Notice of Determination

To:
- Office of Planning and Research
  - U.S. Mail: Street Address:
  - P.O. Box 3044 1400 Tenth St., Rm 113
  - Sacramento, CA 95812-3044 Sacramento, CA 95814

- County Clerk
  - County of: Los Angeles - Business Filings/Registration
  - Address: 12400 Imperial Hwy - P.O. Box 53592
  - Norwalk, California 90650

From:
- Public Agency: City of Redondo Beach
  - Address: 415 Diamond Street
  - Redondo Beach, CA 90277
  - Contact: Aaron Jones
  - Phone: (310) 318-0637 x1-2200

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to State Clearinghouse): 2015101009

Project Title: The South Bay Galleria Improvement Project

Project Applicant: South Bay Center SPE, LLC

Project Location (include county): 1815 Hawthorne Boulevard, Redondo Beach, CA 90278

Project Description:
Demolish some of the existing structures and redesign portions of the site for retail and dining venues with open-air promenades, public open space, a hotel, and residential development. Retail square footage, including department stores, mall shops, dining, and entertainment would be increased by 217,043 square feet (SF). A new 150-room hotel would be constructed totaling 105,000 SF and 300 residential apartments would also be created totaling 300,000 SF. The resolution would also allow up to 175,000 SF of commercial office uses in place of 175,000 SF of commercial retail uses. Total square footage including retail, theater, hotel, office, and residential uses would be 1,593,144 SF.

This is to advise that the City of Redondo Beach - Planning Commission [X] Lead Agency or [ ] Responsible Agency has approved the above described project on April 20, 2018 and has made the following determinations regarding the above described project.

1. The project [X] will [ ] will not] have a significant effect on the environment as approved.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA. [X]
   A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. [ ]
3. Mitigation measures [X] were [ ] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not] adopted for this project.
5. A statement of Overriding Considerations [X] was [ ] was not] adopted for this project.
6. Findings [X] were [ ] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Redondo Beach Planning Division, 415 Diamond St. Door E, Redondo Beach, CA 90277

Signature (Public Agency): [Signature] Title: Community Development Director

Date: April 23, 2018 Date Received for filing at OPR: