

City Council on 2026-02-17 6:00 PM - CITY COUNCIL CHAMBER

Meeting Time: 02-17-26 18:00

eComments Report

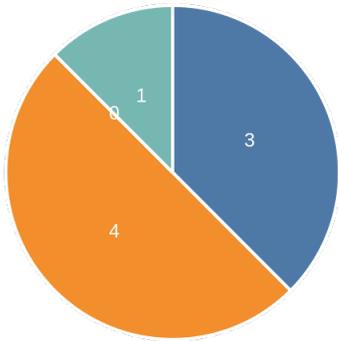
Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council on 2026-02-17 6:00 PM - CITY COUNCIL CHAMBER	02-17-26 18:00	66	8	3	4	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment

Support (37%) Oppose (50%) Neutral (0%)
No Response (12%)



City Council on 2026-02-17 6:00 PM - CITY COUNCIL CHAMBER

02-17-26 18:00

Agenda Name	Comments	Support	Oppose	Neutral
H.5. 26-0134 APPROVE CONTRACTS UNDER \$35,000:	1	0	1	0
1. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH 1736 FAMILY CRISIS CENTER FOR SHELTER AND COUNSELING SERVICES IN AN AMOUNT NOT TO EXCEED \$10,864 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026				
CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR				
2. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH DISABILITY COMMUNITY RESOURCE CENTER FOR INDEPENDENT LIVING SERVICES IN AN AMOUNT NOT TO EXCEED \$7,538 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026				
CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR				
3. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH VENICE FAMILY CLINIC FOR BEHAVIORAL HEALTH SERVICES IN AN AMOUNT NOT TO EXCEED \$7,538 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026				
CONTACT: ELIZABETH HAUSE, COMMUNITY SERVICES DIRECTOR				
4. APPROVE A LEASE AGREEMENT BETWEEN THE BEACH CITIES HEALTH DISTRICT (BCHD) AND THE CITY OF REDONDO BEACH FOR UNIT 324 LOCATED AT 514 N. PROSPECT AVENUE, REDONDO BEACH, CA TO SERVE AS OFFICE SPACE FOR THE ALTERNATIVE CRISIS RESPONSE (ACR) TEAM IN AN AMOUNT NOT TO EXCEED \$2,725.07 FOR THE TERM FEBRUARY 17, 2026 TO SEPTEMBER 9, 2026				
CONTACT: JOY FORD, CITY ATTORNEY				
5. APPROVE A LICENSE AGREEMENT BETWEEN THE CITY OF REDONDO BEACH AND CLEAR RECOVERY CENTER LLC TO LICENSE AND USE OFFICE SPACE AT BEACH CITIES HEALTH DISTRICT (BCHD) UNIT 324 LOCATED AT 514 N. PROSPECT AVENUE, REDONDO BEACH, CA IN AN AMOUNT NOT TO EXCEED \$1.00 PAYABLE TO THE CITY FOR THE TERM FEBRUARY 17, 2026 TO SEPTEMBER 9, 2026				
CONTACT: JOY FORD, CITY ATTORNEY				
L. PUBLIC HEARINGS	2	1	1	0

Agenda Name	Comments	Support	Oppose	Neutral
L.1. 26-0228 PUBLIC HEARING FOR CONSIDERATION OF AN APPEAL OF A DENIAL BY THE PLANNING COMMISSION OF AN EXEMPTION DECLARATION, CONCESSIONS REQUESTED UNDER STATE DENSITY BONUS LAW, AND A COASTAL DEVELOPMENT PERMIT, TO PERMIT THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME AND 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 129 PARKING SPACES AND SPACE FOR AN ADDITIONAL 14 VALET PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY	5	2	2	0

PROPERTY OWNER: Redondo Seaside Living, LLC
 APPLICANT: Redondo Seaside Living, LLC
 LOCATION: 401 - 417 S. Pacific Coast Highway
 CASE NO: 2025-0074

PROCEDURES:

1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Adopt the attached resolution by title only, waiving further reading.

