



CITY OF REDONDO BEACH

MITIGATED NEGATIVE DECLARATION NO. 2011-05-MND-002

In accordance with Chapter 3, Title 10, of the Redondo Beach Municipal Code (Environmental Review Pursuant to the California Environmental Quality Act), a Mitigated Negative Declaration is hereby issued for the following project:

1. PROJECT LOCATION:

655 Harbor Drive, Redondo Beach, California

2. PROJECT DESCRIPTION:

The project consists of the development of a 45-room hotel, with approximately 14,985 gross square feet of event space including a lounge, ballroom, conference room, support facilities and ancillary spaces. The total floor area of the proposed project for the purpose of floor area calculations (without parking and outdoor areas) is approximately 38,871 square feet. The Floor Area Ratio (FAR) is 0.648. The total lot area is 60,002 square feet (approximately 1.38 acres) in size.

The project is three (3) stories with roof-top decks and mezzanines and has a maximum height of 45 feet as measured from the existing sidewalk grade on Harbor Drive at the point nearest to the structure. The hotel and related facilities occupy three (3) separate buildings organized around 7,755 square feet of high quality public open space. The project opens up onto a proposed 14 foot-wide public promenade that fronts onto Port Royal Marina. An existing walkway will be re-designed into a promenade 16 feet in width with a center pathway of 12 feet wide with two (2) foot shoulders on either side. A total of 96 parking spaces are provided including forty-five (45) spaces located in a subterranean garage. One driveway off of North Harbor Drive will provide vehicular access to the site and one of the two (2) existing driveways will be closed. The areas of the site not occupied by buildings are finished with landscaping and hardscaping that includes the use of pervious concrete and pedestal paving systems (a system that allows for drainage and water filtration under the paving).

The site is currently developed with a restaurant with approximately 13,211 gross square feet including dining areas, a bar/cocktail lounge, and a nightclub with casual seating, a dance floor and a small outdoor patio. The structure existing is one-story (16'-0" – 34'-9") in height. A 6'-wide public walkway runs along the west side of the site fronting onto Port Royal Marina. There are currently 91 on-site on-grade parking spaces. Vehicular access to the site is currently provided by two driveways along North Harbor Drive. The majority of the site is covered with asphalt paving; with little or no natural features left. Approximately 9% of the site is currently landscaped, none of which is native or drought tolerant.

A Conditional Use Permit (CUP) was issued for the subject property September 13, 2004 as memorialized by Resolution No. HC-04-09-05. The CUP allows for the operation of a (remodeled) new, full service restaurant. The restaurant, which was constructed and has been operational since 1972, has been temporarily closed for the past two (2) years. During this temporary lull in restaurant operations the site has been used by numerous organizations for fundraising events, community events and as a film location, on approximately 80 separate 80 days including a total of 10,000 plus people. It is estimated that the largest single event attracted approximately 1,000 attendees.

3. PROJECT SPONSOR:

City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277
(310) 318-0637

4. PROJECT APPLICANT:

Redondo Beach Hospitality Company, LLC
321 12th Street, Suite 112
Manhattan Beach, CA 90266

5. GENERAL PLAN DESIGNATION:

CC Coastal Commercial
(Coastal Land Use Designation: Commercial Recreation Sub-Area 3a)

6. ZONING:

Coastal Commercial (CC-4)

7. THE DECISION-MAKING BODY:

The Harbor Commission of the City of Redondo Beach, as decision-making body, has reviewed the Initial Environmental Study (IES 2010-01-IES-ND-001) and has considered all comments and responses to comments received during the 21-day public review period. On the basis of these documents and public testimony presented at the public hearing held on September 12, the Harbor Commission finds that the proposed project to develop a 45-room hotel, with approximately 14,985 gross square feet of event space including a lounge, ballroom, conference room, support facilities and ancillary spaces will not result in any potentially significant impacts upon the environment, based on the incorporation of the following mitigation measures and mitigation monitoring plan.

