

Planning Commission on 2025-12-18 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 12-18-25 18:30

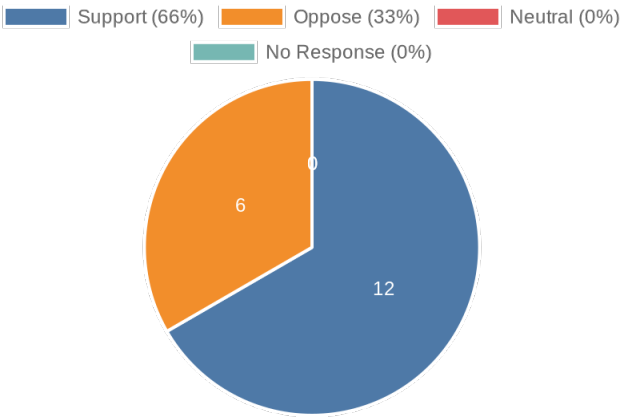
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2025-12-18 6:30 PM - CITY COUNCIL CHAMBER	12-18-25 18:30	23	18	12	6	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



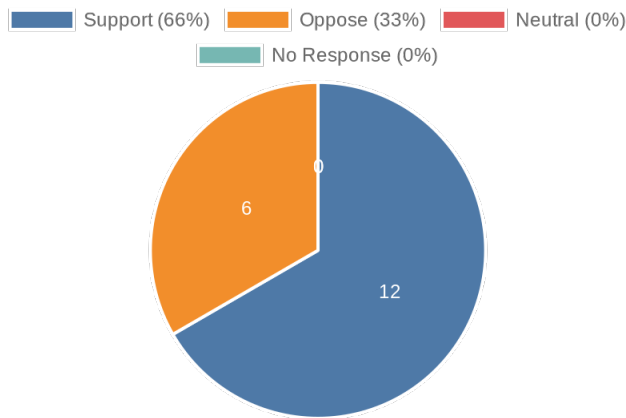
Planning Commission on 2025-12-18 6:30 PM - CITY COUNCIL CHAMBER
12-18-25 18:30

Agenda Name	Comments	Support	Oppose	Neutral
F.1. PC25-1735 APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF DECEMBER 18, 2025.	1	0	1	0
J.1. PC25-1738 Public hearing for consideration of an Exemption Declaration and 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 up to 105 parking spaces, located on five parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) within a Commercial zone (C-2) 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 RECOMMENDATION: 1. Open the public hearing and take testimony; 2. Close the public hearing; 3. Adopt the attached resolution by title only, waiving further reading. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION, APPROVING REQUESTS UNDER STATE DENSITY BONUS LAW, AND 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 UP TO 105 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 DENSITY BONUS LAW	17	12	5	0

Sentiments for All Agenda Items

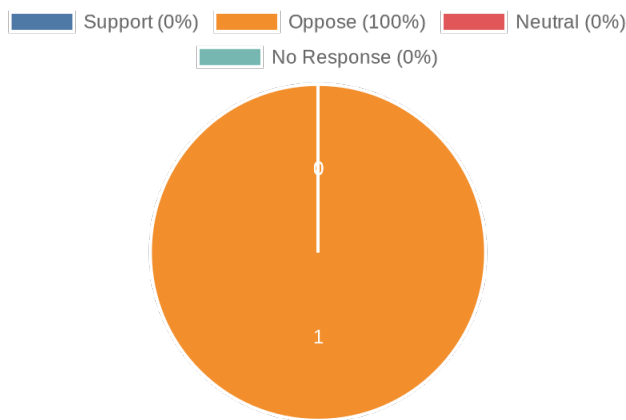
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Overall Sentiment



Agenda Item: eComments for F.1. PC25-1735 APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF DECEMBER 18, 2025.

