



CITY OF REDONDO BEACH
Community Development Department

NOTICE OF PREPARATION

DATE: March 25, 2021

PROJECT TITLE: 100-132 North Catalina Avenue Project
Environmental Assessment Number: EIR-2021-01

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

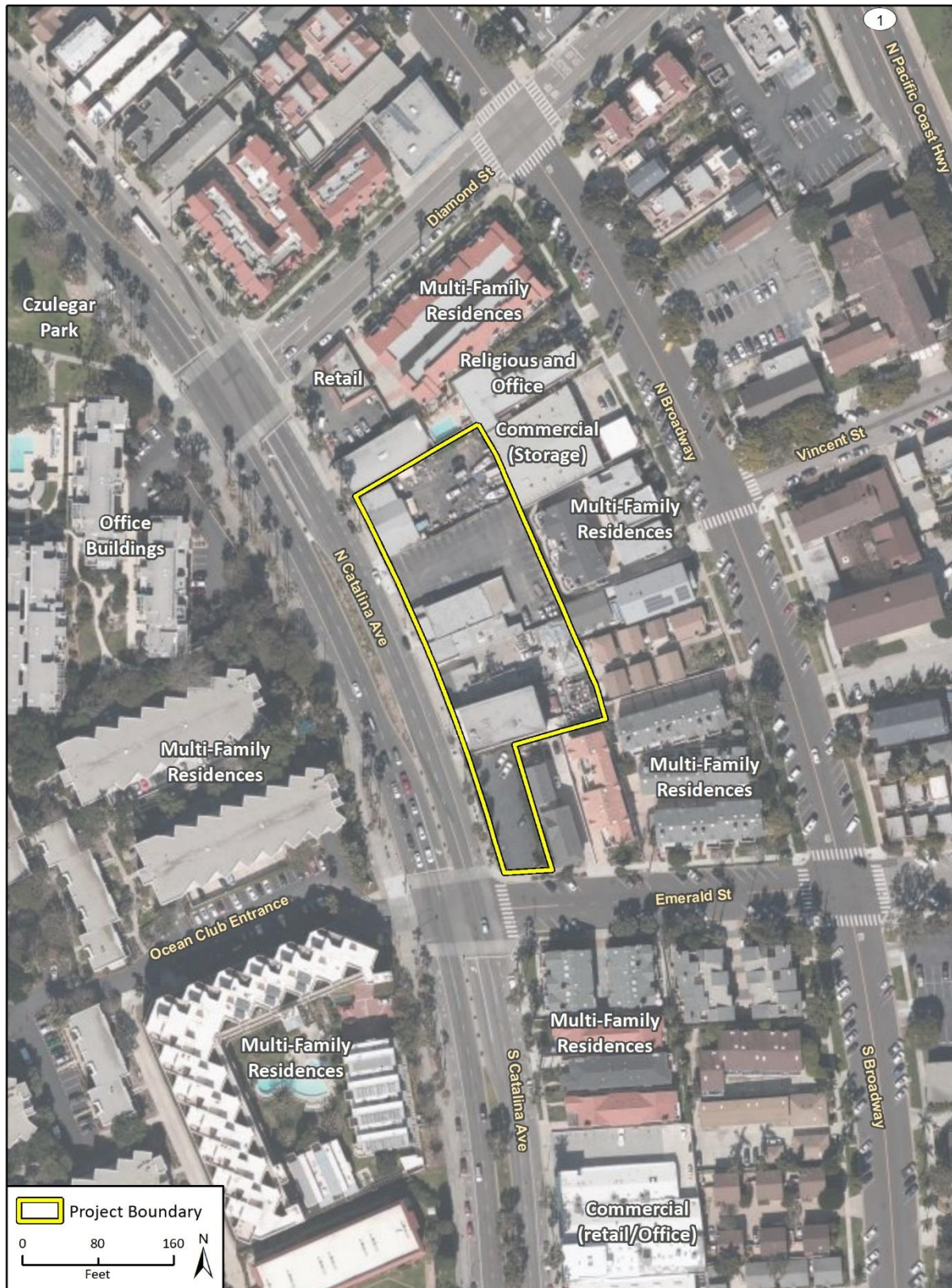
PROJECT APPLICANT: Catalina Fund, LLC
1221 Hermosa Avenue, Suite 101
Hermosa Beach, California 90254

PROJECT APPLICANT: City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

The City of Redondo Beach (City) is the lead agency and, after conducting an Initial Study for the 100-132 North Catalina Avenue Project (project), has determined that it will prepare an Environmental Impact Report. In compliance with Section 15082 of the California Environmental Quality (CEQA) Guidelines, the City of Redondo Beach is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and trustee agencies responsible for natural resources that may be affected by the project.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The project site encompasses 54,739 square feet (sf), or approximately 1.26 acres, and consists of six adjacent parcels. The project site is bordered by North Catalina Avenue to the west, commercial buildings and Diamond Street to the north, residential buildings and North Broadway to the east, and Emerald Street to the south.



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Fig. 2 Project Location

PROJECT SUMMARY

The project involves the demolition of approximately 8,929 square feet of existing buildings on properties located between 112 and 132 North Catalina Avenue; the rehabilitation and re-use of the buildings between 124 and 132 North Catalina Avenue for commercial uses (i.e., coffee shop and tasting room); 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.