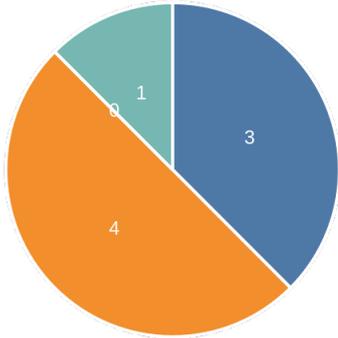
ADOPT BY TITLE ONLY RESOLUTION CC-2602-010 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION AND GRANTING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL, THEREBY APPROVING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(E) BASED UPON A DETERMINATION THAT THE PROJECT -- CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 129 PARKING SPACES AND SPACE FOR AN ADDITIONAL 14 VALET PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0074) -- IS "CONSISTENT WITH ALL OBJECTIVE STANDARDS" IN THE CERTIFIED LCP WITH THE APPLICATION OF ALLOWABLE CONCESSIONS AND WAIVERS PERMITTED BY AND HEREBY APPROVED UNDER STATE DENSITY BONUS LAW

Sentiments for All Agenda Items

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Overall Sentiment

Support (37%) Oppose (50%) Neutral (0%)
No Response (12%)



Agenda Item: eComments for H.5. 26-0134 APPROVE CONTRACTS UNDER \$35,000:

1. APPROVE A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC SERVICES FUNDING AGREEMENT WITH 1736 FAMILY CRISIS CENTER FOR SHELTER AND COUNSELING SERVICES IN AN AMOUNT NOT TO EXCEED \$10,864 FOR THE TERM JULY 1, 2025 TO JUNE 30, 2026

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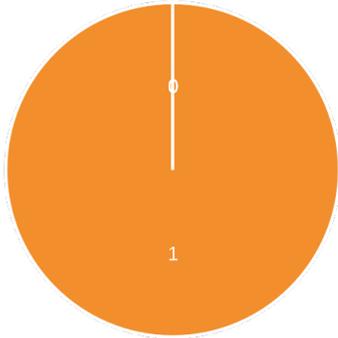
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CONTACT: JOY FORD, CITY ATTORNEY

Overall Sentiment

Support (0%) Oppose (100%) Neutral (0%)
No Response (0%)



Mark Nelson

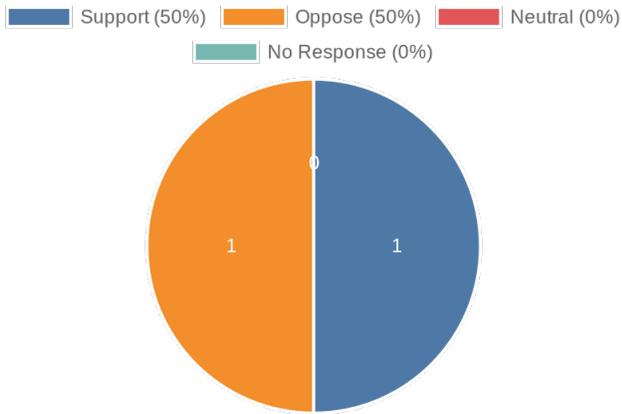
Location:

Submitted At: 10:59am 02-17-26

A formal complaint has been filed with BCHD regarding Board Member Martha Koo and her company's (Clear Recovery Center LLC, <https://clearbehavioralhealth.com/about-clear/our-team/dr-martha-koo-md/>) preferential business relationship with BCHD and ALLCOVE. At present, BCHD has refused to provide the public with any information about the payment and referral methodology used by BCHD and ALLCOVE to funnel clients to Clear Recovery. Until such time as BCHD processes it's ethics review and makes it public, no transaction should occur with Clear Recovery by the City either.

Agenda Item: eComments for L. PUBLIC HEARINGS

Overall Sentiment



Paul Moses

Location:

Submitted At: 1:52pm 02-16-26

The Redondo Beach City Council should permit the construction of the proposed mixed-use residential project at 401-417 Pacific Coast Highway.

The project complies with crucial state housing law. This development will increase housing stock for potential residents at all levels of income. Although it was not required the developer engaged a traffic engineer to address traffic concerns. The developer is making adjustments to accommodate additional parking. The developer is working directly with the Redondo Beach Fire Department regarding access. The developer will be using City-recommended plant selections to beautify the development.

The developer has worked in good-faith with the Redondo Beach Planning Department to create a project that finally brings revitalization to a long blighted stretch of Pacific Coast Highway.

