

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

CITY COUNCIL MEETING JANUARY 14, 2025

I.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATION**

From: [Stop BCHD](#)
To: [CityClerk](#); [Nils Nehrenheim](#); [Paige Kaluderovic](#); [Todd Loewenstein](#); [Scott Behrendt](#); [Zein Obagi](#); [Michael Webb](#); [Marc Wiener](#); [Sean Scully](#); [Joy Ford](#); [Cheryl Park](#); [James Light](#)
Cc: [Kevin Cody](#); [Garth Meyer](#); [Douglas Boswell](#); [Wayne Craig](#); [Sheila W. Lamb](#); [Gale S. Hazeltine](#); [Robert Gaddis](#)
Subject: Re: Public Comment - Spot Upzoning of BCHD and 200 N PCH Parcels Violates GC 65852
Date: Monday, January 13, 2025 8:00:20 AM

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

The email below summarizes the legal case made by RUTAN to the City that parcels of same zoning, no matter what size, much have the same limitation, i.e. FAR. The City appears ready to violate California Government Code by spot upzoning BCHD's FAR to 1.25. All P-CF will also require FAR 1.25 as well.

On Mon, Dec 9, 2024 at 5:40 PM Stop BCHD <stop.bchd@gmail.com> wrote:

In Rutan & Tucker (RUTAN) correspondence to the Council on behalf of BCHD, RUTAN cites Government Code 65852 with the following:

["All such regulations shall be uniform for each class or kind of building or use of land throughout each zone, but the regulation in one type of zone may differ from those in other types of zones." (emphasis added) In *Neighbors in Support of Appropriate Land Use v. Tuolumne County* (2007), the courts held that "the foundations of zoning would be undermined if local governments could grant favored treatment to some owners on a purely ad hoc basis. Cities and counties unquestionably have the power to rezone and their decisions to do so are entitled to great deference; but rezoning, even of the smallest parcels, still necessarily respects the principle of uniformity.]

BCHD has requested to be spot upzoned to a 1.25 FAR for its P-CF zoned parcel. Council has taken the first step to the spot upzoning by conducting an \$18,000 environmental analysis that supports only the action of spot upzoning of the single BCHD parcel.

Assuming that RUTAN is not attempting to mislead the Council, and that RUTAN provided a faithful interpretation of GC 65852, then the Council **CANNOT** spot upzone the BCHD parcel without providing uniform treatment to all P-CF. Per GC 65852, all P-CF parcels require uniform treatment (see RUTAN above "even the smallest parcels still necessarily reflects the principle of uniformity.)

Further, the Council increased the FAR of 200 N PCH to 1.25. 200 N PCH is zoned P-SF, yet other P-SF parcels were not granted the uniformity **REQUIRED** by GC 65852 as provided in comments by RUTAN.

Last, the 415 Diamond parcel is zoned P-CIV, and has no peers in P-CIV. Therefore, it appears that it has, and can remain, FAR 1.25 as its own zone.

This is a very concerning issue to the residents and taxpayers impacted by the proposed spot upzoning of the BCHD parcel. The Council appears bound to the principle of uniforming in FAR assignment within zones - and - the Council appears on a path of violation of GC 65852 with both the spot upzoning of the 200 N PCH parcel and the BCHD parcel. We ask the Council to adhere strictly to the law and reevaluate its non-uniform zone restrictions in

favor of full compliance with GC65852 as presented by RUTAN on behalf of its client BCHD. If the Council believes that RUTAN provided false information, the public has a right to know that as well. Thank you.

StopBCHD.com

--

StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From: [Holly Osborne](#)
To: [CityClerk](#)
Cc: [William Hall](#); [James Light](#); [Luke Smude](#); [Mike Witzansky](#)
Subject: Redondo City Council, Jan 14, 2025
Date: Tuesday, January 14, 2025 2:40:51 PM

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

Dear Mayor and Councilmembers, and public works.

This is a 3 minute summary of some of the problems in **Redondo on the Greenline**.

A week or so ago, some Redondo and Lawndale residents received a flyer in the mail from Metro saying that Metro was going to be taking surveying measurements of the ROW. to confirm existing property boundaries; and that they would let the residents know beforehand, and they would not come onto properties.

(We believe that some preliminary form of this has already started, because multiple neighbors reported heavy drone activity before Christmas.)

News Flash: Someone from the ROW just called; some residents just got a new flyer on their doorstep today. See below.

What is of concern to me, is, since the Greenline project was first announced in 2018, why are they just confirming boundaries NOW? I have pointed out numerous mistakes and missing diagrams in the DEIR, and a **Redondo** District 4 resident felt compelled to hire their own surveyor, to prove that their possessions were on their own land, when Metro wanted them to get rid of them. Also, in the narrow part of the ROW in **Lawndale**, Metro initially claimed that the ROW was 81 ft wide when it was only 75 ft wide. They later corrected some of their mistakes, but not all.

I am going to point out some additional concerns on the Redondo ROW between Artesia and Grant (where the above resident lives)'

(I also want to add that the Hybrid/ROW alternative which Metro selected as a LPA was NOT presented in detail in the DEIR, the way that the Hawthorne option and the Plain Vanilla ROW were.)

1) On the east side of the ROW, all the residents are at the bottom of a steep embankment. The embankment is on ROW property (for the most part, but not at the very bottom) and Metro's plans call for filling in the embankment in order to effectively widen the ROW, and put the LRT on top of it. (Without this fill-in, the flat part of the ROW would be about only 85ft wide or less.)

