

# Planning Commission on 2024-12-19 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 12-19-24 18:30

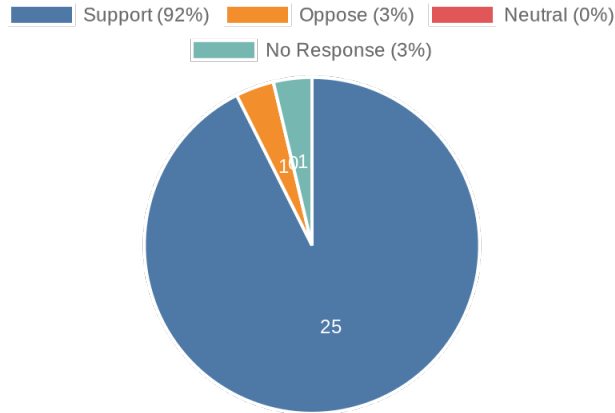
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2024-12-19 6:30 PM - CITY COUNCIL CHAMBER	12-19-24 18:30	27	27	25	1	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 2024-12-19 6:30 PM - CITY COUNCIL CHAMBER

12-19-24 18:30

Agenda Name	Comments	Support	Oppose	Neutral
J.2. PC24-2005 Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of A LIVE PERFORMANCE THEATER (Performance art facility) in an approximately 8,861 SQUARE FEET INTERIOR space within an existing multi-tenant PUBLIC-COMMUNITY FACILITY (medical offices and health-related facility) on property located at 514 N. PROSPECT AVENUE in a PUBLIC -COMMUNITY FACILITY (P-CF) zone.	27	25	1	0

## RECOMMENDATION:

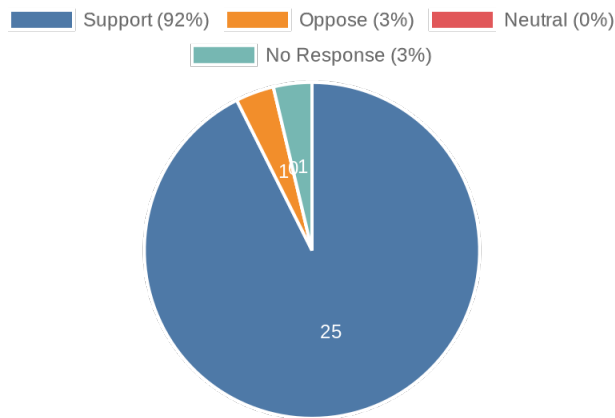
1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST TO ALLOW THE OPERATION OF A LIVE PERFORMANCE THEATER (PERFORMANCE ART FACILITY) IN AN APPROXIMATELY 8,861 SQUARE FEET INTERIOR SPACE WITHIN AN EXISTING MULTI-TENANT PUBLIC-COMMUNITY FACILITY (MEDICAL OFFICES AND HEALTH-RELATED FACILITY) ON PROPERTY LOCATED AT 514 N. PROSPECT AVENUE IN A PUBLIC-COMMUNITY FACILITY (P-CF) ZONE. (CASE NO. PCUP2024-1652)

## Sentiments for All Agenda Items

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

### Overall Sentiment



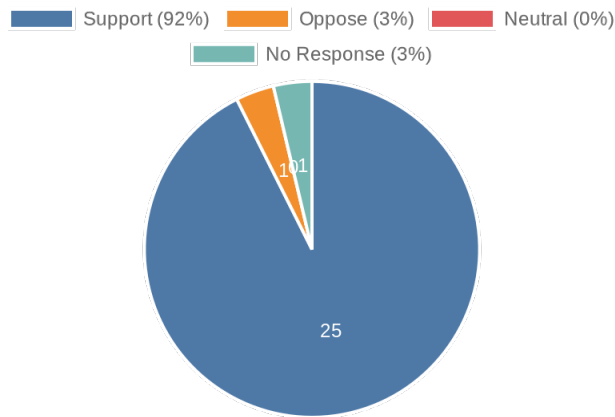
Agenda Item: eComments for J.2. PC24-2005 Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of A LIVE PERFORMANCE THEATER (Performance art facility) in an approximately 8,861 SQUARE FEET INTERIOR space within an existing multi-tenant PUBLIC-COMMUNITY FACILITY (medical offices and health-related facility) on property located at 514 N. PROSPECT AVENUE in a PUBLIC -COMMUNITY FACILITY (P-CF) zone.

