT
 ADAPTING RE-USE OF BRICK & CONCRETE
 P&M BLDGS JAMES TORRES WITH
 OUTSIDE GARAGE ZONING

THE WATERFRONT
 OPTION ONE
 'MAIN STREET' SHOPPING
 & WAREHOUSE DISTRICT
 17 OCT '14

NO P&M 1 BLDG - RESTORED IN PLACE
 IN 1942



Key Topics – Public Launch Ramp Parking

Marina Del Rey Boat Ramp Facility

- Public comment claimed average usage rate higher than presented in Administrative Report
- Information in Admin. Report is correct – average usage is 16 launches/day based upon “Global Pay Station Entries”

Cabrillo Boat Ramp Facility

- Public comment claimed staff misrepresented parking data to show lower use rates
- Information in Administrative Report is correct – 2015 parking data shows average rate of 19 launches/day
- Administrative Report further explains that boat facilities are subject to peaks throughout the year



Figure 1

Final EIR and Supporting Materials

The Waterfront Final EIR available on July 7, 2016:

- 1) City of Redondo Beach Planning Division at 415 Diamond Street
- 2) Redondo Beach Public Library at 303 N. Pacific Coast Highway
- 3) Redondo Beach Public Library, North Branch at 2000 Artesia Blvd.
- 4) Online
http://www.redondo.org/depts/planning/waterfront_draft_eir/default.asp

City exceeded the requirements for state law, which require that response to public agencies be mailed 10 days before certification

Final EIR and Supporting Materials

Final EIR includes:

- Assessment of project modifications (Staff Recommended Alternative)
 - Does not result in new or increased significant impacts
- Public comments and responses to public comment
 - 568 comment letters and emails and 115 oral comments
 - Responses include individual and master responses
 - Responses focus on “disposition of significant environmental issues raised” and not on topics unrelated to environmental issues



Final EIR and Supporting Materials

Clarification - Coastal Zoning Consistency Square Footage

Project square footage that counts towards the 400,000 square foot development cap within the Coastal Commercial Zones and remaining balance:

- **Draft EIR – Proposed Project**

290,113 square feet (remaining balance of 72,876 square feet)

**Incorrectly included square footage in Seaside Lagoon (P-PRO zone)*

- **Final EIR – Proposed Project**

275,788 square feet (remaining balance of 87,201 square feet)

**Proposed project without square footage in Seaside Lagoon (P-PRO zone)*

- **Final EIR - Staff Recommended Alternative**

285,855 square feet (remaining balance of 77,134 square feet)

**Joe's Crab Shack not demolished and one building moved from Seaside Lagoon to CC zone.*

Final EIR and Supporting Materials

Clarification – Rejection of Mole B Boat Launch Ramp alternative option included in Final EIR:

- Rejected Mole B Boat Launch Ramp alternative option is different from Staff Recommended Alternative:
 - Designed on land controlled by the City (not under lease)
 - Would have greater impacts on emergency services and greater line-of-sight constraints



Final EIR and Supporting Materials

Mitigation Monitoring and Reporting Plan

- List of mitigation measures adopted through CEQA process
- Identifies responsible agency or party for implementation
- Identifies time frame for compliance.

Table 1: Mitigation Measure Reporting Program Requirements for the Mitigation Measures Identified in The Waterfront EIR

Mitigation Measure	Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
				Initial	Date	Remarks
<i>Air Quality</i>						
<p>MM AQ-1: Fleet Modernization for Construction Equipment: Prior to issuance of any Grading Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that the construction contractor shall ensure that all off-road equipment with a horsepower greater than 50 horsepower (HP) be required to have USEPA certified Tier 4 interim engines or engines that are certified to meet or exceed the NOx emission ratings for USEPA Tier 4 engines. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by CARB regulations. During construction, the construction contractor shall maintain a list of all operating equipment in use on the project site for verification by the City's Building and Safety Division. The construction equipment list shall state the makes, models, and numbers of construction equipment on-site. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with California Air Resources Board's Rule 2449. These activities shall be verified by the Building and Safety Division during construction.</p>	<p>Prior to issuance of any grading permit and during construction</p>	<p>Applicant/Construction Contractor to submit grading plan, building plans, and construction specifications for review by the City for compliance with MM-AQ-1; routine inspections during construction</p>	<p>Redondo Beach Building and Safety Division and Public Works Department</p>			

