

Attachment 4: Public Notice Questions_9.18.25

Email received by the Planning Division on Tuesday September 9, 2025.

Hello City of Redondo Beach Planning staff,

I'm the owner/representative for the commercial property at (address removed), Redondo Beach, CA 90277 (two tenants: a realtor office and a barbershop). I'm writing to:

- 1) Confirm the zoning for this parcel — base zone and any overlays (e.g., Riviera Village Pedestrian-Oriented / -PD overlay).*
- 2) Understand whether the pending ordinance regarding ground-floor professional office use in Riviera Village would affect my property and tenants.*

Could you please provide:

- The parcel's official zoning designation (base + overlay), and a link or screenshot from the City's zoning/GIS map showing the designation.*
- The applicable code sections that govern ground-floor uses in Riviera Village (especially professional offices like real estate).*
- Whether a street-level realtor office at this address is currently permitted, conditionally permitted, or nonconforming under existing rules.*
- If the proposed ordinance is adopted, whether that realtor office would become nonconforming and, if so, any amortization/compliance timelines or required steps.*
- Confirmation that the barbershop remains a permitted ground-floor use.*
- Whether this ordinance change is part of the Local Coastal Program and if any Coastal Commission certification steps or timelines apply.*
- The date/time of the public hearing, how to submit written comments, and the best place to view the staff report / draft ordinance.*

If helpful, I'm happy to supply any additional details you need.

Thank you for your assistance.

Email received by the Planning Division on September 11, 2025

Good morning,

I received a letter regarding a public hearing for professional office use in Rivera Village.

It says the public hearing will be held at 6:30 on Sept 18.

Can you please give me more information. Is this pertaining to 1611 S. Catalina Avenue?

Thank you,