**RECOMMENDATION:**

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST TO ALLOW THE OPERATION OF A LIVE PERFORMANCE THEATER (PERFORMANCE ART FACILITY) IN AN APPROXIMATELY 8,861 SQUARE FEET INTERIOR SPACE WITHIN AN EXISTING MULTI-TENANT PUBLIC-COMMUNITY FACILITY (MEDICAL OFFICES AND HEALTH-RELATED FACILITY) ON PROPERTY LOCATED AT 514 N. PROSPECT AVENUE IN A PUBLIC-COMMUNITY FACILITY (P-CF) ZONE. (CASE NO. PCUP2024-1652)

**Overall Sentiment**



**Jill Klausen**

Location:  
Submitted At: 6:49pm 12-19-24

I guess I'm the lone dissenter. I love this theater group. I'd be thrilled to have them as tenants here in Redondo. However the Health District is intended for use for activities related to health. And as much of a theater girl as I am, it's got nothing to do with the actual health of the community. So I ask that you do not pass this item.

Jill Klausen  
Redondo Beach resident since 1994

**Evelyn Pham**

Location:  
Submitted At: 4:57pm 12-19-24

I write to ask you to please approve the Conditional Use Permit for Little Fish/Shakespeare by the Sea. They are a gem of the arts and provide so much to the communities around them. They provide culture, accessible entertainment for all, and connection. Please consider the positivity that this theatre will bring!

Evelyn Pham  
Garden Grove, CA

**Maire-Rose Pike**

Location:  
Submitted At: 4:03pm 12-19-24

As a long-time company member and supporter of LFT/SBTS, I urge you to approve the Conditional Use Permit. This company has a long history of producing high-quality professional intimate theater and would be a wonderful addition to the community of Redondo Beach. Please consider the positive cultural impact this company of talented actors, artists, directors, designers, comedians, writers, and other creative folks will bring to your community by offering affordable, inclusive, high-quality live theatrical productions.

Sincerely,  
Maire-Rose Pike  
Actor and Drama Teacher  
Los Angeles, CA

**giovanni de amici**

Location:  
Submitted At: 2:49pm 12-19-24

I wrote a longish letter supporting SBTS but your webpage chose to ignore it. So now I will keep it short:  
APPROVE THE CONDITIONAL USE PERMIT for Little Fish Theatre/ Shakespeare by the Sea.  
It is good for the community.  
Giovanni. De amici  
Crofton, MD

**Ryan Palmer**

Location:  
Submitted At: 2:28pm 12-19-24

Live theatre impacts all of us in such a positive way. We are all uplifted and affected by art, whether we realize it or not. Little Fish was there for me when I needed art and community in my life. I hope it can continue on in Redondo Beach!

**Kenneth Hundt**

Location:  
Submitted At: 1:36pm 12-19-24

Good evening to the members of the Planning Commission. Thanks for listening to my comment. I write to ask you to please approve the Conditional Use Permit for Little Fish Theatre/ Shakespeare by the Sea to operate in Redondo Beach. They will be a great asset to the city. I have attended performances by Little Fish Theatre at their previous location and can attest that they provide a great service to the community by bringing the performing arts close by and exposing the arts locally to folks who might not otherwise have access to live performances. They are a great bunch of people who put on fun, serious and enlightening shows. In addition - when I attend their performances I go to nearby restaurants before a show thus bringing added benefits to the local community. Please approve the permit allow Little Fish Theatre/Shakespeare By The Sea to flourish in Redondo Beach. Thanks so much. Kenneth Hundt

**Melissa Kayser**

Location:  
Submitted At: 12:45pm 12-19-24

As both a regular attendee of the theatre and an actor who has participated in past productions, I urge you to approve the Conditional Use Permit for Little Fish Theatre/ Shakespeare by the Sea. We need the arts in our community, especially in these times of growing apathy and division. We are in a time where more and more of our entertainment is coming from technology - alienating person to person contact. Live theater provides a place to foster a sense of community and empathy.