2) The plans call for a very high retaining wall, in these residents back yards; and further more, the wall will extend higher than the ROW. In effect, the people's back yards are going to be an isolated chamber. **(Whose property is the wall going to be on, and how thick does it need to be? It should NOT be on the residents property)**

3) The centerline of the closest LRT to the houses will be only about 13 ft away.

Below is a diagram done by Bill Hall of District 3, showing how houses are as close as 13 ft from centerline (The pink lines are the LRT track. Totally coincidental that he used "pink" for the pink line!) Mayor Butts said he was not in favor of houses that close, or even 30 ft away.

Google Maps – Condon Avenue – 1933 – 1917 (Hybrid / Trench Option)



Figure 1. Shows distance from LRT centerline to houses on the east side of ROW.

Not shown on this diagram is where the pipelines are going. They are probably ALL being relocated along the walls of the condos on the west side. See cartoon map below.

That is where the sink hole was; that damaged the foundation of the patio, and took 2 1/2 years to repair.

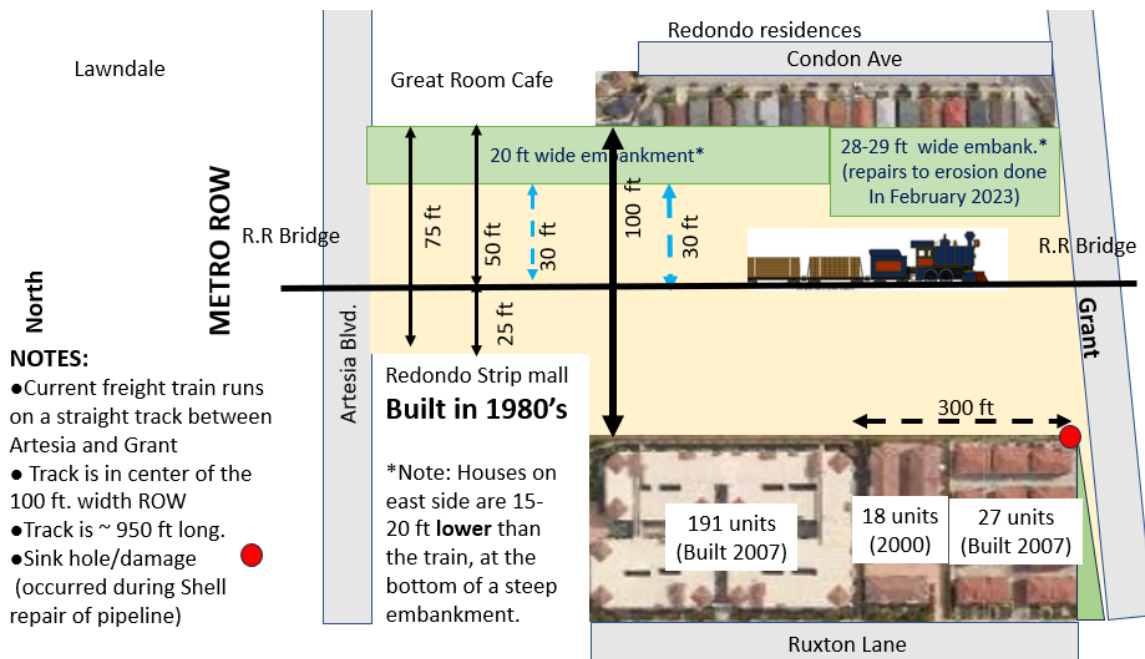


Fig. 1 Redondo layout showing the embankment, and straight path of current freight train

We need a soils engineer (not controlled by Metro) to determine the likelihood of more sink holes.

Thank you

To Crenshaw/Exposition

To South Bay

metro.net/clineext

C LINE (GREEN) EXTENSION TO TORRANCE

Field Work Notice

Metro C Line Extension to Torrance Project Notice

The C Line Extension is a 4.5-mile light rail expansion being considered that would travel from the existing Metro Rail Redondo Beach (Marine) Station to the Torrance Transit Center through the cities of Lawndale, Redondo Beach and Torrance.

Current Status

Metro published a Draft Environmental Impact Report (EIR) in January 2023 and collected over 2,000 public comments over a 61-day public review period.

In May 2024, the Metro Board of Directors approved the Hybrid Alternative as the Locally Preferred Alternative (LPA) for the project and directed staff to complete additional studies to respond to the public comments received, refine the cost estimates and funding plan for the LPA and prepare the Final EIR for the LPA under CEQA. Project approval will not occur until the Final EIR is completed and certified by the Metro Board.

Metro is preparing the Final EIR for release to the public in the second half of 2025, which will include responses to all public comments.

Summary of Work Activities

Metro will be performing survey work in the project area to collect information needed to respond to public comments. This work includes a survey of the existing boundaries along the rail road corridor (Metro ROW), traffic counts, and aerial photography of the rail corridor through the use of drones.