8. MITIGATION MEASURES AND MITIGATION MONITORING PLAN:

AIR QUALITY

A1: Fugitive Dust Control. *The following shall be implemented during construction to minimize fugitive dust emissions:*

- *Direct construction traffic over established haul routes or, if not available, stabilize all haul routes by applying gravel/paving as soon as possible to all future roadway areas. Barriers can be used to ensure vehicles are only used on established parking areas/haul routes.*
- *Water trucks must be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require three daily applications (once in the morning, once at midday and once at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading must be suspended if wind gusts exceed 25 mph.*
- *Soil with 5% or greater silt content that is stockpiled for more than two days must be covered, kept moist, or treated with soil binders to prevent dust generation.*
- *Trucks transporting material must be tarped from the point of origin or must maintain at least two feet of freeboard.*
- *Soil stabilizers must be applied to unpaved roads to prevent excess amounts of dust.*
- *All material excavated or graded must be treated with soil binders or must be sufficiently watered at least three times daily with complete coverage, preferably in the morning, midday and after work is done for the day.*
- *Ground cover must be replaced in disturbed areas as quickly as possible.*
- *All clearing, grading, earth moving, or excavation activities must cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) so as to prevent excessive amounts of dust.*
- *The contractor must provide adequate loading/unloading areas that limit track-out onto adjacent roadways through the utilization of wheel washing, rumble plates, or another method achieving the same intent.*
- *All material transported off-site must be securely covered to prevent excessive amounts of dust.*
- *Face masks must be used by all employees involved in grading or excavation operations during dry periods to reduce inhalation of dust which may contain the fungus which causes San Joaquin Valley Fever.*
- *All residential units located within 500 feet of the construction site must be sent a notice regarding the construction schedule of the proposed project. A sign legible at a distance of 50 feet must also be posted in a prominent and visible location at the construction site, and must be maintained throughout the construction process. All notices and the signs must indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.*
- *Visible dust beyond the property line emanating from the project must be prevented to the maximum extent feasible.*
- *These control techniques will be indicated in project specifications. Compliance with the measure shall be subject to periodic site inspections by the City.*

Responsible Agency: City of Redondo Beach, Building, Engineering and Planning Departments

Completion Date: Certificate of Occupancy

HYDROLOGY AND WATER QUALITY

H1: *The finish floor building elevations of the lowest habitable levels of the structures shall be designed to be a minimum of two feet above the FEMA flooding requirement for the project site.*

Responsible Agency: City of Redondo Beach, Building, Engineering and Planning Departments
Completion Date: Certificate of Occupancy

H2: *Development in the Pier and Harbor area shall provide, in advance of approval, erosion and wave uprush studies, based upon projections of the range of sea level rise that can be expected (at rates ranging from 5 to 15 mm/yr) within the reasonable economic life of the structure (normally 75 years). The Director may waive such studies on the basis of information contained in a certified EIR for the Pier and Harbor area, if such EIR includes maps of all areas in the City potentially impacted by storm waves and sea level rise and such maps include elevations of such impacts and estimation of likelihood of such events. All structures shall be sited and designed to minimize destruction of life and property during likely inundation events. In this case, the project would be sited on the property 16 feet back from the bulkhead and would be designed with a minimum three (3) foot wall along the building base. Openings in the wall would be constructed with "blow-out" screening that would lessen the impact of the wave uprush.*

Responsible Agency: City of Redondo Beach, Building, Engineering and Planning Departments
Completion Date: Certificate of Occupancy

H3: *All development located within the tsunami inundation zone as identified by the most recent state or local California Emergency Management maps or, below elevation 15 feet above mean sea level shall provide information concerning the height and force of likely tsunami run-up on the property. The Director may waive this requirement if he or she determines that accurate maps concerning the extent, velocity and depth of likely tsunami run-up is available in a certified EIR that addresses all pier, harbor, and beach areas of the City. The Director shall require all development located within a possible tsunami run-up zone to install, as appropriate, warning systems and other measures to minimize loss of life due to a tsunami. The hotel will be included in the City's disaster warning notification system upon occupancy and information on evacuation routes will be provided to guests, management and staff.*