Little Fish Theatre produces works that are not only fun and entertaining, but encourage audiences to think about how we relate to each other. The work cultivates conversations had outside of the theater, which in turn lead to discussions continued at local restaurants or bars. They also offer access to quality work without the hefty price tag of a blockbuster theater.

Shakespeare by the Sea fosters a sense of kinship with all of the places they travel to. I joined the company only a couple of years ago and the amount of times I heard, "we come every year," or "this is my favorite part of the summer," were innumerable.

Please approve. We need the arts. Now more than ever.

Melissa Ortiz

**G. Smith**

Location:

Submitted At: 11:53am 12-19-24

I urge you to approve the Conditional Use Permit for Little Fish Theatre/ Shakespeare by the Sea. Speaking as a theater reviewer for Stage Raw (the premier theater publication in Los Angeles County), and as a playwright, the contribution of Little Fish to the cultural richness of the South Bay and across L.A. is invaluable. Thank you.

G. Bruce Smith

Stage Raw

Culver City

**Jane Macfie**

Location:

Submitted At: 10:43am 12-19-24

I am writing to strongly encourage you to please allow the Little Fish Theatre the Exemption Declaration and Conditional Use Permit to allow the operation of A LIVE PERFORMANCE THEATER. Live Theatre is a huge asset to any community, bringing new brightness and culture to an area. I will be among many people eating, shopping and getting gas in the area as I come to see performances. As someone who has worked at Little Fish, I can tell you they are very considerate about their neighbors and those who share their environment, regarding noise, respect for curfews and other measures to respect those around them. This is a very exciting development for Redondo Beach. Little Fish was a central part of the Community in San Pedro for many years, and I have no doubt will be an important asset to Redondo. Thank you, Jane Macfie

**Steven Korbar**

Location:

Submitted At: 10:29am 12-19-24

I greatly enjoyed Little Fish theatre when it was in San Pedro. They featured wonderful talent and involved the whole community in a way that benefited everyone, including neighboring businesses.

With the PV player a thing of the past; there is a need for more theatre in the South Bay and I can't think of a better group to fill the void. Thank you, Steven Korbar

**Joe Galliani**

Location:

Submitted At: 9:46am 12-19-24

I wholeheartedly support the proposed performance theatre Exemption and CUP and am excited about the prospect of getting to see Little Fish Theatre shows right here in Redondo Beach! My wife and I have lived in Hollywood Riviera since 1993 and we have been attending Little Fish Theatre plays in San Pedro for many years now and greatly enjoying the professional quality of their productions. We have also enjoyed their Shakespeare By The Sea performances in each of the Beach City venues they have played. What a local treasure we have found this talented troupe of players to be! San Pedro's loss will be Redondo Beach's great gain if you approve this proposal. We will be inviting friends from outside the South Bay to join us in Redondo for dinner and performances if you grant us that opportunity.

**Gail Robillard**

Location:

Submitted At: 9:34am 12-19-24

I urge you to approve the Conditional Use Permit for Little Fish Theatre/ Shakespeare by the Sea. After many, many years of attending and financially supporting their quality and innovative theatre productions, I believe this organization would be a wonderful addition to Redondo Beach, enriching the lives of the community and its residents with cultural arts programming. I will continue to support this organization no matter where it lands!

**Gail Robillard**

2251 Grenadier Drive

San Pedro, CA 90732

grobillard53@gmail.com

**Laura MacMorran**

Location:

Submitted At: 9:07am 12-19-24

Good Evening Commissioners,

With enthusiasm, I encourage you to approve the proposed performance theater CUP. Having this cultural amenity in our community is enriching. 514 N Prospect Ave is a well-suited location for the proposed theater use because most of the existing uses are closed when the theater will hold performances, and their nonperformance operations are insignificant compared to the site's capacity and combined other uses. The resolution contains two restrictive conditions that I hope that you will discuss whether there is causation based on the use's effects and its location. COA # 3 (performance hours) covers the present-day operations, but what about in the future? Please consider allowing performances year-round not just September to May and please consider an early weeknight start time and no time restrictions on Saturday or Sunday. In addition, COA #4, which prohibits the business/theater from serving or selling alcohol, seems unnecessary. To regularly sell alcohol, the theater would need a separate CUP to procure an ABC license. What if the theater organizes a fundraiser or special event, will this COA apply to that activity, and would the restriction have a negative effect? Thank you for your time and consideration.

