SOUTH BAY GALLERIA IMPROVEMENT PROJECT

1815 HAWTHORNE BOULEVARD
City Council
Rescheduled and Re-advertised
Public Hearing on Appeal
January 15, 2019
PROJECT SITE
- Located in NE corner of City
- Hawthorne east of site
- Artesia north of site
- Kingsdale west of site
- 177th Street south of site
- Approximately 30 acres
- Zoning - Regional Commercial
- North of site – Lawndale
- East of site – Torrance
PROJECT OVERVIEW

• Adding dining, entertainment, and shops to the existing site (additional 217,043 SF)
• New 150-room hotel
• New 300-unit residential rental apartment units with 15 units Military and RBUSD housing preference (now also including 15-30 affordable housing units)
• Up to 175,000 SF of commercial office space is allowed in place of retail (required minimum of 50,000 SF office space in lieu of retail)
• Total of 1,593,144 SF (current site is 971,101 SF)
• Incorporates over 6 acres of central outdoor space
• Total of 5,662 parking spaces provided (current site is 4,041)
BACKGROUND ON CONSIDERATION

• April 19, 2018 - Planning Commission reviewed and approved the project (vote of 6-1), certified the FEIR, and granted the requested entitlements
• Four Appeals filed, one remains – Mr. Doug Boswell
• Request for affordable housing density bonus submitted by applicant without increase in density
• October 2, 2018 - City Council considered the appeal of the Planning Commission decision
  • Several issues raised, summarized in January 15, 2019 Administrative Report with responses and potential conditions
• Applicant submitted modified site plan, cover letter, and tract map to address concerns raised at October 2, 2018 hearing
• January 15, 2019 rescheduled and re-advertised Public Hearing to consider the appeal
The key modifications between the October 2, 2018 site plan and the January 15, 2019 site plan include:

- Retail #11 eliminated – 61,284 SF
- Two smaller pavilions in place of Retail #11 – 10,000 SF and 10,270 SF
- Increase in central outdoor space – Approx. one acre added
  - 8,000 SF skate park
  - Temporary/flexible hardscape, furnishings, amenities
- Terraced building facades on east side of current mall building
- Sidewalks along Artesia/Hawthorne – min. 12-ft with 4-ft landscaping on each side
KEY MODIFICATIONS (CONT.)

• Residential building shifted 90 degrees to south west
• Major Retail #3 moved midblock at Hawthorne (story Variance)
• Gateway features at Major Retail #2 and Retail #6
• Hotel shifted north, further opens central outdoor space
• Parking garage to have sound attenuation, screening, landscaping, and enhanced security
• Reduction of requested Parcels from 59 lots to 39 lots (of those, 19 are ground lots)
POTENTIAL CONDITIONS

• Outlined in Administrative Report pages 15 through 18
• Memorialize the described revisions and further respond to concerns
  • Gateway public art
  • Landscaping and widening of sidewalks
  • Limitation of two buildings in central outdoor space to approx. 10,000 SF each
  • Design review
  • Maximum height Major Retail #3 of 60' and 6 stories
  • Minimum 50,000 SF of office space
  • Refuse containers for residential separate from commercial
POTENTIAL CONDITIONS (CONT.)

- Mandatory common area plan and participation of all ownership in maintenance and operations of common area
- Outline Quimby fees
- Piping for recycled water
- Feasibility study for Class I bicycle path extension
- Fund and install traffic control / pedestrian access
- Affordable housing in addition to active duty/ RBUSD employees
RECOMMENDATION

1. Open the public hearing;
2. Take testimony from Applicant (max. 1 hour) followed by Appellant (max. 1 hour);
3. Take public testimony (3 minutes each);
4. Take rebuttal testimony from Appellant (20 minutes) followed by the Applicant (20 minutes);
5. City Council questions;
6. Close the public hearing;

(continued on next slide)
RECOMMENDATION (CONT.)

7. City Council discussion and debate, including discussion of potential additional conditions of approval, or provide alternative direction;

8. Brief recess if City Council is interested in approving the project while incorporating additional conditions of approval;

9. Adopt the following Resolution by title only, and waive further reading (or as modified by additional conditions):
RECOMMENDATION (CONT.)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DENYING THE REMAINING APPEAL AND UPHOLDING THE PLANNING COMMISSION DECISION CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, AND APPROVING A WATER SUPPLY ASSESSMENT, ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM AND GRANTING THE REQUESTS FOR A CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, A VARIANCE AND CONCESSION/INCENTIVES/WAIVERS OF DEVELOPMENT STANDARDS UNDER GOVERNMENT CODE SECTION 65915, AND APPROVING VESTING TENTATIVE TRACT MAP NO. 74481 TO ALLOW THE CONSTRUCTION OF THE SOUTH BAY GALLERIA IMPROVEMENT PROJECT TOTALING 1,593,144 SQUARE FEET OF DEVELOPMENT ON PROPERTY LOCATED WITHIN THE REGIONAL COMMERCIAL ZONE (CR) LOCATED at 1815 HAWTHORNE BOULEVARD.