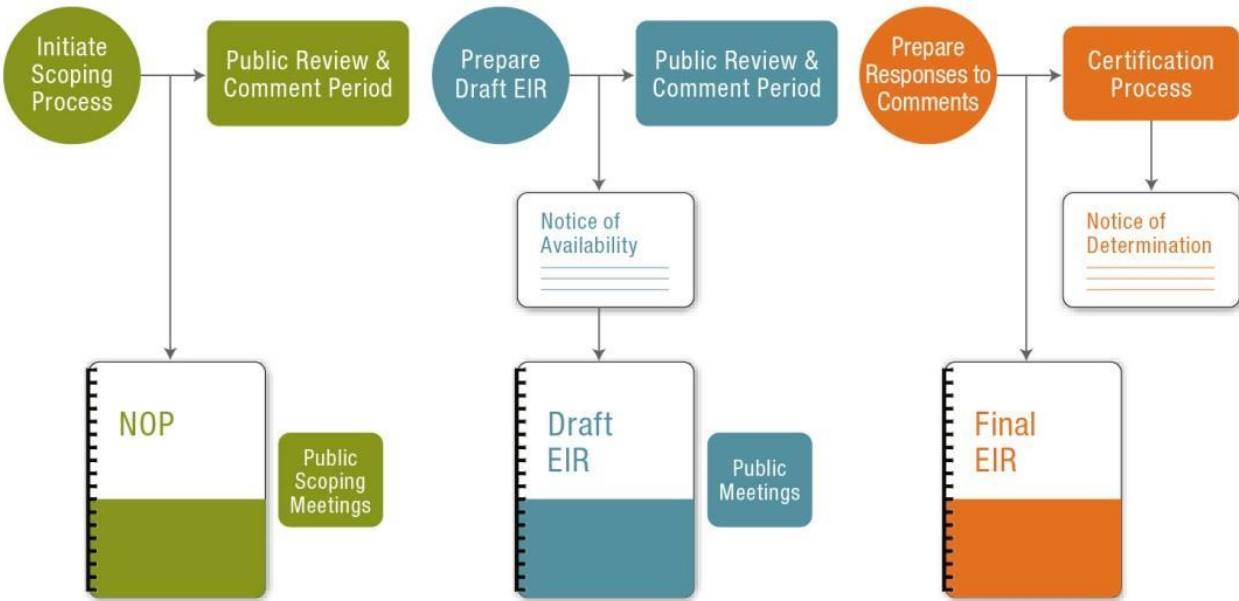
The 22 townhomes would be situated east of the commercial buildings fronting North Catalina Avenue, whereas the residential apartment building would be adjacent to (south of) the commercial buildings and would front both North Catalina Avenue and Emerald Street. The proposed townhomes would consist of three two-bedroom units, 15 five-bedroom units, one six-bedroom unit, and three seven-bedroom units ranging from approximately 1,022 to 3,148 sf each. The proposed apartment building would consist of five, four two-bedroom units ranging from approximately 800 to 1,500 sf and three, four-bedroom units ranging from approximately 1,300 to 1,318 sf each. Of the 30 proposed residential units, four two-bedroom units would be designated as affordable housing units. Overall, the proposed project would consist of 49,311 sf in total gross residential floor area. The project would also include 14,631 sf of open space, consisting of 11,629 sf of private space (i.e., roof decks and balconies), a 1,252-sf deck, 525 sf roof lounge, and 1,115 sf of common space (i.e., courtyard).

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS

Discretionary approvals from various agencies are required for implementation of the proposed project. Approval of the remediation plan is required from the Los Angeles County Fire Department. The project requires Preservation Commission consideration of local historic district designation and Certificate of Appropriateness and Planning Commission consideration of Coastal Development, Planning Commission Design Review, and Conditional Use Permits. The applicant requests designation of four commercial buildings as contributors to a potential local landmark district and a parking variance to allow for less parking than required for adaptive reuse of commercial structures. The project would also use the State Density Bonus as outlined in SB 1818 and approval of an Affordable Housing Agreement. As part of the Density Bonus application the following concessions and incentives are requested:

- Mixed Use Zoning for adaptive reuse of non-residential structures
- Lot Consolidation of conforming lots
- Three-story residential structure(s)

CEQA PROCESS



POTENTIAL PROJECT IMPACTS

Because of the requested entitlement requirements identified above, and based on the Initial Study determination, an EIR is necessary for the proposed project. Based on a preliminary assessment of potential environmental impacts that may occur as a result of the project, the areas of potential environmental impact to be addressed in the EIR will include at least the following:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

Environmental issues that do not rise to the level of significant impacts will be addressed in the EIR in a separate section entitled “Impacts Found to Be Less Than Significant.”

Additionally, Section 15126.6 of the CEQA Guidelines states: “an EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible.”

The EIR shall consider Alternatives that can reduce the projects potential impacts, such as development of the project site with the General Plan land use and allowable Zoning build-out potential, or an alternative such as a reduced project design, a project similar to the proposed project with less density.

POTENTIAL PROJECT IMPACTS

This NOP is being distributed to solicit written comments regarding the scope and content of the environmental analysis to be included in the EIR. The City has prepared this NOP in accordance with the State CEQA Guidelines.

The review period for this NOP is from March 25, 2021 to April 26, 2021. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than April 26, 2021. Please direct all written comments to the following address:

Antonio Gardea, Senior Planner
Community Development Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277
Phone: (310) 318-0637 x2248
FAX: (310) 372-8021
antonio.gardea@redondo.org

SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR. The Scoping Meeting will be held on Thursday, April 8, 2021 on at 6:30 pm. View documents related to this project on the City's website at www.redondo.org. Navigate to Departments > click on Community Development > click on the link for the Catalina Village Project. The meeting will be conducted via Zoom. To register, click on the link on the project webpage, or send an email to PlanningRedondo@redondo.org requesting the link to register for the meeting.

Date: March 25, 2021

Signature: _____


Antonio Gardea, Senior Planner