Overall Sentiment



Mati Kuuskmae

Location:
Submitted At: 4:31pm 12-18-25

I see a big problem with having the entrance to the garage on Pearl St. Traffic at the light already backs up, plus

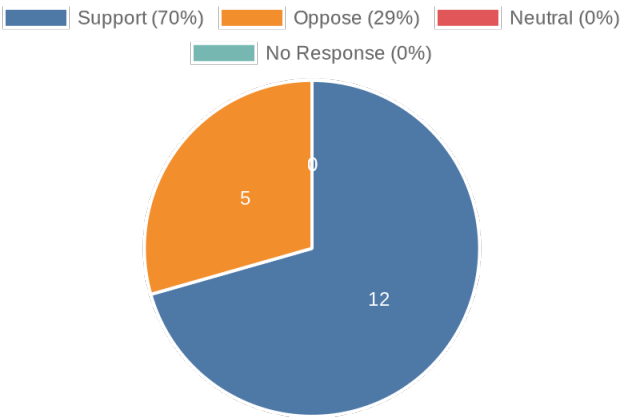
this is the major route for Fire Department vehicles 24 hours a day.

Agenda Item: eComments for J.1. PC25-1738 Public hearing for consideration of an Exemption Declaration and 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 up to 105 parking spaces, located on five parcels (7508012013, 7508012012, 7508012011, 7508012010, 7508012009) within a Commercial zone (C-2) 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
RECOMMENDATION:
1. Open the public hearing and take testimony;
2. Close the public hearing;
3. Adopt the attached resolution by title only, waiving further reading.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A CEQA EXEMPTION DECLARATION, APPROVING REQUESTS UNDER STATE DENSITY BONUS LAW, AND 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 UP TO 105 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 DENSITY BONUS LAW

Overall Sentiment



Barbara Epstein

Location:
Submitted At: 8:37pm 12-18-25

The story around the YIMBY demand for housing has been that massive building is not only necessary, but urgent, for California. If, indeed, such building would bring housing prices down to the “affordable” range, projects such as this one would have to offer many more low cost housing units than we see in this plan.

I am not sure if CEQA is employed in this project.

One reason I oppose this project is that it lacks ample parking for all users and all residents. It looks like low rent residents will be penalized.

Another reason I oppose all projects that utilize the State YIMBY laws is that they were fraudulently advertised to the public.

Another reason that I oppose is that these laws were presented in order to benefit business interests at the expense of communities. Builders' Remedy? Really?

The author of SB 9 and 10, Scott Weiner, described single family zoning as "immoral."

Today, I look back on our family's American Dream, complete with privacy for our family reunions, birthday parties, the right to do what we pleased on our own property. Our kids could climb our huge sycamore tree, then swing down over the fishpond, play with the puppy, plant things, and enjoy their swing-set in the safety of our enclosed back yard.

I never thought of these amenities as "immoral" by any stretch.

I would like to see Redondo Beach challenge the unfair, and maybe unconstitutional Sacramento land use and zoning travesties that burden us.

Maricela Guillermo

Location:

Submitted At: 6:27pm 12-18-25

I strongly oppose the project as it is currently presented. The project should include dedicated parkways on Pearl Street and PCH, with trees to beautify the area and enhance air quality and the environment. These dedicated parkways would also improve pedestrian safety. The main question is: how does this project improve pedestrian safety at and around the intersection of Pearl Street and PCH?

Additionally, the buildings are too tall for this block. I believe the provided sketches can be improved to create a more aesthetically pleasing design—one that is not depressing or overly monotonous, as currently depicted. Redondo Beach deserves better.

Mimi Tran

Location:

Submitted At: 5:55pm 12-18-25

I support this and a few people I know are interested and think it would be a nice place to live.

Scott Gilmartin

Location:

Submitted At: 5:50pm 12-18-25

We need projects like this in our community. I may even be interested in living there.

eric herold

Location:

Submitted At: 5:25pm 12-18-25

As a citizen of Redondo Beach and a neighbor of this project. I strongly oppose it and plan to attend the council meeting in order to voice my complaint.

Alex Sandoval

Location:

Submitted At: 4:45pm 12-18-25

This is a well-located, policy-aligned project that addresses real housing needs and makes sense for this corridor. Its long-term success, however, will depend less on the architecture and more on how the building is operated and governed five to ten years from now, both for future owners and tenants and for the surrounding community. With strong management and durable affordability oversight, the project can be a net positive over time.