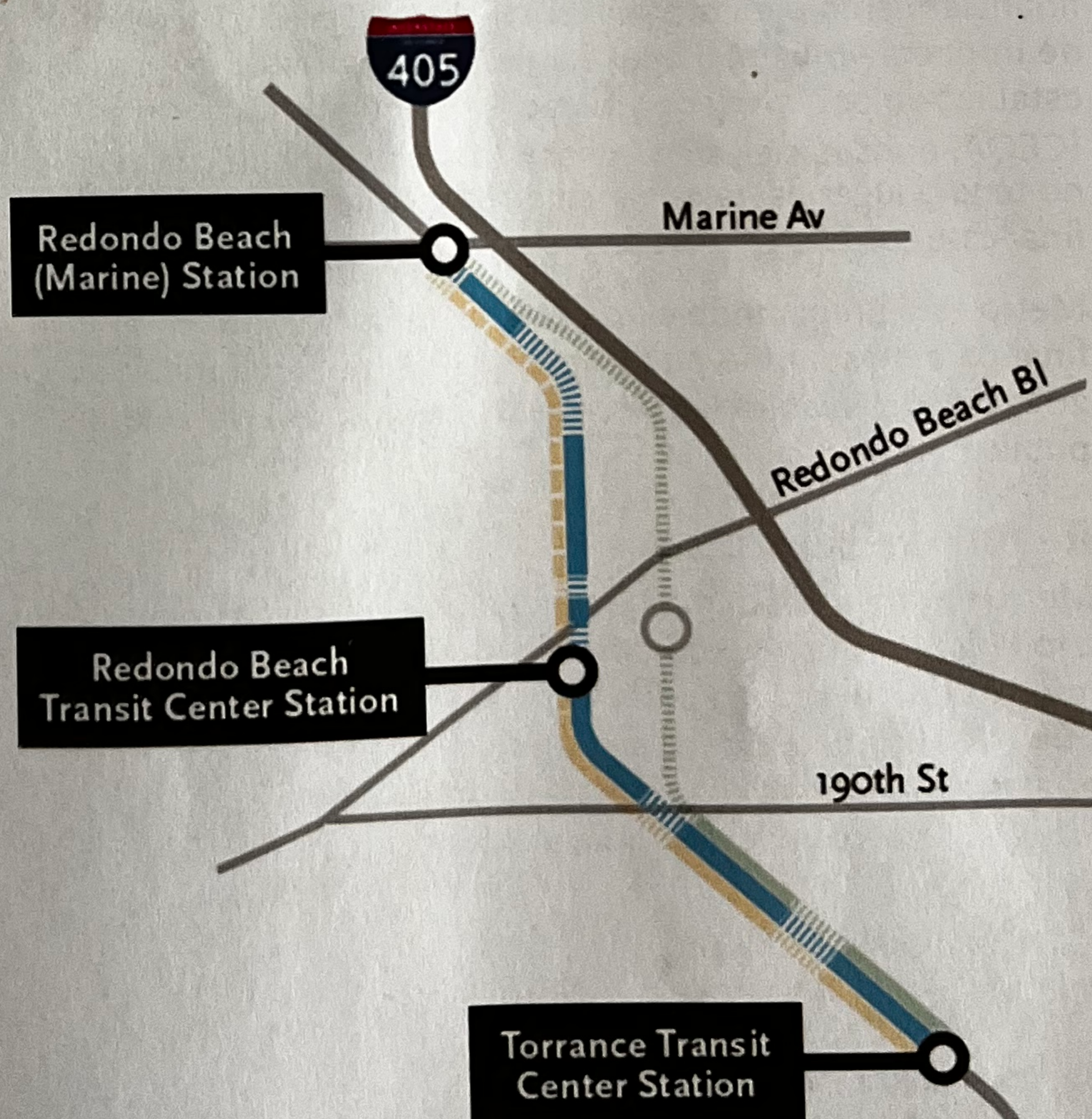
When: Work will take place over the next couple of months, beginning February 5, 2025, from 8am–5pm

Where: Survey work will occur along the Metro ROW from the Redondo Beach (Marine) Station moving south four miles through Lawndale, Redondo Beach, and Torrance, ending at the Mary K Giordano Torrance Transit Center.

What to Expect: Metro staff and surveyors will remain within Metro property and not enter private properties or fenced areas along the ROW. Staff will be using survey equipment, taking pictures including drones, walking along the tracks, observing traffic at crossings, and driving trucks onto the ROW.

Contact Us

213.922.4004 metro.net/clineext
greenlineextension@metro.net



Metro

C LINE (GREEN) EXTENSION TO TORRANCE

January 14, 2025

To: City of Redondo Beach City Council

Subject: Outdated Anti-Tree Ordinance

My name is Andre Leroux and I am a lifetime resident of Redondo Beach.

Did you know that privacy hedges are illegal in Redondo Beach?

According to a fence ordinance the side and rear yards should be a maximum of 6 feet and the front yard is even shorter at 42 inches. The city is currently prosecuting me with a misdemeanor for hedges I planted over 12 years ago. They are healthy and well maintained. Both neighbors on the other side of the hedge want them to stay.

This law is on the books but it is dormant and never enforced until there is a disgruntled neighbor who reports you. After doing some research, I have discovered that over 30% of properties in Redondo Beach are estimated to be affected by this ordinance. Massive enforcement of this ordinance will cause the City of Redondo Beach to lose over 30% of their mature trees. NOT great for a Tree City USA recipient.

I have been trying to reach the city and there has been zero response from anyone. The only response I received from the city is a heavy prosecution from your legal department against my trees I planted over 12 years ago. Prior to planting the trees, I contacted your planning department and they stated there were no issues with my plan. These are very well established, mature, low water, and well-maintained trees which all directly affected neighbors want to keep.

There have been zero private properties with this violation in the last 5 years. I am the only private resident being prosecuted for this unenforced

Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

law. This was discovered through a public records search and proves it is not being enforced. Selective enforcement of the law allows for biases in policing, leading to potential abuse of power and corruption. It contributes to a breakdown of trust between law enforcement and communities, undermining public safety. This practice threatens the equitable treatment of all individuals under the law.

