

Planning Commission on 2025-08-21 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 08-21-25 18:30

eComments Report

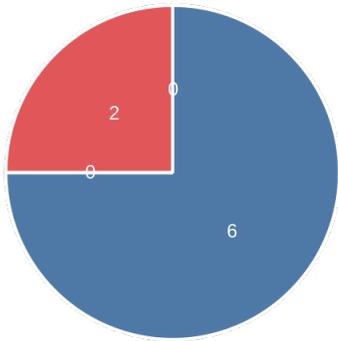
Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2025-08-21 6:30 PM - CITY COUNCIL CHAMBER	08-21-25 18:30	23	8	6	0	2

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 (75%) Oppose (0%) Neutral (25%)
No Response (0%)



Planning Commission on 2025-08-21 6:30 PM - CITY COUNCIL CHAMBER

08-21-25 18:30

Agenda Name

Comments

Support

Oppose

Neutral

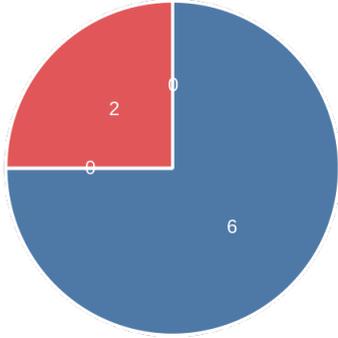
Agenda Name	Comments	Support	Oppose	Neutral
<p>J.1. PC25-1109 Public hearing for consideration of an Addendum to the Environmental Impact Report for the South Bay Galleria Mixed-Use Project (State Clearinghouse No. 2015101009), an Amendment of the Conditional Use Permit and Planning Commission Design Review approved by the City Council (Resolution No. CC-1901-004) on January 15, 2019, a Subdivision (Vesting Tentative Tract Map No. 84931), a One Year Extension of the Vesting Period of Tract Map No. 74481, and "Waivers" of some Development Standards pursuant to State Density Bonus Law to allow the development of Phase 2 of the South Bay Galleria Mixed-Use Project to construct an 8-story mixed-use building consisting of 15 residential Townhomes (apartments or condominiums) and 335 residential apartments inclusive of 10% very low income or 20% low income affordable units with up to 845 parking spaces within a garage (below and above grade), 8,300 square feet of commercial, and associated amenities on two parcels (Lot 7 and Lot 15 of Tract Map No. 74481) totaling 3.26 acres within the Regional Commercial (CR) zone located at 1815 Hawthorne Boulevard (Kingsdale and 177th Street).</p>	8	6	0	2
<p>PROPERTY OWNER: KW-F SBG OWNER LLC APPLICANT: KW-F SBG OWNER LLC c/o Stuart Miller LOCATION: 1815 Hawthorne Boulevard CASE NOS: 20250068 (Amendment to CUP; PCDR); VTTM No. 84931; TM No. 74481 (One Year Extension of Vesting); State Density Bonus Law Waivers</p>				
<p>RECOMMENDATION:</p> <ol style="list-style-type: none"> 1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project; 2. Accept all testimony from staff, applicant, and public and deliberate; 3. Close the public hearing; 4. Adopt the attached Resolution by title only, waiving further reading, adopting an Addendum to an Environmental Impact Report (EIR) and granting an Amendment to a Conditional Use Permit and Planning Commission Design Review, and approving Vesting Tentative Tract Map No. 84931, a One Year Extension of the Vesting Period for the Recorded Final Vesting Tract Map No. 74481, and Concessions/Waivers of development standards pursuant to State Density Bonus Law to construct "Phase 2" of the South Bay Galleria Mixed-Use Project on property located within a Regional Commercial (CR) Zone: 				
<p>A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE SOUTH BAY GALLERIA MIXED-USE PROJECT (STATE CLEARINGHOUSE NO. 2015101009) CERTIFIED BY THE CITY OF REDONDO BEACH ON JANUARY 15, 2019, AND GRANTING THE REQUESTS FOR AN AMENDMENT OF THE CONDITIONAL USE PERMIT AND PLANNING COMMISSION DESIGN REVIEW APPROVED BY THE CITY COUNCIL (RESOLUTION NO. CC-1901-004) FOR THE SOUTH BAY GALLERIA MIXED-USE PROJECT ON JANUARY 15, 2019, AND APPROVING VESTING TENTATIVE TRACT MAP NO. 84931, A ONE YEAR EXTENSION OF THE VESTING PERIOD FOR THE RECORDED FINAL VESTING TRACT MAP NO. 74481, AND CONCESSIONS/WAIVERS OF DEVELOPMENT STANDARDS PURSUANT TO GOVERNMENT CODE SECTION 65915 (DENSITY BONUS LAW) TO ALLOW THE DEVELOPMENT OF PHASE 2 OF THE SOUTH BAY GALLERIA MIXED-USE PROJECT TO CONSTRUCT AN 8-STORY MIXED-USE BUILDING CONSISTING OF 15 RESIDENTIAL TOWNHOMES (APARTMENTS OR CONDOMINIUMS) AND 335 RESIDENTIAL APARTMENT UNITS, INCLUSIVE OF 10% VERY LOW INCOME OR 20% LOW INCOME AFFORDABLE UNITS, UP TO ONE LEVEL OF UNDERGROUND PARKING AND 3 LEVELS OF ABOVE GRADE PARKING TOTALING UP TO 845 PARKING SPACES (350 PARKING SPACES EXCLUSIVELY FOR RESIDENCES AND UP TO 495 PARKING SPACES (REPLACEMENT PARKING) FOR COMMERCIAL USES), 8,300 SQUARE FEET OF GRADE LEVEL COMMERCIAL USES, AND ASSOCIATED AMENITIES ON PROPERTY (3.26 ACRES) LOCATED WITHIN THE REGIONAL COMMERCIAL (CR) ZONE LOCATED AT 1815 HAWTHORNE BOULEVARD</p>				