Kindly, Laura MacMorran, Redondo resident and Shakespeare by the Sea supporter

**Mike Sheffield**

Location:

Submitted At: 10:09pm 12-18-24

I urge you to approve the Conditional Use Permit for Little Fish Theatre/Shakespeare by the Sea. They have been a cultural gem in the South Bay for over 25 years and for many local residents they have been their first introduction to Shakespeare. I have been a supporter for years and always look forward to attending their productions. It would be wonderful to see them have an indoor venue again. I believe it would be a boon not only to residents but to local restaurants and other businesses as well.

**Terry Brown**

Location:

Submitted At: 8:52pm 12-18-24

Please approve the Conditional Use Permit for Little Fish Theatre/ Shakespeare by the Sea. I have attended multiple performances in the South Bay and San Pedro, and always enjoyed them. I believe that an organization that provides free Shakespeare performances and other theater events is a civic good. I am especially interested in this location's proximity to Silverado Memory Care. I know someone there and I think he would benefit from this.

**Mario Silva**

Location:

Submitted At: 8:41pm 12-18-24

I am writing to urge you to approve the Conditional Use Permit for LFT/SBTS. They provide wonderfully dedicated work, crucial to the community and necessary in our society.

**wayne martin**

Location:

Submitted At: 8:05pm 12-18-24

I am writing to urge you to approve the Conditional Use Permit for LFT/SBTS. I have seen many SBTS performances at many locations and I am always impressed with their work.

Wayne Martin

**Toni Martinovich**

Location:

Submitted At: 6:44pm 12-18-24

I am writing in support of the Conditional Use Permit for LFT/SBTS. I have been a volunteer and Board Member and I can guarantee you both companies are professional and entertaining. My family and I have enjoyed performances of both companies since their inception. We are also monthly donors and will continue to support them in their new home. The arts enrich communities and provide a wonderful shared experience that only comes from a live performance. I hope you will approve the permit. Thank you!

**Rex Beum**

Location:

Submitted At: 6:30pm 12-18-24

I am writing to urge you to approve the Conditional Use Permit for LFT/SBTS. I have been to many performances of both companies over the years and I look forward to continuing doing so in Redondo Beach. Thank you!

**Rachel Levy**

Location:

Submitted At: 4:46pm 12-18-24

I am writing to urge you to approve the Conditional Use Permit for Little Fish Theatre(LFT)/Shakespeare by the Sea(SBTS). I am one of the original members of LFT/Shakespeare by the Sea and have been working with this small and mighty theatre company since 2002. Art is important. Accessible art is critical. Not everyone can afford to see theatre in downtown LA, nor are those production choices necessarily resonant with their community. LFT has been putting on intimate theatre since 2002 and we would love to continue to honor the community by putting on productions that are approachable for anyone. SBTS has been bringing free Shakespeare for even longer. Making art is what we do... and what a wonderful opportunity to bring this sort of wonder to a whole new community. The bonus is... we are already ready to go! We have a strong cadre of actors, designers, directors, grant writers, box office staff and administrators waiting in the wings (definitely pun intended) to get started!

Please approve this CUP, and let us bring a little joy, laughter, surprise, wonder, tears (the good kind, of course), and stage magic to the people of Redondo Beach!

Rachel Levy

Founding Company Member and Superfan

**Peter Green**

Location:

Submitted At: 4:32pm 12-18-24

I am writing to urge you to approve the Conditional Use Permit for Little Fish Theatre(LFT)/Shakespeare by the Sea(SBTS). I have seen first hand the community impact this company provides both as an audience member since early childhood and as a performer since 2019. SBTS has become a well loved summer tradition for families in communities across Southern California; their impact on community access to the arts cannot be understated. Over the past two and a half decades, SBTS has provided many young audience members, including myself, their first contact with live theatre in a space where they are allowed to explore the beauty of their local parks and communities. I have also experienced first hand how LFT and SBTS productions have continually created jobs for local artists, performers, designers, and technicians as well as volunteer opportunities for community members of all ages. I strongly urge your approval of the Conditional Use Permit so that LFT and SBTS are able to continue their mission in Redondo Beach and across Southern California.

