### Project Site

- 1.2-acre site spans six parcels that consist of five buildings and a shed
- Recent uses include retail shops, dry cleaner, a coffee shop, and a surface parking lot
- Historic uses include a blacksmith and ironworks shop and Masonic Lodge
Description of the Project

- Full demolition of 116 North Catalina
- Partial demolition and rehabilitation of three buildings for commercial uses
- Adaptive re-use of 112 North Catalina Avenue for residential use
- Construction of 22 townhomes, 4 units in the former Masonic Lodge building and 4 units in a new three-story apartment building – total of 30 units
A series of land use entitlements are required, including a parking Variance for adaptive reuse of existing buildings.

The project includes affordable housing units and would use the State Density Bonus Law for the following concessions and incentives:

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

- Disclose the significant environmental effects of proposed actions to the public and decision-makers
- Identify ways to avoid or reduce environmental effects through mitigation measures or alternatives
- Enhance public participation in the planning and environmental review process
CEQA Process

- Distribute Notice of Preparation
- Public Scoping Period (30 days)
- Prepare Draft EIR
- File Notice of Completion & Post Notice of Availability of Draft EIR
- Public Review (45 days)
- Prepare Final EIR including Responses to Comments
- Prepare Findings and, if Applicable, Statement of Overriding Considerations
- Decision on Project; file Notice of Determination
- Solicit Input on Scope of Draft EIR
- Solicit Comments on Draft EIR
- Solicit Input at Project Hearing(s)

EIR Scoping Meeting for the 100-132 North Catalina Avenue Project
CEQA Issue Areas

- Agriculture and Forestry Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Energy
- Wildfire
- Public Services
- Transportation
- Land Use and Planning
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Tribal Cultural Resources
- Population and Housing
- Aesthetics/Visual
- Recreation
- Noise
- Air Quality
- Mineral Resources
- Greenhouse Gas Emissions
- Utilities and Service Systems

EIR Scoping Meeting for the 100-132 North Catalina Avenue Project
Environmental Impact Analysis

- Impacts identified per CEQA Guidelines and regulations
- Mitigation measure(s) avoid or reduce impacts to below thresholds
- Impact determinations
  - Less than significant
  - Less than significant with mitigation
  - Significant and unavoidable
Other Required Issues to be Addressed

- Cumulative Impacts
- Growth-Inducing Impacts
- Alternatives:
  - EIR requires an analysis of a “reasonable range” of alternatives
  - Up to three alternatives will be analyzed, including the required "No Project" alternative
  - Project alternatives to be determined based on Draft EIR analysis
Primary Issues of Concern

- Potential short- and long-term air quality and noise impacts
- Historic Resources
  - 112 and 126 North Catalina Avenue eligible as City of Redondo Beach individual landmarks
  - 112, 124, 126 and 132 North Catalina Avenue are eligible contributing buildings to a City of Redondo Beach Historic District
- Hazards and Hazardous Materials
  - Demolition of structures that may contain asbestos and/or lead-based paint (LBP)
  - Project site is located in an area where hazardous materials were once used or stored
- Transportation – Vehicle Miles Traveled
Transportation Analysis – Changes due to Senate Bill 743

- State Law requires that projects in Redondo Beach evaluate transportation impacts using vehicle miles travelled (VMT), and not Level of Service (LOS) / Delay as a CEQA Metric.
- Redondo Beach can and will continue to require LOS studies outside of the CEQA process.
- Overall intent of State of California is to promote:
  - Reduction of greenhouse gas emissions
  - Development of multimodal transportation networks
  - Diversity of Land Uses
- This project will be evaluated both under VMT and LOS methods.
**Transportation Analysis - How are LOS and VMT Different?**

**Under LOS**
- Primarily measures effect on drivers (delay)
- Project impact sensitive to level of congestion and roadway capacity in project area
- Bigger the project typically bigger the impact
- Mitigation often requires physical measures that may not feasible, or may come at the expense of pedestrians, cyclists, etc.

**Under VMT**
- Primarily measures effect on environment (driving/emissions)
- Project impact sensitive to project performance, location and mixture of uses
- A larger project could be more VMT efficient than a smaller project per capita
- Mitigation is often transportation demand management that is ongoing
Preliminary EIR Schedule

- Notice of Preparation: March 2021
- Scoping Comment Period: March-April 2021
- Draft EIR: March-May 2021
- Draft EIR Public Review Period: May-June 2021
- Final EIR/Response to Comments: July 2021
- Public Hearings: August-September 2021
- Filing of Notice of Determination: September 2021
We Welcome Your Comments

To ensure comments are accurately captured please submit a written comment for the record.

Direct Written Comments to:
Antonio Gardea, Senior Planner
415 Diamond Street
Redondo Beach, California 90277
Antonio.Gardea@redondo.org

Comments Due:
Monday, April 26, 2021 @ 5:00 PM

EIR Scoping Meeting for the 100-132 North Catalina Avenue Project