Responsible Agency: City of Redondo Beach, Building and Engineering Departments in coordination Fire and Police Departments
Completion Date: On-going

N1: *The construction contractor shall implement the use of sound blankets on the perimeter of proposed project's property line. The sound blanket shall be at least ten feet high, and capable of blocking 15 dBA of construction noise. The blankets shall be placed such that the line-of sight between the ground-level construction activity and sensitive land uses is blocked.*

Responsible Agency: City of Redondo Beach, Building Department
Completion Date: Upon completion of rough site work and piling installation

N2: *The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.*

Responsible Agency: City of Redondo Beach, Building Department
Completion Date: Upon completion of rough site work and piling installation

N3: *Phase demolition, earthmoving and ground-impacting operations so as not to occur in the same period.*

Responsible Agency: City of Redondo Beach, Building Department
Completion Date: Upon completion of rough site work and piling installation

N4: *Prohibit all demolition, earthmoving and ground-impacting operations from occurring outside of the permitted construction hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, 9:00 a.m. and 5:00 p.m. on Saturday with no work permitted on Sunday or holidays.*

Responsible Agency: City of Redondo Beach, Building Department
Completion Date: Upon completion of rough site work and piling installation

N5: *Select demolition and construction methods with the lowest possible vibration levels.*

Responsible Agency: City of Redondo Beach, Building Department
Completion Date: Upon completion of rough site work and piling installation

TRANSPORTATION/TRAFFIC

T1: *The proposed project shall operate two guest shuttle vehicles, one between the project site and the Los Angeles International Airport (LAX), and another between the project site and Shade Hotel Manhattan Beach, between the hours of 4:30 AM and 12:30 PM. Guest shuttle service shall be available upon request of the hotel guests.*

Responsible Agency: City of Redondo Beach, Planning Department
Completion Date: On-going

T2: *The proposed project shall construct, improve and dedicate a public promenade across the full width of the property along the water's edge (between Port Royal Marina and the subject property). Said promenade shall be designed in accordance with all Planning and Engineering Department requirements, and shall incorporate a minimum paved width of 12-feet with 2-foot clear shoulder width on both sides for a total width of 16 feet. The design of the promenade shall be adequate to support a multi-use design standard as determined appropriate by the City. All improvements and dedications shall be completed prior to issuance of the final Certificate of Occupancy.*

Responsible Agency: City of Redondo Beach, Planning Department
Completion Date: Certificate of Occupancy

T3: *The proposed project shall provide on-site bicycle parking facilities for hotel guests as well as the general public that are readily visible and accessible from both North Harbor Drive and the public promenade. The specific number, design and placement of the bicycle parking facilities shall be subject to final review and approval of the Planning and Engineering Departments. Said improvements shall be installed prior to issuance of the final Certificate of Occupancy.*

Responsible Agency: City of Redondo Beach, Planning Department
Completion Date: Certificate of Occupancy

T4: *The proposed project shall fund the full fair-share cost of constructing a Cycle Track (Class I Bike Path) along North Harbor Drive. For purposes of this mitigation measure, the fair-share cost shall be determined to be the full cost of the Engineer's Cost Estimate for construction of the North Harbor Drive Cycle Track divided proportionally by lineal feet of frontage on North Harbor Drive. All funding shall be provided prior to issuance of the final Certificate of Occupancy.*

Responsible Agency: City of Redondo Beach
Completion Date: Certificate of Occupancy

UTILITIES AND SERVICE SYSTEMS

U1: *The project applicant, builder and/or contractor shall submit to the City of Redondo Beach for review and approval by the Planning Department in conjunction with the Public Works Department a "Construction Waste Management Plan" that shall document the proposed program for the diversion of solid waste from the landfill for the demolition waste and the construction waste, providing details as to the types and amounts of methods of waste diversion from the landfill, as well as a monitoring program.*

Responsible Agency: City of Redondo Beach
Completion Date: Certificate of Occupancy