The Redondo Beach City Council should approve the permit and bring progress to Redondo Beach.

Paul Moses

District 2

Redondo Beach

CaroleAnne Hardy

Location:

Submitted At: 12:41pm 02-16-26

The proposal at 401–417 S. Pacific Coast Highway is more than just a technical zoning decision. This decision should also consider how this project will feel and function for the people who live here and for everyone trying to get to and enjoy the coast.

On paper, the development may meet Commercial (C-2) zoning rules and qualify for state density-bonus concessions, but in real life it would add 49 residential units, 17,000 square feet of ground-floor commercial space, and two levels of parking across five parcels. That level of intensity will mean more traffic, tighter parking, busier sidewalks, and blocked or narrowed view corridors along PCH and at this already congested intersection

as well as the accident-prone intersection at Ruby and PCH.

This doesn't have to be a simple yes-or-no decision. Many RB residents support the idea of adding housing, including the very-low- and moderate-income units proposed. At the same time, we want to be sure growth doesn't come at the cost of everyday access to the shoreline.

The City can approve the project while still asking for meaningful adjustments to help protect how people move through and experience the area. Simple steps like clearly marked pedestrian paths, keeping or replacing public-use parking, stepping back upper floors to preserve some ocean-facing sightlines, and ensuring sidewalks stay open and safe during construction can make a real difference.

Just as important is making sure these commitments last beyond the ribbon-cutting. Requiring periodic public access check-ins, simple progress reports, and tying final approvals to meeting these conditions helps everyone trust that what is promised will actually happen. This approach recognizes the need for housing and economic vitality while also honoring what makes our town one of the best family beaches in California: easy, welcoming access to the coast for residents, visitors, and future generations alike.

Agenda Item: eComments for L.1. 26-0228 PUBLIC HEARING FOR CONSIDERATION OF AN APPEAL OF A DENIAL BY THE PLANNING COMMISSION OF AN EXEMPTION DECLARATION, CONCESSIONS REQUESTED UNDER STATE DENSITY BONUS LAW, AND A COASTAL DEVELOPMENT PERMIT, TO PERMIT THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME AND 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 129 PARKING SPACES AND SPACE FOR AN ADDITIONAL 14 VALET PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY

PROPERTY OWNER: Redondo Seaside Living, LLC

APPLICANT: Redondo Seaside Living, LLC

LOCATION: 401 - 417 S. Pacific Coast Highway

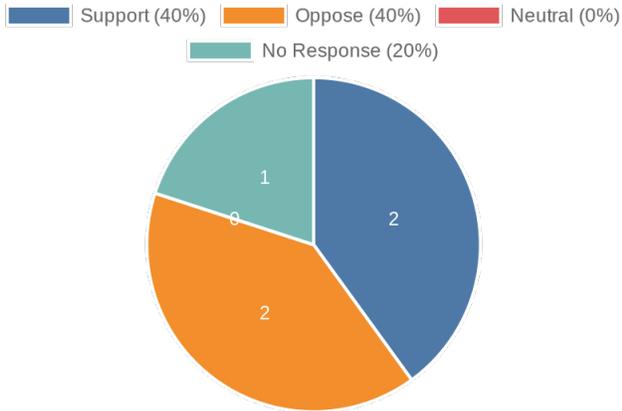
CASE NO: 2025-0074

PROCEDURES:

1. Open the public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Adopt the attached resolution by title only, waiving further reading.

ADOPT BY TITLE ONLY RESOLUTION CC-2602-010 OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION AND GRANTING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL, THEREBY APPROVING THE REQUEST FOR A COASTAL DEVELOPMENT PERMIT PURSUANT TO GOVERNMENT CODE § 65912.124(E) BASED UPON A DETERMINATION THAT THE PROJECT -- CONSTRUCTION OF A MIXED-USE RESIDENTIAL CONDOMINIUM PROJECT WITH 49 UNITS, 5 OF WHICH ARE AFFORDABLE TO VERY LOW INCOME & 3 OF WHICH ARE AFFORDABLE TO MODERATE-INCOME HOUSEHOLDS, 4 STORIES AND 45 FEET IN HEIGHT, WITH 17,000 SQUARE FEET OF COMMERCIAL USES ON THE GROUND FLOOR, AND 2 FLOORS OF SUBTERRANEAN PARKING WITH 129 PARKING SPACES AND SPACE FOR AN ADDITIONAL 14 VALET PARKING SPACES, LOCATED ON FIVE PARCELS (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) WITHIN A COMMERCIAL ZONE (C-2) AT 401-417 S. PACIFIC COAST HIGHWAY (CASE NO. 2025-0074) -- IS "CONSISTENT WITH ALL OBJECTIVE STANDARDS" IN THE CERTIFIED LCP WITH THE APPLICATION OF ALLOWABLE CONCESSIONS AND WAIVERS PERMITTED BY AND HEREBY APPROVED UNDER STATE DENSITY BONUS LAW