Final EIR and Supporting Materials

Findings of Fact and Statement of Overriding Consideration

- Specific written findings for each significant impact
- Overall finding that project benefits outweigh and override significant unavoidable impacts

Significant Impacts that can be mitigated:

- biological resources (construction and operation)
- cultural resources (construction)
- hydrology and water quality (operation)
- traffic and transportation (operation)

Significant and Unavoidable impacts:

- air quality (construction)
- cultural resources (construction)
- hydrology and water quality (operation)
- Noise (construction and operation)

Conditions

Conditions revised based on feedback from June 27th public hearing:

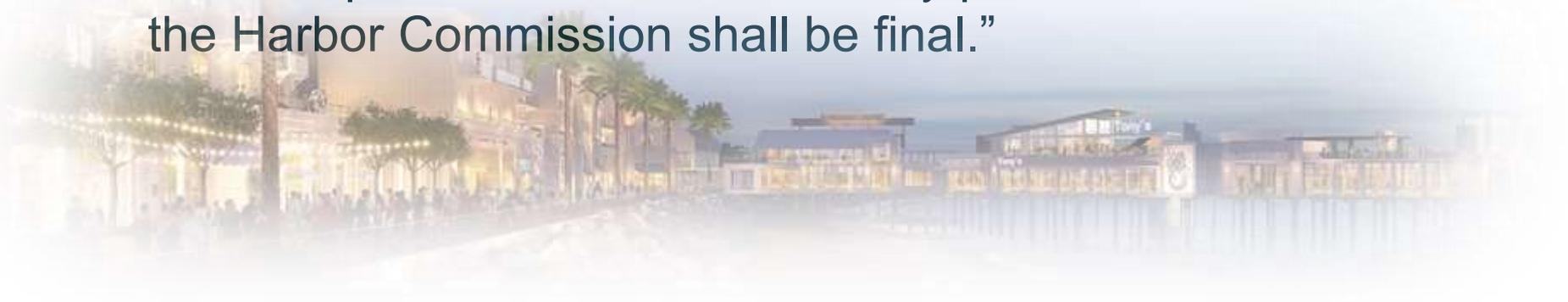
- Revisions such as:
 - Use of marine-grade materials, when feasible
 - More clarity in allowable delivery hours
 - Use and operations at Seaside Lagoon
 - Harbor Commission requested review of most final plans
 - Staff unable to recommend all requests for detailed plan review
 - Language recommended to bring final designs and plans to Commission in the event of disagreement between the applicant and staff
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Conditions

Harbor Commission Review of Final Plans

Retain administrative review and approval language with requirement for Harbor Commission review in the event of a disagreement:

“That in the event of a disagreement regarding the interpretation and/or application of these conditions, the issue shall be referred back to the Harbor Commission for decision prior to the issuance of any permit. The decision of the Harbor Commission shall be final.”