As you should know many Redondo Beach residents have similar trees and could also be charged with a misdemeanor after years of enjoying the benefits of having trees give privacy, shade, beauty, and so much more. You probably have trees such as this in your neighborhood including possibly your neighbor, if you live in Redondo Beach.

I currently have 244 signatures on a petition to change and update this ordinance. You can find this petition on change.org or the website I created for this called GreenRedondo.com.

I have taken over 2000 photos of other homes in Redondo Beach violating this same ordinance. You can find a small sampling of photos on GreenRedondo.com.

To be clear, after speaking with my neighbors, these neighbors do NOT want the trees cut. They are happy with them. These are the trees separating our properties and the two directly affected neighbors do NOT want my trees cut.

My neighbors do not want these trees cut, I do not want these trees cut, and yet your city is prosecuting me hard and wants to possibly JAIL ME FOR 6 MONTHS.

These laws need to be changed. You have new properties being built with landscaping being planted. After speaking with the realtors, they stated the

Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

purpose of these trees to grow into each other and provide privacy. I would be extremely upset spending \$2.4M on a home and then finding out the planted trees, approved by your city upon final inspection, would need to be cut. This is a messed-up and outdated ordinance.

The city has created an extremely high-density neighborhoods and they are just becoming denser. The way we use our properties is completely different than we did even 20 years ago. We all want privacy from the ever-encroaching houses. Plus, the added benefit is environmental, providing shade, and the aesthetic beauty of landscaping increasing our property values.

If you have hedges or trees on your property, this CAN happen to you! Again, there are over 30% of properties in Redondo Beach which are directly affected. This is WHY it is imperative we act now to save our trees! We need to act now as a city and as residents to save these trees by updating these outdated anti-tree ordinances.

Illegal hedges in Redondo Beach are:

1. **Front Yard:** over 42 inches tall (36 inches if you are on the corner lots)
2. **Rear and Side yards:** over 6 feet



These illegal hedges are throughout Redondo Beach in all districts. These are a few examples.



We need to save our trees.
[Sign our petition HERE](#)

Andre Leroux

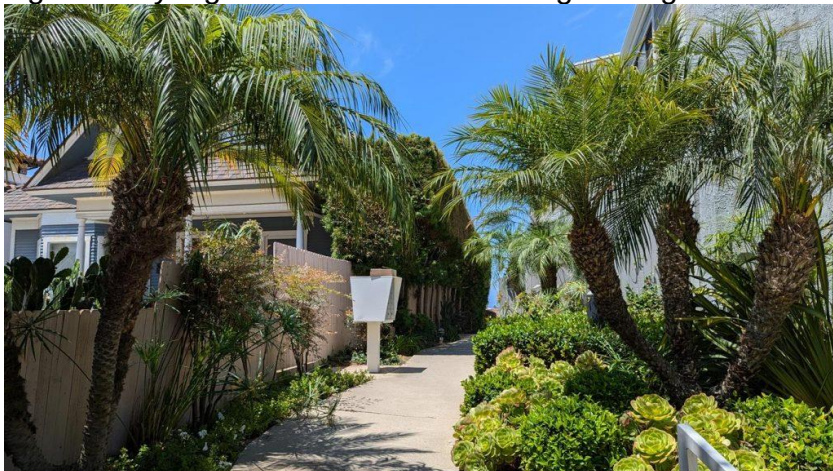
Redondo Beach, CA 90278

<https://GreenRedondo.com>

This is at the corner of North Broadway and Carnelian Street. Yes, this is a corner lot on public property. This is our **Redondo Beach City Hall**. [Google maps view](#). It appears the wall construction was intended to follow the ordinance but they grew a tall hedge. It is 140 feet long on the Carnelian side alone. It is taller than 6 feet even...as referenced by the man walking on the sidewalk. This is an illegal hedge per the ordinance.



Current ordinance states the side setback hedge cannot be over 6 feet. This hedge is significantly higher than that and an illegal hedge. Our anti-tree laws need to change.



[Sign Petition](#)

This beautiful hedge is providing privacy for these residents. They are certainly over 6 feet tall and illegal. These anti-tree ordinances must be updated.



This beautiful hedge is providing privacy for these residents. They are certainly over 6 feet tall and illegal. These anti-tree ordinances must be updated to save these trees. Sign our petition.



This beautiful front hedge is providing privacy for these residents. They are certainly over 42 inches tall and illegal. These anti-tree ordinances must be updated to save these trees. Sign our petition.



Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

Corner lot with 2 violations. The corner plants are higher than 36 inches and the driveway hedge is taller than 42 inches. Currently illegal under this ordinance.



This was taken at the **Department of Beaches and Harbors warehouse**. All those properties do not want to see this parking lot and want their privacy. These are all illegal per the current anti-tree ordinances. We need to change this...sign the petition and support our cause.



This hedge is located on a newer construction property. Per the current ordinance, this is located in the front set back and higher than 42 inches. This is an illegal hedge.



[Sign Petition](#)

Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

This property is located adjacent to **Dive & Surf**. This hedge is located on their side setback which, per the ordinance, would need to be no taller than 6 feet. This is an illegal hedge.



This is a huge hedge 200 feet long within the front setback. Current ordinance states it should be maximum 42 inches tall. This is significantly taller and currently illegal. We need the change these laws. Sign the petition.







Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

Side setback hedges taller than 6 feet currently illegal. Corner hedge being grown currently over 36 inches. These trees look beautiful and currently illegal under the current ordinance. Sign the petition to save these trees.



