



CITY OF REDONDO BEACH
Community Development Department

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: December 2, 2021

PROJECT TITLE: 100-132 North Catalina Avenue Project

PROJECT LOCATION: The 100-132 North Catalina Avenue Project site is located at 100, 112, 116, 124, 126, and 132 North Catalina Avenue in the city of Redondo Beach

This is a Notice of Availability to inform your agency that the City of Redondo Beach Planning Division has released the Draft Environmental Impact Report (EIR) for the proposed construction of the 100-132 North Catalina Avenue Project (hereafter referred to as “proposed project” or “project”) for a 45-day review period beginning on December 2, 2021, and ending on January 18, 2022.

The project is located at 100-132 North Catalina Avenue on 1.26-acre site and involves the demolition of approximately 8,929 square feet of existing commercial development located between 112 and 132 North Catalina Avenue; rehabilitation and re-use of the buildings between 124 and 132 North Catalina Avenue for commercial uses; adaptive re-use of the building at 112 North Catalina Avenue for residential use, and the demolition of the shed located at the rear end of 116 North Catalina Avenue. The project also involves the construction of 22 three-story townhomes, four units in the former Masonic Lodge building and four units in a new three-story apartment building, for a combined total of 30 residential units on the project site.

The Draft EIR has been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA) and the CEQA Guidelines (California Code of Regulations Section 15000 et seq.).

The EIR assesses potential impacts related to the following environmental topics: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources. Project features and mitigation measures are identified in the Draft EIR that would reduce most of the impacts of the proposed project to a less-than-significant level. However, some significant and unavoidable environmental effects would occur despite implementation of mitigation measures with respect to Transportation.

Based on a review of pertinent documents available on the State Water Resources Control Board (SWRCB) GeoTracker database, as well as other sources, identified contaminants of

potential concern (COPCs) have been detected in the subsurface at the project site. A Soil Vapor Extraction and Soil Treatment Workplan and subsequent addendum have been developed and approved by the Los Angeles County Fire Department (LACoFD) on October 2, 2020, to address contamination in shallow soil and soil vapor at the site. Hazards project design features (PDF) 1 (Shallow Soil Remediation), Hazards PDF 2 (Soil Vapor), and Hazards PDF 3 (Vapor Intrusion) would be included as part of the project under the oversight of LACoFD. Collectively, these PDFs would address potential exposure to off-site commercial or residential receptors, including during transport of treated excavated soil to disposal facilities, and potential impacts associated with vapor migration to indoor air by residual volatile organic compounds (VOCs) in soil and soil vapor. As discussed in the Hazards and Hazardous Materials analysis of the Draft EIR, the project would also require mitigation measures to further address potential significant impacts associated with site contamination and soil vapor in accordance with the Soil Vapor Extraction and Soil Treatment Workplan. Mitigation efforts will also be conducted under the oversight of the LACoFD.

The Draft EIR is available for review on the City’s website online at: www.redondo.org/CatalinaVillage

Hard copies are also available for review at the City of Redondo Beach Community Development Department and at local libraries.

| Draft EIR Review Locations |
|--|
| <p>City of Redondo Beach Community Development Department 415 Diamond Street Redondo Beach, California 90277</p> |
| <p>Redondo Beach Main Library 303 North Pacific Coast Highway Redondo Beach, California 90277</p> |
| <p>Redondo Beach North Branch Library 2000 Artesia Boulevard Redondo Beach, California 90278</p> |

Please provide any comments your agency may have on this Draft EIR in writing by January 18, 2022 to:

Antonio Gardea, Senior Planner
 Community Development Department
 City of Redondo Beach
 415 Diamond Street
 Redondo Beach, California 90277

You may also email your response to antonio.gardea@redondo.org. Please put “100-132 North Catalina Avenue Project Draft EIR Comments” in the subject line and include the name of a contact person within the commenting agency.

The Redondo Beach Community Development Department is tentatively scheduling public meetings on February 9, 2022 at 7:00 P.M. (Special Meeting) and February 17, 2022 at 6:00 P.M. for consideration by the Preservation Commission and Planning Commission, respectively, to receive public comments.

Meetings will take place virtually via Zoom pursuant to California Assembly Bill 361 and City Council action. The meeting will be broadcast live through Spectrum Channel 8 and Frontier Communications Channel 41 and also livestreamed on the City's website at www.redondo.org/RBTV and YouTube at <https://www.youtube.com/c/CityofRedondoBeachIT>. Details on how to participate in the virtual meetings and give public comment will be provided upon release of the agendas at least 72 hours prior to each meeting.

PROJECT DESCRIPTION

The project applicant has filed an application to permit the development of a mixed-use project in the City of Redondo Beach. The project is located at 100, 112, 116, 124, 126, and 132 North Catalina Avenue, with an area of 54,739 square feet, or approximately 1.26 acres. The project site consists of six adjacent parcels, which are identified as Assessor Parcel Numbers (APNs) 7505-005-012, 7505-005-019, 7505-005-021, 7505-005-008, 7505-005-007, and 7505-005-006. The project site has been previously graded and developed and is surrounded by commercial/retail buildings, residences, and Diamond Street to the north; a church, commercial/retail buildings, residences, and North Broadway to the east; Emerald Street and residences to the south; and North Catalina Avenue and residences to the west. The site is regionally accessible from Pacific Coast Highway (State Route 1, or SR-1) and the San Diego Freeway (Interstate 405, or I-405) and locally accessible from Catalina Avenue and Torrance Boulevard. **Figure 1** shows the regional location of the project site and **Figure 2** shows the location of the site in its neighborhood context.

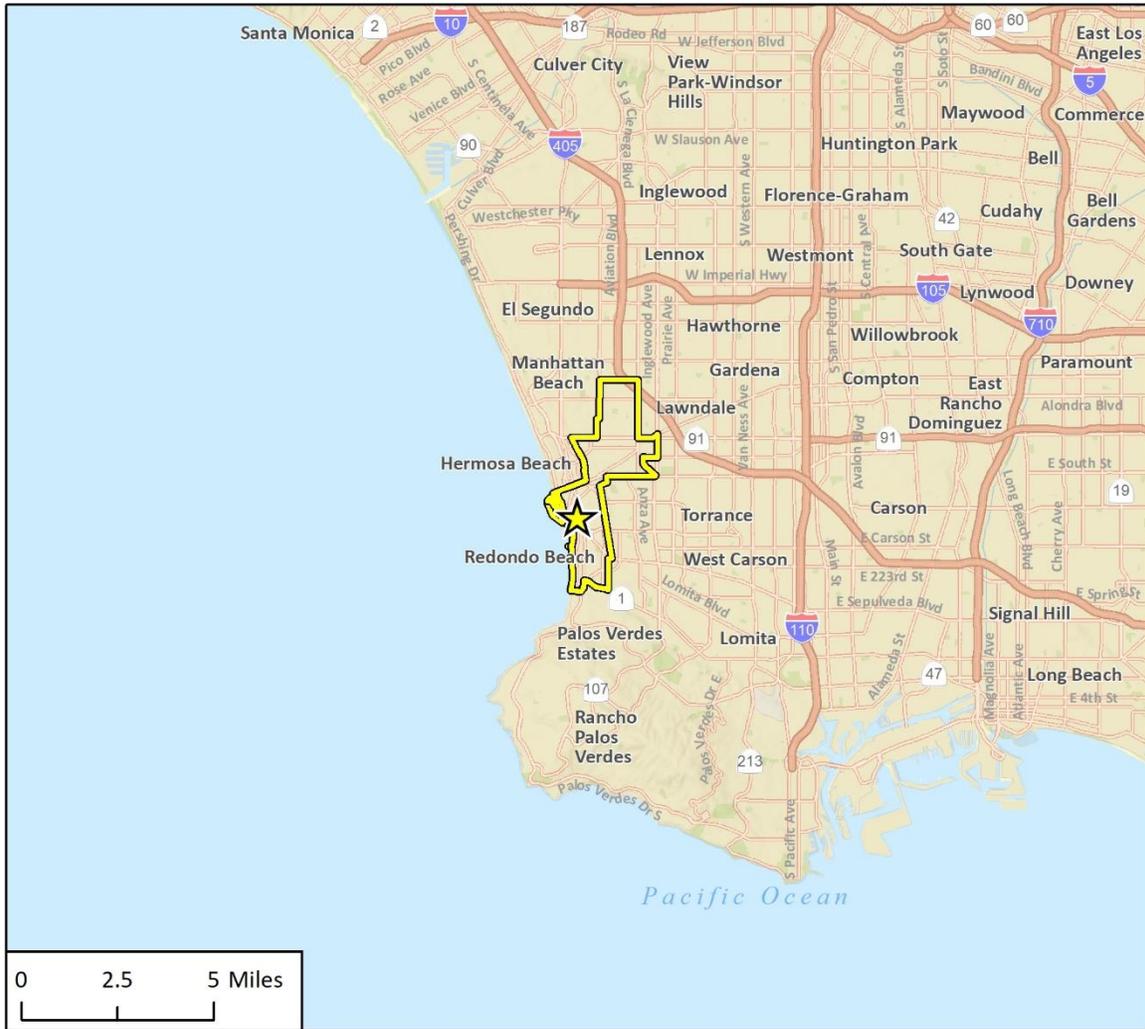
The project would involve the demolition of approximately 8,929 sf of existing commercial development located between 112 and 132 North Catalina Avenue (includes full demolition of the building at 116 North Catalina Avenue) and the following development plans: (1) the buildings at 124, 126 and 132 North Catalina Avenue would be rehabilitated and re-used for commercial uses (i.e., coffee shop and tasting room); (2) the building at 112 North Catalina Avenue would be adaptively reused for residential use; and (3) the shed located at the rear end of 116 North Catalina Avenue would be demolished. The project also involves the construction of 22 three-story townhomes, four apartment units in the former Masonic Lodge building (i.e., 112 North Catalina Avenue), and four apartment units in a new three-story apartment building, for a combined total of 30 residential units on the project site. The proposed density bonus project uses State-mandated concessions and development standard waivers and thereby would not require amendments to the City's General Plan, Local Coastal Program, or the Redondo Beach Municipal Code (RBMC) – Coastal Land Use Plan Implementation Ordinance.