Brianna Egan

Location:

Submitted At: 4:12pm 12-18-25

As a Redondo Beach resident located within a half-mile of this site, I strongly support this project. The current vacant lot and empty storefront are a blight to the neighborhood. I am delighted to see that the proposed project

will bring almost 50 new homes to the city, including 8 units set aside for very low-income and middle-income households, in addition to providing commercial storefronts for a walkable and amenity-rich housing option near great schools.

The project is located near multiple Torrance Transit and Beach Cities Transit Lines, as well as the upgraded Class II bike lanes on Torrance Blvd. These transit and biking options reduce parking need, as more households choose to live car-light. The project is also appropriately scaled adjacent to the two-story office building and hotel to the South of the site. I think the commercial spaces will be perfect for a neighborhood grocery store/market, which we lost when Smart & Finals left the site at the same intersection. The new commercial and housing units will bring much-needed revenue to the city in the form of property taxes, development fees, and sales taxes, and will count towards the city's RHNA requirements.

Apartments and condos built in Redondo Beach in the 1970s and 80s helped to keep the city relatively affordable at the time, but in the intervening years without new supply, the city has become increasingly unaffordable. Projects like this help bring costs down and allow current and future residents to enjoy all that the city has to offer. Please approve the project in accordance with state law.

Alexandria Gray

Location:

Submitted At: 3:47pm 12-18-25

As a Redondo Beach resident, I support this project! By building at a location that is walking friendly to local schools and businesses, we reduce vehicle traffic and increase demand for public transit services. This improves pedestrian safety, reduces traffic density, and is a net benefit for the environment.

Devon Hollowood

Location:

Submitted At: 2:38pm 12-18-25

As a Redondo Beach resident, I am in strong support of this project! We need more of the "missing middle" housing that this project provides. The location is great here, too, in a beautiful and relatively walkable location. I would have loved to have lived in a place like this when I first moved to the area. This development will bring new families to the area and help revitalize Redondo Beach. Please vote to approve it!

CaroleAnne Hardy

Location:

Submitted At: 2:31pm 12-18-25

While we agree that thoughtful development is necessary along this stretch of Pacific Coast Highway, responsible development must account for scale, neighborhood impact, traffic, and parking. This area of Redondo Beach has long been valued for its charm, walkability, and distinct beach-town character. Any new project should enhance those qualities, not undermine them.

As the developer's own illustrations make clear, the proposed four-story building is massively oversized for this site, dwarfing surrounding structures and standing fundamentally out of scale with the neighborhood. Granting an additional story as a "DB incentive" may increase the developer's return on investment, but it does so at an unreasonable cost to nearby residents and the broader community. Profit should not outweigh livability.

Equally concerning is the failure to require the number of commercial parking spaces mandated by Redondo Beach code. As a homeowner with a historically designated property located within one block of the proposed site, I do not have a driveway, nor do many of my neighbors. Allowing this project to proceed without adequate on-site parking will push congestion onto already strained residential streets. The scale of the building should match the available space and infrastructure, not be approved despite clear parking shortfalls.

Finally, claims that this project meaningfully addresses affordable housing needs do not withstand scrutiny. The number of units designated for low- and moderate-income residents is minimal, while the likely outcome is increased property values and a higher cost of living for the community at large.

As longtime residents of the city, we respectfully urge the Council to protect the qualities that make Redondo Beach a cherished coastal community. An oversized project designed primarily for profit does not enhance our

neighborhood and does not reflect the values residents expect their City Council to uphold.

David & CaroleAnne Hardy
415 S Guadalupe Ave.
Redondo Beach

Alex Fineman

Location:

Submitted At: 2:14pm 12-18-25

I am a Redondo Beach resident in strong support of this project and in building more housing in Redondo Beach generally. Our city is currently facing a housing crisis as demand continues to grow with limited new housing stock. This project provides a critical infusion of "missing-middle" housing, including 5 very-low-income and 3 moderate-income units, without requiring any public subsidies. By providing homeownership opportunities for new residents, this project helps prevent the displacement of the people who work in our city and the young families who want to live here.

