



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: June 23, 2023

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

SUBJECT: Notice of Intent to Adopt a Negative Declaration for Artesia and Aviation Corridors Area Plan Zoning Ordinance Amendments for Parking Components.

PROJECT NAME: Artesia and Aviation Corridors Area Plan Zoning Ordinance Amendments for Parking Components

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- 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 (AACAP) Zoning Ordinance Amendments for Parking Components (proposed project), as described below). The IS-ND discloses potential environmental impacts associated with the proposed project and determined that the project will not have a significant effect on the environment.

PROJECT DESCRIPTION: The proposed project includes an amendment of the City’s Zoning Ordinance that serves to meet the parking and mobility objectives identified in the AACAP.

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 AACAP will provide a concentration of community serving activities including offices, restaurants, and retail activities. The purpose of the zoning text amendments for parking components in the AACAP is to create more flexibility and parking options that serve to “right size” parking throughout the corridor and “incentivize” the “preferred uses” and recommended design elements such as “outdoor dining”. Additionally, allowing for access between commercial properties (and currently separate parking lots) with more reasonable requirements for offsite parking agreements supports a “park once and walk” corridor that meets parking demand and also promotes the use of active transportation within the Plan Area, particularly walking, bicycling, and scooter riding. The zoning text amendments are informed by the Redondo Beach Parking Implementation Study (and are intended to provide parking management strategies, options, and standards that would ensure the mobility needs of the AACAP are met with greater efficiency and increased flexibility in design standards. While not all strategies are being implemented at this time, the AACAP includes both near-term and long-term parking management strategies.

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

- **Adoption of the IS-ND.** Adopt the AACAP Zoning Text Amendments for Parking Components IS-ND and make environmental findings pursuant to CEQA.
- **Zoning Text Amendments to the City of Redondo Beach Municipal Code.** Amend text within Article 5, *Parking Regulations*, of the City's Municipal Code to incorporate all changes resulting from implementation 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 will not have a significant effect on the environment. Accordingly, the City intends to adopt a 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 **June 23, 2023**, and ends on **July 23, 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-ND 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:

July 20, 2023 at 6:30 p.m.

Location of Meeting – City Hall Council Chambers

415 Diamond Street

Redondo Beach, CA 90277

Notice of Intent to Adopt a Negative Declaration | Artesia and Aviation Corridors Area Plan Zoning Ordinance Amendments for Parking Components.

Project Site Vicinity