[Sign Petition](#)

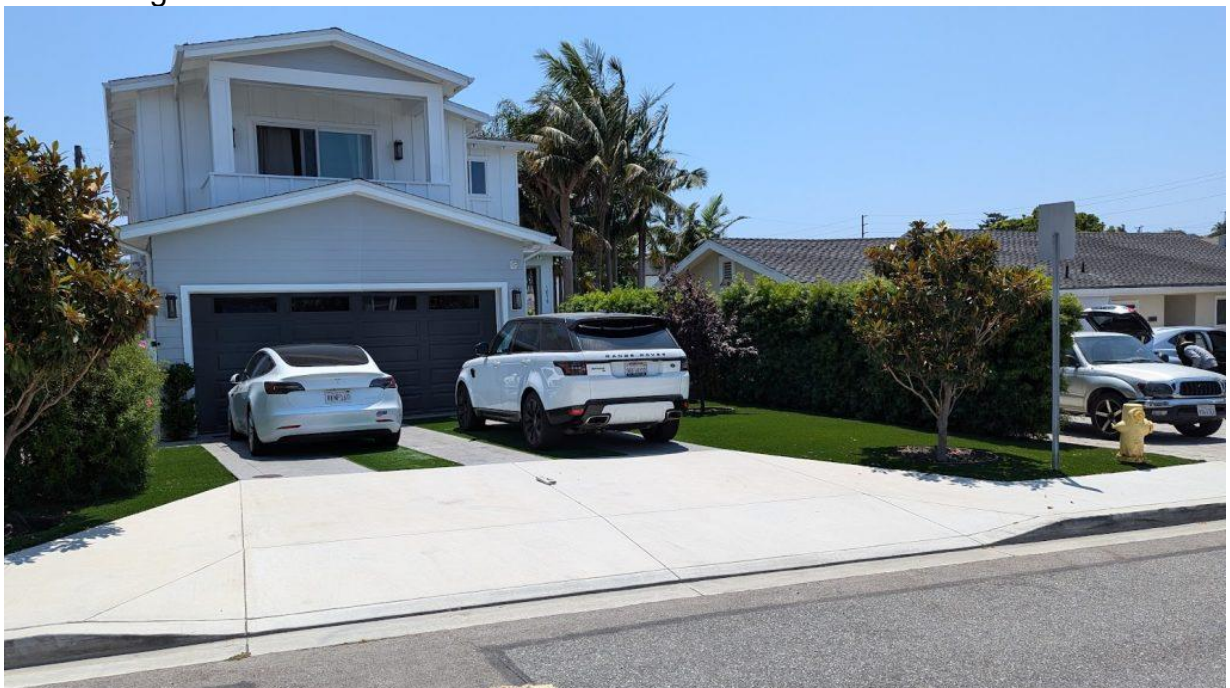
Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall and side setback taller than 6 feet. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall and side setback taller than 6 feet. These are illegal. Let's change this ordinance.



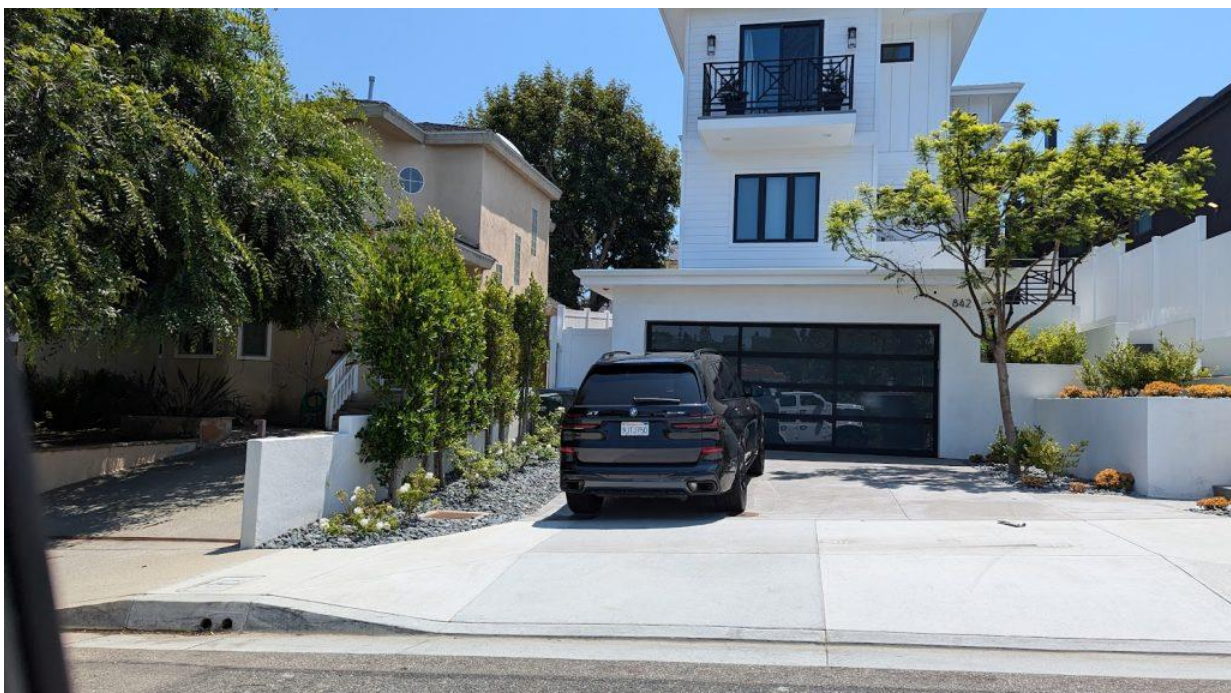
Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