Sentiments for All Agenda Items

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No Response (0%)



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PROPERTY OWNER: KW-F SBG OWNER LLC

APPLICANT: KW-F SBG OWNER LLC c/o Stuart Miller

LOCATION: 1815 Hawthorne Boulevard

CASE NOS: 20250068 (Amendment to CUP; PCDR); VTTM No. 84931; TM No. 74481 (One Year Extension of Vesting); State Density Bonus Law Waivers

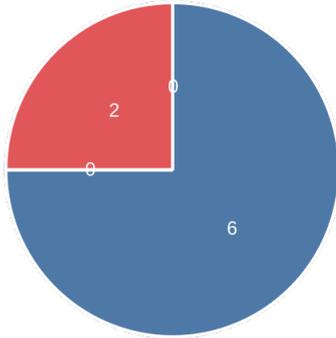
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Barbara Epstein

Location:

Submitted At: 6:11pm 09-02-25

Just a note on mobility issues, parking, and public transit.

Remember that segment of the public who may not be able to leap aboard buses and rail cars, then attempt to find seating as those start moving.

For some people, having a car available is a necessity.

Devon Hollowood

Location:

Submitted At: 5:00pm 08-21-25

I live in Redondo Beach district 3, fairly close to the Galleria, and I strongly support this project! I would love to see this become a mixed-use neighborhood with lots of housing and transit. I'm not too worried about parking, because a transit-oriented neighborhood needs much less parking than a typical suburb. We should instead focus on making it as pleasant as possible for people to exist and spend their time there, outside of a car and interacting with their neighbors. This is a fantastic opportunity to improve our city, and we should not let it go to waste!

Niki Negrete-Mitchell

Location:

Submitted At: 4:46pm 08-21-25

Good evening, Commisioners! I'm Niki Negrete-Mitchell from District 3.

I was in support of the South Bay Social District's (SBSD) plan with the caveat being parking. There desperately needs to be some kind of viable strategy with some kind of conditions for parking and traffic abatement for Kingsdale in place if the approval moves forward.

SBSD was in strong favor of the forward thinking option to route the C-now-K Line down Hawthorne (still on the table) creating an attractive premiere destination and extremely pleasant waiting hub to grab coffee and donut while before the morning commute and a nice place to unwind in the evening. They were excited to partner with Metro with a kiosk at concierge which would be great for hotel guests. An EXCELLENT prospect for not only the city of Redondo Beach but Torrance, Hawthorne and Lawndale as well.

Apparently additional housing units were needed in order to secure funding so that's an issue. Number of units should be capped off if approved.

This should not be a knee jerk decision based on anyone's politics. What is best for our city no matter what "side" you're on is key. There are so many nuances and moving parts in this matter and I trust our current reps to have a healthy discussion and come up with a viable plan.

Thank you so much for looking out for us!

Liam Walsh

Location:

Submitted At: 3:44pm 08-21-25

I support this project and hope to see more space used for housing instead of empty parking lots. Since this is right next to our transit center and also served by the K line extension to Torrance, this block really has a lot of potential to become a central part of our community and the region. I appreciate that mixed-use is planned which can further drive foot traffic and help put residents near businesses/amenities and vice versa. As someone who lives in District 5, I'd be able to ride my bike here to spend money thanks to the low-stress bike lanes and paths the city is building and planning. Along those lines I want to ensure the site plans include a multi-use path (with space for both pedestrians and cyclists) to get from Grant to Redondo Beach Blvd.

Davis Hunt

Location:

Submitted At: 3:34pm 08-21-25

I am a resident of district 2, and I strongly support the proposed development at the South Bay Galleria. I believe that Redondo Beach desperately needs this sort of mixed use development, especially in such a great location. The location is poised to offer multiple transportation options, cutting down on the logistical and infrastructure challenges that this development may face and lessening the impact on local traffic.

I'd ask that you please approve this measure tonight, it will be an excellent addition to our community.

Alex Fineman

Location:

Submitted At: 3:03pm 08-21-25

I wish to express my strong support for the proposed development at the South Bay Galleria site. As a resident of District 3, I believe this project is a critical and positive step for our community.

The development of dense, transit-oriented housing on this site is exactly what Redondo Beach needs. This location is perfect for new homes, as it is close to amenities and transportation options, reducing the need for new infrastructure and minimizing traffic impacts elsewhere. The project's inclusion of affordable housing units is a crucial component that will help address our region's housing crisis and ensure our city remains a vibrant and accessible place to live for everyone.

I am particularly encouraged by the thoughtful design and the commitment to building more housing. I hope to see even more units approved for this site and for the project to be financed and built as quickly as possible. This is a chance to revitalize an underutilized space and provide much-needed housing for our community.

Thank you for your consideration.

Brianna Egan

Location:

Submitted At: 2:24pm 08-21-25

I'm glad to see these entitlements moving forward. The site can definitely accommodate these 350 additional homes, and even more. I don't know how final this design is, but I am not particularly fond of the step-back with the low-density townhomes facing Kingsdale. I don't think this needs that and the site could accommodate taller buildings. A good vision for this is Culver City's Ivy Station (<https://www.ivystationculvercity.com/>) which sits

adjacent to their Metro Expo Line station with apartments, office space, retail, hotel, and a 2-acre grassy open space with community programming like salsa nights, vendor fairs, and yoga. I can see that here.

I appreciate staff noting this project complies with the city's General Plan and Housing Element and state law. This project makes good use of the Density Bonus Law by providing affordable units, and AB 2097 which waives parking standards with its proximity to the Redondo Beach Transit Center. However, the property owner is still requesting to provide 350 parking spaces (and up to 495 additional parking spaces for commercial). This is a good example of parking reform and allowing developers to study market needs and propose the amount of parking the project truly requires. Many households today strive to be car-lite, and as we build out our transit and bike networks, this is entirely feasible: With the K Line Extension, it will be a one-seat ride from here to Torrance, LAX, Inglewood, Crenshaw, and the Expo Line. With the Redondo Beach Blvd Active Transportation project, these homes will be situated on a high-quality bike route to El Camino College and the beach.

Please approve this application tonight. I know this Commission strives to make projects better. So in addition to the waivers they are requesting, perhaps you might consider granting or suggesting additional units, taller heights, and bike parking. Hopefully these entitlements allow this project to get financing and break ground soon! Transit-oriented housing at all income levels is much-needed in our community and a long time coming.

Alexander Martin

Location:

Submitted At: 4:32pm 08-19-25

In regards to the parking garage that is below the AMC Theaters on the southeast corner of Kingsdale Av and Artesia Bl, are there any plans to knock down the wall that used to be a part of the old South Bay Galleria Transit Center? It's sad to see that when the city demolished the former transit center once the new one opened down the street next door to Target, the only thing left from the 1987 construction was the wall. I'm surprised why the city never tore down the wall when they demolished the original transit center.