The 22 townhomes would be situated east of the commercial buildings fronting North Catalina Avenue, whereas the residential apartment building would be adjacent to (south of) the commercial buildings and would front both North Catalina Avenue and Emerald Street. The proposed townhomes would consist of three 2-bedroom units, fifteen 5-bedroom units, one 6-bedroom unit, and three 7-bedroom units ranging from approximately 1,022 to 3,148 sf each. The proposed apartment building would consist of five 2-bedroom units ranging from 892 to 1,479 sf and three 4-bedroom units ranging between 1,312 and 1,318 sf each. Of the 30 proposed residential units, four units would be affordable units and would consist of two townhome units and two apartment units. Overall, the proposed project would consist of 48,666 sf in total gross residential floor area. The project would also include 12,295 sf of open space, consisting of 9,196 sf of private space (i.e., roof decks and balconies), a 1,350-sf deck, 525 sf roof lounge, and 1,214 sf of common space (i.e., courtyard). In addition, rehabilitation and reuse of the existing commercial buildings would retain 3,063 sf of commercial/retail space in the form of a 1,279-sf tasting room and a 1,784-sf coffee shop. The ground level building plan, which depicts the site configuration, is shown in **Figure 3**.

Vehicles would be able to access the proposed townhome buildings and associated at-grade parking via North Catalina Avenue and the proposed interior passageway. Vehicles would also be able to access at-grade parking associated with the proposed residential apartment building

via Emerald Street and North Catalina Avenue. The proposed project would provide a total of 72 on-site parking stalls including 66 residential parking spaces (i.e., 44 private garage and 22 at-grade spaces) and six commercial parking spaces (i.e., all standard spaces). As a result of reconfiguration of the curb cuts, an additional seven on-street parking spaces would be retained in front of the proposed commercial development. Therefore, the project would provide a total of 79 parking spaces, including on-street parking spaces. Parking garages would be equipped with electric vehicle (EV) charging stations, which would provide approximately 10 percent of total residential parking. The proposed project would provide 22 bicycle parking spaces for residents and an additional 15 bicycle racks for guests. Pedestrians would be able to access the commercial and residential buildings on the project site via sidewalks along Emerald Street and North Catalina Avenue and via the proposed internal pathways within the project site.

Figure 1 Regional Location



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★ Project Location



Fig. 1 Regional Location

Figure 2 Project Location



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Fig 2 Project Location

Figure 3 Building Plan