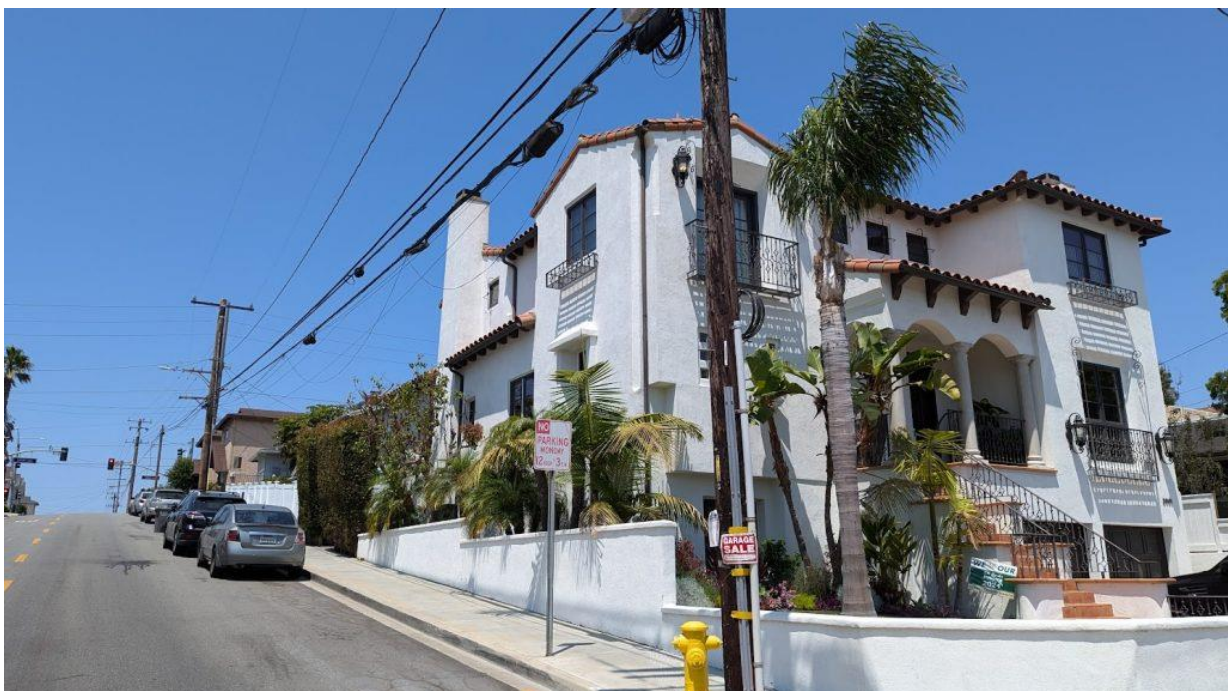
Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Side hedges over 6 feet tall. These are illegal. Let's change this ordinance.



Side hedges over 6 feet tall. These are illegal. Let's change this ordinance.



Side hedges over 6 feet tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



Side/rear setback taller than 6 feet and currently illegal. Let's save these trees.



Newer construction with amazing front hedge...but because this is over 42 inches in the front setback, currently illegal. We need to change these anti-tree laws.



Front hedges over 42 inches tall. These are illegal. Let's change this ordinance.



This wall is certainly over 6 feet and currently illegal per the ordinance.



Driveway and front yard hedges for privacy. Looks amazing but currently illegal because they are over 42 inches.



These hedges are in front of a condo complex in their front setback. They are over 42 inches tall and illegal.



[Sign Petition](#)

This nice hedge is providing a sound, and noise barrier. This is illegal since over 6 feet, side set back. Sign petition to update these ordinances.



This hedge is located at the new hotels off Marine. Illegal hedge over 6 feet.



This hedge is separating and providing privacy between these two properties. Obviously over 6 feet and currently illegal.



Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

Side setback hedge taller than 6 feet. This is currently illegal under this ordinance. Let's get together and fight these outdated anti-tree laws and save our trees.



This hedge provides the privacy. These hedges are over 6 feet and currently illegal. We need to change these outdated, dormant laws.



[Sign Petition](#)

This hedge is illegal and certainly over 6 feet. We need to change these outdated ordinances. Sign the petition.



This privacy hedge is amazing and, unfortunately, over 6 feet, per current law. These outdated ordinances need to change.



Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

Driving down Manhattan Beach Boulevard, you can see a series of people planting hedges for privacy, and to reduce noise. This is the rear setback of the property and hedge is taller than 6 feet and currently illegal. These laws need to change.





Another illegal hedge. This is a wonderful hedge and currently illegal because the hedge is taller than the 6 foot side/rear setback. We need to change these outdated laws. Sign the petition.



[Sign Petition](#)

This hedge is over their fence and over 6 feet thus illegal. Help us change this outdated ordinances.



This is the front of an apartment building. These hedges are in the front setback and taller than 42 inches and illegal.



Newer construction and this is their rear yard hedge. Taller than 6 feet and illegal.



Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

Beautiful privacy hedge currently illegal in Redondo Beach. We need to update these ordinances.

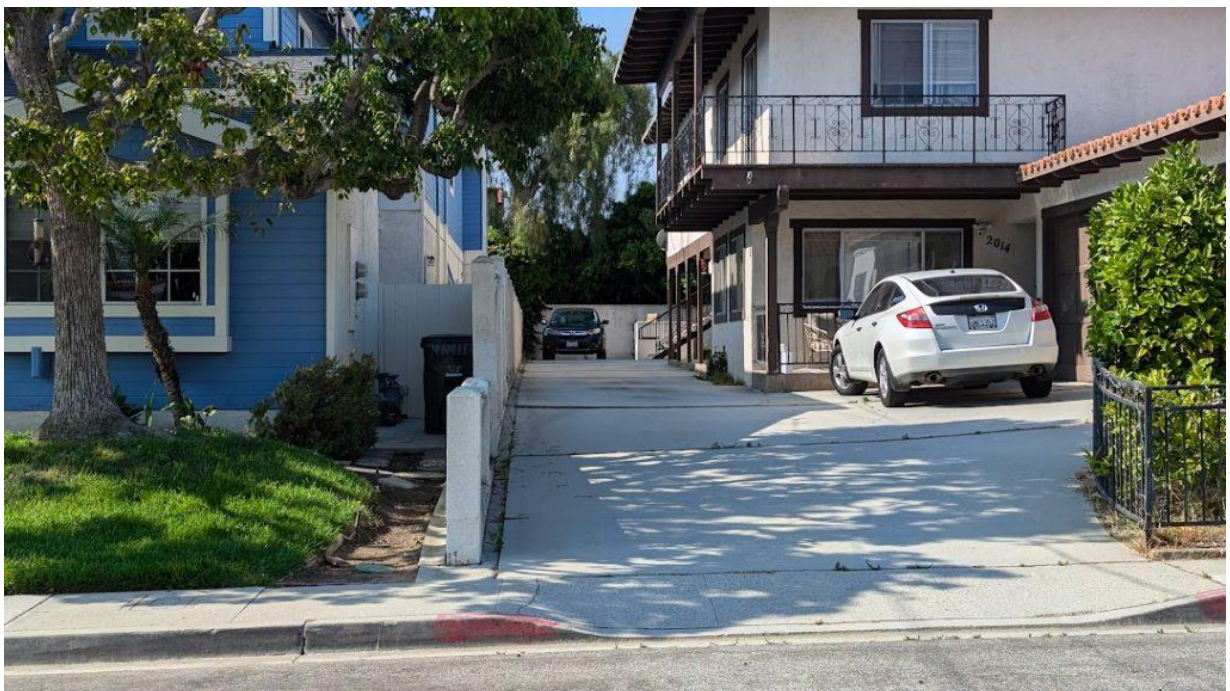


[Sign Petition](#)

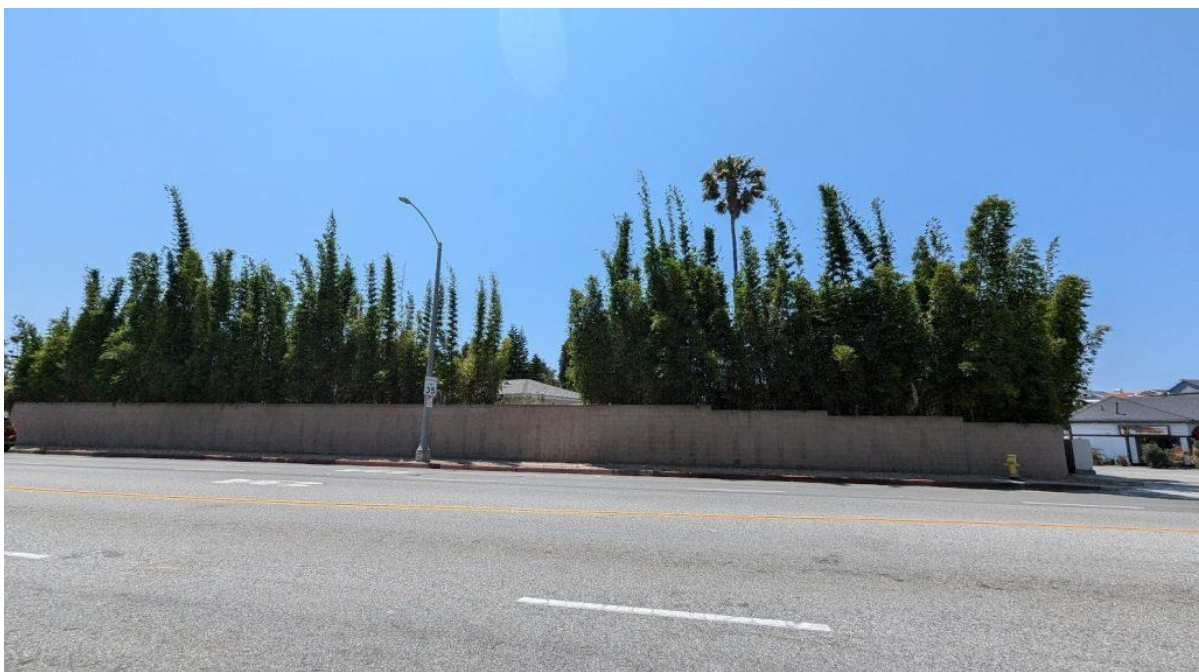
Front setback hedge taller than 42 inches and currently illegal under this ordinance.



Rear setback privacy hedge, currently illegal in Redondo Beach. Sign petition to keep these trees.



Tall hedge on rear and side setbacks of the property taller than 6 feet. Currently illegal per this ordinance.



Tall hedge on rear and side setbacks of the property taller than 6 feet. Currently illegal per this ordinance.



This tree must be saved. Per this ordinance, this tree creates a barrier in the front setback and should be a maximum of 42 inches. These laws need to be updated.



Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

Yes, all of this is illegal per the current ordinance. This is so beautiful and must be saved! Let's change this ordinance. Sign the petition.



