



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: April 27, 2023

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

SUBJECT: Notice of Intent to Adopt a Mitigated Declaration for Artesia and Aviation Corridors Area Plan Activation and Associated Zoning Text Amendments for Consistency

PROJECT NAME: Artesia and Aviation Corridors Area Plan Activation and Associated Zoning Text Amendments for Consistency

APPLICANT: City of Redondo Beach

PROJECT ADDRESS: N/A

CITY AND COUNTY: City of Redondo Beach, Los Angeles County

NOTICE IS HEREBY GIVEN that the City of Redondo Beach (City), as Lead Agency under the California Environmental Quality Act (CEQA), has completed a draft Initial Study- Mitigated Negative Declaration (IS-MND) in accordance with the California Environmental Quality Act (CEQA) for the Notice of Intent to Adopt a Mitigated Declaration for Artesia and Aviation Corridors Area Plan Activation and Associated Zoning Text Amendments for Consistency (AACAP) (proposed project), as described below. The IS-MND discloses potential environmental impacts associated with the proposed project and recommends mitigation measures to reduce any identified impacts to less than significant levels.

PROJECT DESCRIPTION: The proposed project includes an amendment of the City’s Zoning Ordinance that serves to activate the AACAP and require future development to be consistent with the intent, standards, and design guidelines of the AACAP. Additional specific Zoning Ordinance amendments are proposed to resolve inconsistencies between the standards and guidelines within the AACAP and some existing sections of the Redondo Beach Zoning Ordinance.

Adopted by Resolution No. CC-2010-074 on December 8, 2020, the AACAP provides a vision and actions for future growth and development in the approximately 82-acre Plan Area. The purpose of the AACAP is to create a working document that consolidates the recommendations generated from prior revitalization efforts focused on the Plan Area and identify policy approaches and explicit actions that can be used by City staff or property owners to activate, energize, and revitalize the Corridors in a coordinated and consistent manner. The AACAP is intended to serve as a tool to inform the City’s strategic planning efforts, an interdepartmental strategy document that helps outline partnerships needed to accomplish a particular objective, and a companion document to the City’s General Plan and Zoning Ordinance. The AACAP includes the following chapters:

The **Executive Summary** chapter (Chapter 1) describes previous efforts to revitalize and transform the Plan Area, the purpose of the AACAP, and how the document should be used.

The **Background** chapter (Chapter 2) describes the location and role of the Plan Area, the development history of the Plan Area, the condition of existing land uses, current parking capacity, and the potential for redevelopment of the types of uses within the Plan Area. Chapter 2 also describes related planning efforts to prompt activity and promote revitalization along the Corridors and opportunities and constraints to revitalizing the Corridors.

The **Placemaking** chapter (Chapter 3) identifies land use strategies to incentivize new investment in the Corridors, recommends design improvements that can incrementally enhance the Corridor experience for residents and visitors over time, and outlines design standards and guidelines, some required, for all development projects within the Corridors.

The **Mobility** chapter (Chapter 4) describes existing mobility conditions within the Plan Area, the AACAP's relationship to other existing plans, AACAP's mobility objectives, and recommended strategies related to improving the driving/parking, walking, biking/micro-mobility, and transit experiences.

The **Funding Mechanisms** chapter (Chapter 5) identifies potential funding mechanisms and financing strategies to be considered for implementation of the AACAP.

The **Implementation** chapter (Chapter 6) provides a table of all implementable actions outlined within the AACAP and includes the potential funding sources, timeframe, responsible department/other partnerships, cost, and related strategies for each action.

At this time, the City is not advancing all of the objectives outlined within the AACAP. The Plan sets forth a vision for a more vibrant, walkable, and aesthetic corridor, but many of the measures would take place under a later process that would include future studies, public outreach, additional changes to the zoning ordinance, as well as subsequent environmental review.

The project would require the following approvals by the Redondo Beach City Council:

- **Adoption of the IS-MND.** Certify the AACAP Adoption and Amendments IS-MND and make environmental findings pursuant to CEQA.
- **Zoning Text Amendments to the City of Redondo Beach Municipal Code.** Amend text within Article 2, *Zoning Districts*, and Article 12, *Procedures*, of the City's Municipal Code to incorporate all changes resulting from activation of the AACAP. Amend text within Article 4, *Special Use Regulations*,(c)(2), of the City's Municipal Code requiring a Conditional Use Permit for outdoor dining areas greater than 150 square feet in area.
- **General Plan Amendment to the City of Redondo Beach General Plan.** Amend Table 2 – Land Use Plan Classifications for C-2 land uses and increase allowable Floor Area Ratio from 0.50 to 0.60 for the Plan Area and the PD Overlay allowing office uses on the ground floor and fronting the business. Additional amendments are required to some specific Goals, Objectives, Policies, and Implementation Programs for Artesia Blvd within the existing General Plan Land Use Element that conflict with elements of the AACAP.

ENVIRONMENTAL DETERMINATION: The City has prepared an Initial Study to determine the proposed project's potential impact on the environment. The City has determined that the project may have a significant effect on the environment. However, with implementation of the identified mitigation measures, the project's impacts would be reduced to less than significant levels. Accordingly, the City intends to adopt a Mitigated Negative Declaration.

HAZARDOUS MATERIALS STATEMENT: The project site is not included on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

PUBLIC COMMENT PERIOD: The City of Redondo Beach requests your written or emailed comments on the Mitigated Negative Declaration during the 30-day review period, which begins on **April 27, 2023**, and ends on **May 30, 2023**. All comments must be received no later than 5:00 p.m. on the last day of the comment

period. Please direct your comments or questions to Sean Scully, Planning Manager, at 415 Diamond Street Redondo Beach, California 90277, by email at sean.scully@redondo.org or by phone at (310) 318-0637 x2405.

DOCUMENT AVAILABILITY: The draft IS-MND and other supporting environmental documents are available for public review. Please call Mr. Scully to coordinate an in-person review of the documents. Mr. Scully can also make electronic versions of the documents available upon request. The Draft EIR is available for review on the City's website online at: www.redondo.org.

PLANNING COMMISSION MEETING:

June 1, 2023 at 6:30 p.m.

Location of Meeting – City Hall Council Chambers

415 Diamond Street

Redondo Beach, CA 90277

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Project Site Vicinity