Conditions

Hours of Operation

Hours extend from 7 am to 2 am

BUSINESS NAME	ADDRESS	CUP HOURS OF OPERATION	ENTERTAINMENT PERMIT HOURS
VACANT	100 H FISHERMAN'S WHARF	SUN – THURS: 7:00 AM – 12:00 AM FRI - SAT: 7:00 AM – 1:00 AM OUTDOOR PATIO: 7:00 AM – 10:00 PM	N/A
DIVE REDONDO	100 I FISHERMAN'S WHARF	MON – SAT: 4:00 PM – 2:00 AM SUNDAY: 4:00 PM – 12:00 AM	MONDAY- SATURDAY: 4:00 PM – 1:30 AM SUNDAY: 4:00 PM – 12:00 AM
BRIXTON	100 J FISHERMAN'S WHARF	N/A	DAILY: 5:00 PM – 1:30 AM
NEW STARBOARD ATTITUDE	202 FISHERMAN'S WHARF	N/A	MONDAY: 3:00 PM – 12:00 AM TUES – THURS: 8:00 PM – 12:00 AM FRIDAY: 8:00 PM – 1:30 AM SATURDAY: 3:00 PM – 1:30 AM SUNDAY: 12:00 PM – 11:00 PM
TONY'S ON THE PIER	210 FISHERMAN'S WHARF	N/A	SUN – THURS: 8:00 PM – 12:00 AM FRI – SAT: 8:00 PM – 1:00 AM
KINCAID'S	500 FISHERMAN'S WHARF	HARBOR COMMISSION RESO NO. 72 DOES NOT STATE HOURS OF OPERATION	N/A
DELZANO'S BY THE SEA	179 N. HARBOR DRIVE	HARBOR COMMISSION RESO NO. 85 DOES NOT STATE HOURS OF OPERATION	DAILY: 11:00 AM – 1:00 AM
SAMBA	207 N. HARBOR DRIVE	N/A	SUNDAY-THURSDAY: 11:00 AM – 1:00 AM FRIDAY – SATURDAY: 11:00 AM – 1:30 AM
ON THE ROCKS	239 N. HARBOR DRIVE	N/A	DAILY (interior): 11:00 AM – 1:30 AM FRI – SUN & HOLIDAYS: 10:00 AM – 6:00PM (exterior patio)
KEGS	120 INTERNATIONAL BRDWK	HARBOR COMMISSION RESO NO. 71 DOES NOT STATE HOURS OF OPERATION	DAILY: 12:00 PM – 1:00 AM
QUALITY SEAFOOD	100-130 INTERNATIONAL BRDWK	HARBOR COMMISSION RESO NO. 69 DOES NOT STATE HOURS OF OPERATION	SATURDAYS & HOLIDAYS: 12:00 PM – 9:00 PM SUNDAY: 12:00 PM – 8:00 PM
	131 INTERNATIONAL BRDWK	HARBOR COMMISSION RESO NO. 68 DOES NOT STATE HOURS OF OPERATION	N/A
GAMBRINUS	136 INTERNATIONAL BRDWK	N/A	THURSDAY – SATURDAY: 6:00 PM – 10:00 PM
NAJA'S PLACE	154 INTERNATIONAL BRDWK	N/A	WEDNESDAY: 6:00 PM - 12:00 AM THURSDAY: 6:00 PM – 10:00 PM FRIDAY - SATURDAY: 2:00 PM – 1:00 AM SUNDAY: 2:00 PM – 9:00 PM
LOU E. LOUEY'S (BANQUET ROOM)	164 INTERNATIONAL BRDWK	BANQUET & MEETING ROOM: DAILY: 9:00 AM – 12:00 AM	N/A

Resolutions

The Environmental Resolution

- Provides for certification and adoption of:
 - EIR
 - Facts and Findings
 - Water Supply Assessment
 - Statement of Overriding Considerations
 - Mitigation Monitoring and Reporting Program
 - Includes recommended findings that must be made to certify the EIR
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Resolutions

The Project Entitlement Resolution

- Grants the requests for:
 - Conditional Use Permit
 - Harbor Commission Design Review
 - Coastal Development Permit
 - Vesting Tentative Tract Map
 - Includes recommended findings that must be made to approve the project entitlements
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Staff Recommendation

1. Reconvene the public hearing
2. Receive and file administrative report
3. Accept additional public testimony
4. Close the public hearing
5. Adopt resolutions for the Staff Recommended Alternative by title only