**Penny Richards**

Location:

Submitted At: 3:47pm 12-18-24

I join my fellow citizens in urging you to approve the Conditional Use Permit for Little Fish Theatre/Shakespeare

by the Sea. We have been supporting SBTS with our attendance, our volunteer time, and our donations for over a decade (and our t-shirt collection reflects this). The Polliwog Park shows we can walk to from North Redondo are a real highlight of our summers, always quality, smart and fun. We need more of this, and we would be lucky to have SBTS in our midst. A city with a lively arts scene is a healthier, happier city.

**Dency Nelson**

Location: 90254, Hermosa Beach  
Submitted At: 3:28pm 12-18-24

I urge you to please Approve the Conditional Use Permit for Little Fish Theatre/Shakespeare by the Sea. My wife and I and many of our friends and neighbors have been attending their performances for years at their previous home in San Pedro. Now we are hoping to have this opportunity to enjoy their productions even closer to home here in Redondo Beach, and we look forward to introducing many other friends and neighbors to do the same. It will prove to be a valuable addition to the Redondo Beach community and will be appreciated by all. Thank you!

**Kathryn Gallai**

Location:  
Submitted At: 3:22pm 12-18-24

Hi there. I'm writing to urge you to approve the Conditional Use Permit for Little Fish Theatre/ Shakespeare by the Sea. I have been a proud company member of Little Fish and Shakespeare by the Sea since 2014. I believe art and stories have the power to change the world for the better: to lift and entertain, but also to bring hope and make people feel less alone. I have written, directed, produced, and acted in many shows over the years with Little Fish and Shakespeare by the Sea. I have had countless audience members come up and talk to me about the joy and gratitude they feel in seeing our performances. I know this will be a wonderful addition to Redondo Beach. I hope so very much you to support having a local theatre that will bring beauty and happiness to the community. Thank you.

**Lubaina Kitabi**

Location:  
Submitted At: 2:14pm 12-18-24

We moved to South Bay in 2021 but even before the pandemic we drove to San Pedro to watch Little Fish Theatre/ Shakespeare by the Sea. They support the society and community with their affordable, entertaining and thought provoking productions. In a world where live theater is dying, this form of story telling brings helps connect and reminds us of the magic of enjoying an experience together...in person. I strongly urge the city to issue them a Conditonal Use Permit.

**Bridget Garwood**

Location:  
Submitted At: 1:40pm 12-18-24

I urge you to approve the Conditional Use Permit for Little Fish Theatre/ Shakespeare by the Sea. Since 2013 Little Fish has been an integral part of my life as a happy, thriving resident of Los Angeles County. I have met many life-long friends there as an actor and volunteer. Everyone involved in the theater from the audience members to the producers are kind, supportive, intelligent people who know the value of the arts in a community and on an interpersonal level.

In these fraught times, fostering spaces for the arts and specifically theater is vital. Theater helps people understand each other by displaying the universal human struggles we all face, people can connect to it in a way that is difficult in conversation and online. Live theater unites people of all creeds into one place to witness the magic of storytelling in an experience that is not replicable ever, it's a bit of magic and everyone in the theater from the actors to the stage manager to the audience feels it.

I hope you grant the CUP approval so you can see for yourself what a boon to the community this will be.

Thank you!  
Bridget Garwood  
Company Member

**Daniel Gallai**



Location:

Submitted At: 1:34pm 12-18-24

Hello! - I am writing to urge you to approve the Conditional Use Permit for Little Fish Theatre/ Shakespeare by the Sea. I have been a a Company Member of LFT/ SBTS for 6 years and I can attest to the positive Community Impact this organization has. I have seen first hand how they bring together a wide range of demographics to share in the group experience of Theater. And with the new space in Redondo Beach, not only will they bring that sense of Community to your city, but they will also be able to offer educational opportunities for the youth demographic in Redondo!

LFT/SBTS has been a creative home to me and my family for several years and I can tell you that our presence enriches the community and brings people together. Please approve this permit and allow LFT/SBTS to serve the Redondo Beach community!

Thank you!

Daniel Gallai

Company Member

Personal testament of you/your family's experience of our programs (and # of years attending LFT and/or SBTS)  
The benefits you feel LFT/SBTS we can make for other residents and the City at this new location in Redondo Beach