

From: [Joan Hardy](#)
To: [CityClerk](#); [Gale S. Hazeltine](#); [Jason Conroy](#); [Wayne Craig](#); [Douglas Boswell](#); [Roger K. Light](#); [Robert Gaddis](#); [Julie Young](#); [Sean Scully](#); [Joy Ford](#); [Marc Wiener](#)
Subject: Fwd: Public Comment Redondo Beach Planning Commission: Non-Agenda Item
Date: Friday, August 14, 2026 11:29:00 AM
Attachments: [Background Fact Document for BCHD Demolition and Private Development vF.pdf](#)

You don't often get email from joantareshhardy@gmail.com. [Learn why this is important](#)

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Request for Public Participation Before Review of the Sunrise CUP

At the July 2026 BCHD Board meeting, BCHD CEO Tom Bakaly stated that based on BCHD's discussions with Sunrise, he understood that Sunrise planned to submit its Conditional Use Permit (CUP) application in September 2026. Bakaly also indicated that he believed Sunrise would conduct a public input process, but only after the application had been submitted.

BCHD Board meeting video (for Bakaly remarks):

<https://youtu.be/ExISZYt-9U?t=1200>

That sequence is a concern for the surrounding neighborhoods. It means the first opportunity for meaningful public input will come only after Sunrise has developed and submitted a project plan - a plan that is currently undefined and unknown to the public.

For that reason, our neighborhood is providing the Cities of Redondo Beach and Torrance with documented information regarding the existing buildings, heights, setbacks, and other site conditions. This information is intended to establish an accurate factual baseline before the City of Redondo Beach begins reviewing any future Sunrise application.

Our neighborhood comments were prepared by an experienced expert witness and are fully cited so that the factual statements can be independently reviewed and verified.

I support the neighborhood comments and respectfully request that the Planning Commission establish a process for meaningful public participation before positions on the private development become fixed around a submitted plan.

The surrounding community has suffered 65 years of noise, emissions, traffic, and property devaluation caused by the District. It deserves an opportunity to provide input on the proposed 99-year PRIVATE PROJECT on our PUBLICLY-OWNED LAND. The City should not accept any application until the project proposal has been fully disclosed to residents and input has been provided to

the City and private developer.

I have attached a copy of our neighborhood comments for the record of the Redondo Beach Planning Commission, Planning Department, and City Attorney. Please review our comments and consider establishing an ongoing public participation program beginning prior to the submission of the Conditional Use Permit application by Sunrise.

Thank you for your consideration.