Overall Sentiment



Paul Moses

Location:

Submitted At: 8:29pm 02-17-26

The Redondo Beach City Council should permit the construction of the proposed mixed-use residential project at 401-417 Pacific Coast Highway.

The project complies with crucial state housing law. This development will increase housing stock for potential residents at all levels of income. Although it was not required the developer engaged a traffic engineer to address traffic concerns. The developer is making adjustments to accommodate additional parking. The developer is working directly with the Redondo Beach Fire Department regarding access. The developer will be using City-recommended plant selections to beautify the development.

The developer has worked in good-faith with the Redondo Beach Planning Department to create a project that finally brings revitalization to a long blighted stretch of Pacific Coast Highway.

The Redondo Beach City Council should approve the permit and bring progress to Redondo Beach.

Paul Moses

District 2

Redondo Beach

Lars Behrenroth

Location:

Submitted At: 5:44pm 02-17-26

I am a resident of District 1 and the proximity of the project to the fire station worries me. I strongly believe that the emergency response time would significantly decrease due to a bottleneck situation created by increased traffic on Pearl Street.

Cee-Cee Murphy

Location:

Submitted At: 3:52pm 02-17-26

As a resident of District 1 in close proximity to this project, I urge you to deny it. It will present undo traffic and safety concerns. My neighbors and residents who would be adversely affected have also expressed their concerns and do not support it. We do not want our neighborhood irrevocably negatively changed due to a project of this nature.

Davis Hunt

Location:

Submitted At: 10:16am 02-17-26

Hello, I am a current resident of District 2 in Redondo Beach, and I am writing in support of Agenda Item L.1. The city is legally required to support this project. HCD has formally warned the city that to uphold the Planning Commission's (illegal) denial would further violate state law. I find it ridiculous that the city's recent revision of its housing element included this plan to satisfy the state and then the city turns around and blocks the development (in violation of state law) for petty, ego-based reasons.

The developer has listened to the planning commission's "concerns" regarding congestion on Pearl and has added parking and valet queuing capacity in response. The site currently has zero parking, the proposed project includes a 129-car garage, 129 is a lot more parking than zero. The project is tied to the city's housing goals and uses a currently unused site. Currently young families struggle to stay or move to Redondo Beach due to limited housing stock and rapidly increasing rents, this project would help address these issues. Additionally, it uses a currently empty site, helping further development in Redondo Beach and helping the city tackle its stated climate goals and efforts to address homelessness. The development would assist local business and create and sustain local jobs during the construction process and provide additional jobs once the development is completed. The development would help combat declining RBUSD enrollment and increase the tax revenue for the city. Regardless of the numerous benefits this development would bring, its denial was illegal. It is extremely disappointing to see our planning commission illegally deny a potential development, putting their personal feelings and gripes ahead of their responsibility to the city in a way that puts our city at risk.

MC Guerry

Location:

Submitted At: 10:15am 02-17-26

I urge you to approve this development. As someone who struggles to afford housing for my family, I see that the Beach Cities area desperately needs these units. I go by this property often when traveling to and through Redondo Beach. Sometimes I am going to one of my favorite restaurants (Rakkan). Sometimes I am on the Metro 232 bus heading to the Riviera area and other places near PCH. I think this project would be perfect for this spot. It is ideal infill development. I love the addition of bike infrastructure since I frequently ride my ebike in Redondo Beach. Furthermore, the developer has made several adjustments based on community input that shows it cares about the neighborhood. I urge Redondo Beach to lead on adding new housing, so that my city can take inspiration from what you have done.