This development also a win for our local schools and the environment. As RBUSD faces declining enrollment and potential funding challenges, this project will help bring new families into the district and stabilize enrollment. Because it is an infill project on a commercial site that is mostly vacant, it creates much-needed housing without displacing any current residents or sacrificing public open space, and as a mixed-use development, it retains commercial capacity. Its location on the PCH transit corridor and its proximity to the Pier and local businesses promote a walkable lifestyle that reduces car dependency and traffic, aligning with state climate goals and supporting our local business community through increased foot traffic and tax revenue.

This project represents exactly the kind of sustainable, inclusive growth Redondo Beach needs to remain a vibrant community for future generations. I urge the Planning Commission to follow staff recommendations and approve this project as required by state law.

Cee-Cee Murphy

Location:

Submitted At: 2:11pm 12-18-25

As one who lives in close proximity to this project and will be directly affected adversely on a daily basis, I vehemently oppose a project of this nature. It is too high, too large in scale and does not take into consideration issues like public safety, traffic, parking, and quality of life issues like ocean views. The fact that this project is trying to skirt around the parking requirement, and is seeking to reduce the easement on the sidewalk from 10 feet to 6 feet, I would think there would be some leeway for the city to negotiate a smaller project. Please, Mr. Mayor and City council, many of you were the first proponents of slow growth in the City when we bought our house here 25+ years ago. While I didn't agree with you on many issues like preventing the developments at the waterfront, Galleria, Catalina Boulevard, and the AES property, I am asking you to regain that same mentality you had back then. Our infrastructure cannot support large projects that are squeezed into already developed areas. I understand there is a need for housing, but putting developments in an area that can ill afford to support them is doesn't make sense. We need common sense solutions, not just convenient acquiescence. What's the point of being a charter city if we don't have a say in how our city is managed? I hope you fight Sacramento on this.

Diana Obregon

Location:

Submitted At: 12:50pm 12-18-25

This project feels thoughtful, well designed, and well aligned with coastal living in Redondo Beach. Adding housing along PCH in a way that feels welcoming and enhances the character of the surrounding neighborhood is important, and this proposal addresses that goal effectively. I value the emphasis on housing, wellness, and shared spaces, as well as the effort to revitalize an underutilized site. I believe this project will bring positive energy, new life, and a beautiful sense of community to this stretch of PCH.

Kiana Tran

Location:

Submitted At: 12:04pm 12-18-25

It's encouraging to see development that adds housing and strengthens the community in a thoughtful, balanced way. Projects like this help the city move forward while supporting long-term vibrancy and sustainability. I appreciate the thoughtful planning behind this project and support moving it forward.

Christopher Truman

Location:

Submitted At: 11:56am 12-18-25

The south bay has been desperate for housing and my generation has been priced out of the beach cities unless they have inherited wealth or have been extremely lucky in their career etc. Many of my friends in Redondo have moved out of the city or state due to the increase in housing costs and the inability to purchase a property. This is the kind of project that takes pressure off the rest of the housing stock and will help working families be able to live, work, and improve this city. When families have confidence in the cost of housing remaining reasonable or are able to purchase property, they will put down roots. That means students in schools, families involved in local churches and non profits, and people creating the life and culture of this incredible city. We need accessible housing NOW and every project matters. I am excited to see how this brings people, tax revenue, and life to Redondo Beach.

Hope you have a fantastic day! ____

Banarsi Agarwal

Location:

Submitted At: 11:52am 12-18-25

This stretch of PCH is a blight on the image of the City. It needs beautiful and useful projects like this to bring new life to the neighborhood

Nhbubble Bubble

Location:

Submitted At: 10:11pm 12-17-25

Finally something better than an empty lot! Support this project. Just wish the bike room is on the ground floor for easy access. Hope the shared parking is feasible to reduce pressures on the area.