



CITY OF REDONDO BEACH

EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE: February 25, 2025

PROJECT ADDRESS: 122 & 126 N. Pacific Coast Highway

PROPOSED PROJECT: Consideration of an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, and Subdivision (Vesting Tentative Tract Map No. 84401) to permit the construction of a new 43-unit housing development, three of which are affordable to very low income households, located on three parcels (7505-010-015, 7505-010-036, AND 7505-010-035) within a high-density multi-family residential (RH-2) zone and low-density multi-family residential (R-3) zone at 122 and 126 N. Pacific Coast Highway and 208 Central Court (Case No. CUP-2024-0044)

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

The CEQA Guidelines Section 15332 (Class 32) exemption is applicable as the Project is an in-fill development that meets the following conditions: (a) the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable designation and regulations; (b) the proposed development occurs on a Project Site of no more than five acres substantially surrounded by urban uses; (c) the Project has no value as a habitat for endangered, rare, or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (e) the site can be adequately served by all required utilities and public services.

The subject site is not located within an area designated as an environmental resource of hazardous or critical concern, or within the California Coastal Zone, or within an officially designated, state scenic highway, or within a hazardous waste

site included on any list compiled pursuant to Section 65962.5 of the Government Code.

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