Hedge taller than 6 feet and currently illegal.



[Sign Petition](#)

Properties behind Bamboo Thai with hedges taller than 6 feet. Currently illegal under this ordinance.



Rear of Grocery Outlet. These people wanted privacy and have a hedge taller than 6 feet in their rear setback. Currently illegal with the current ordinance. Sign the petition to update these anti-tree laws.



Hedge located in front setback taller than 42 inches. Currently illegal per the ordinance.



Hedge taller than 42 inches within the front setback and currently illegal.



Hedge located in rear and side setback taller than 6 feet. Currently illegal.



Newer construction believe in privacy hedges. This hedge is illegal per the current ordinance. Help us change the laws by signing the petition.



[Sign Petition](#)

Newer construction with driveway hedge taller than 42 inches currently illegal.



Newer construction with hedge taller than 42 inches in their front setback. This is currently illegal per the ordinance.



Wall topper higher than 6 feet and hedge in front setback taller than 36-inches (corner lot). Currently illegal per the ordinance.



Newer construction with hedge taller than 6 feet side setback. Currently illegal. Sign the petition to change these anti-tree laws.



Newer construction with hedge taller than 42 inches in front setback.



Newer construction with hedge taller than 42 inches in front setback.



Newer construction with hedges taller than 42 inches in front setback. Currently illegal in Redondo Beach.



[Sign Petition](#)

Front setback hedge appears to be higher than 42 inches. This hedge is illegal. We need to change this ordinance.



Front setback hedge appears to be higher than 42 inches. This hedge is illegal. We need to change this ordinance.



Newer construction and hedges taller than 42 inches in the front setback.



Newer construction with front hedges. Since these are in the front setback, they need to be a maximum of 42 inches.



Another illegal hedge at a newer construction.

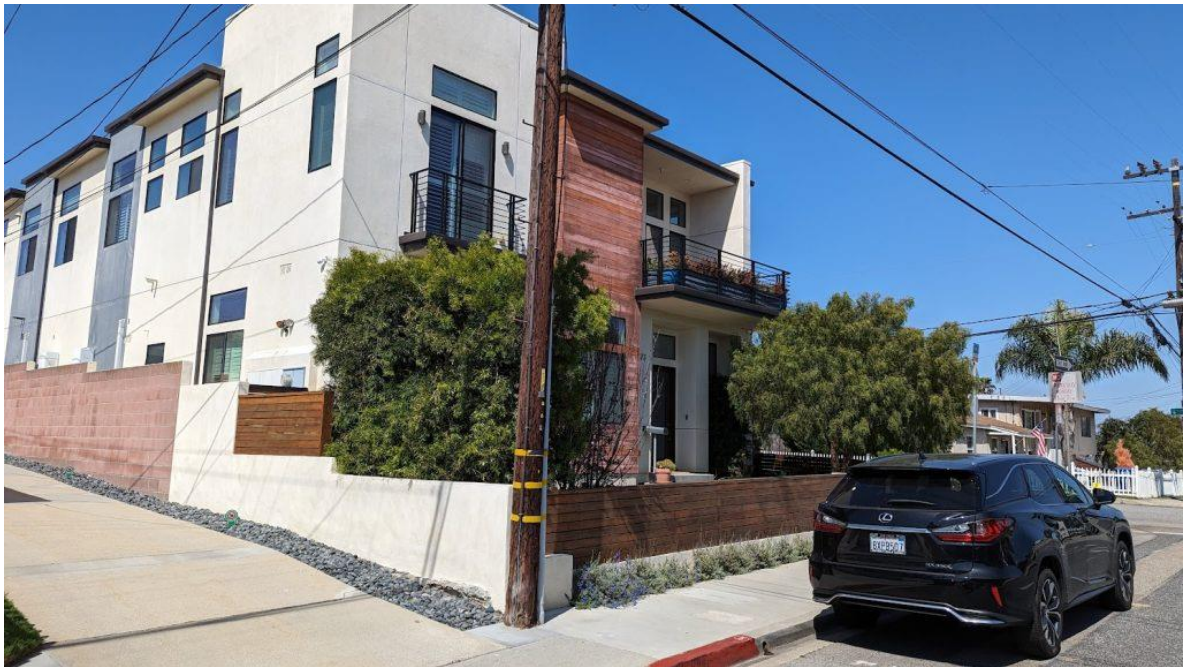


[Sign Petition](#)

Breakwater Village have several illegal hedges. These are higher than 6 feet and currently illegal. We need to change these dormant, anti-tree laws to save these trees.



Another illegal hedge at a newer construction.



Newer construction with hedges located on side setback taller than 6 feet. These are currently illegal per the ordinance.



Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

Newly remodel and you can see there is a new hedge planted. The intention is for this to become a privacy hedge. These are currently at 6 feet over the 42 inch front setback and illegal.



New construction on 190th with a series of trees. The intent to to be a hedge but at this point, the height of the wall is at 42 inches in this front setback. How did this pass inspection? I would love to see a hedge here so these new residents can have the sound isolation from 190th and the privacy they deserve. Let's change these laws by signing the petition and contacting our representatives.



[Sign Petition](#)

Andre Leroux

Redondo Beach, CA 90278

<https://GreenRedondo.com>

Newly built and on the market. The contractors of new construction builds in Redondo Beach are acknowledging the importance of privacy hedges. This picture was taken of a new build with an asking price of \$2.4M. Speaking with the realtor, they stated the intended purpose is to grow into a hedge for privacy from the other house < 5 feet away.



[Sign Petition](#)