

City Council on 2021-05-04 6:00 PM - THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH 17, 2020.

Meeting Time: 05-04-21 18:00

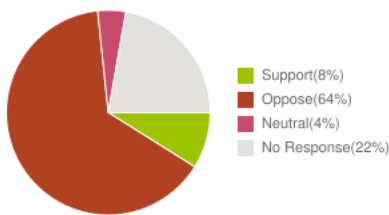
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council on 2021-05-04 6:00 PM - THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH 17, 2020.	05-04-21 18:00	44	45	4	29	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



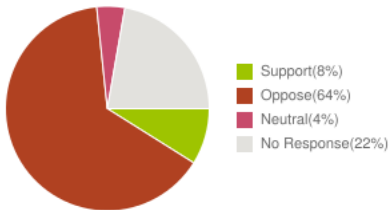
City Council on 2021-05-04 6:00 PM - THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH 17, 2020.
05-04-21 18:00

Agenda Name	Comments	Support	Oppose	Neutral
J.1. 21-2407 For eComments and Emails Received from the Public	1	0	0	0
N.2. 21-2401 DISCUSSION AND POSSIBLE ACTION REGARDING AN UPDATED SEASIDE LAGOON OPERATIONAL PLAN TO ACCOMMODATE THE 2021 BEACHLIFE FESTIVAL	2	0	1	0
N.3. 21-2364 DISCUSSION AND POSSIBLE ACTION REGARDING THE CITY'S 4TH OF JULY DISPLAY AND ADDITIONAL PROPOSED SPECIAL EVENTS IN REDONDO BEACH ON JULY 4, 2021	1	1	0	0
N.4. 21-2409 DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF A MOBILE PARKING PAYMENT SYSTEM IN THE CITY OF REDONDO BEACH APPROVE AGREEMENT WITH PARKMOBILE, LLC FOR MOBILE PARKING PAYMENT SERVICES AT NO COST TO THE CITY FOR THE TERM MAY 4, 2021 TO MAY 3 2023 WITH AN OPTION TO EXTEND FOR THREE ADDITIONAL YEARS	9	3	1	1
N.5. 21-2333 DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN	32	0	27	1

Sentiments for All Agenda Items

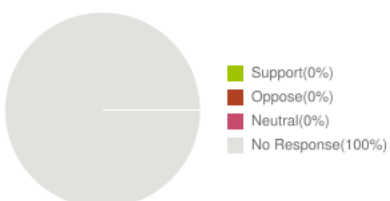
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Overall Sentiment



Agenda Item: eComments for J.1. 21-2407 For eComments and Emails Received from the Public

Overall Sentiment



Michelle Cohens

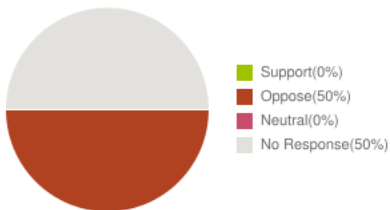
Location:

Submitted At: 5:58pm 05-04-21

You must be out of your minds if you think adding anything further to Kingsdale is acceptable. You have burdened our area with enough from the transit center and pallet shelter. Enough is enough. The most horrific leadership I have seen from Council in the past few months, and how shameful of you to never listen to the very people who got you elected (this is for you OBAGI - being quick to approve extension of Kingsdale for pallet, not even considering other options like Gran so graciously did, like a true, respectful leader). Enough with saying you haven't heard of anyone complaining about the location, have you tried to reach out to the ACTUAL impacted residents there? Have you asked for input from the horrible stories people in that area have dealt with, firsthand? Reach out to Kingsdale and Firmona and get input from people who live on those streets and have a direct impact, not you or others who approve of it, who are miles away where it doesn't seem to bother them. Act like a leader, not a yes-man to everything nehren and loewen say. District 4, this is who you elected, do not forget the blatant disregard he showed us he has for his own district.

Agenda Item: eComments for N.2. 21-2401 DISCUSSION AND POSSIBLE ACTION REGARDING AN UPDATED SEASIDE LAGOON OPERATIONAL PLAN TO ACCOMMODATE THE 2021 BEACHLIFE FESTIVAL

Overall Sentiment



Michael Sachs

Location:

Submitted At: 10:25pm 05-04-21

I don't believe the council members have made a valid argument to open the lagoon for less than three months at a cost of approx. \$100K. The only reasoning I've heard is because 'we like it' or 'it's a regional amenity'. A regional amenity that is subsidized by Redondo Beach? These reasons just don't wash. I don't understand the infatuation. And now that we know the Beachlife Festival revenue generator will be negatively affected, please reconsider your decision to open the lagoon for the summer of 2021.

Grace Peng

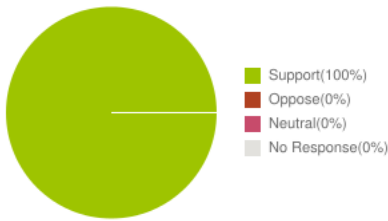
Location:

Submitted At: 8:11pm 05-04-21

I urge the council to NOT open Seaside Lagoon in 2021.
The large subsidy required for a short season is just not warranted.
Moreover, the metals contamination issue has still not been resolved.
Let's save the operating subsidy money to line the pool.

Agenda Item: eComments for N.3. 21-2364 DISCUSSION AND POSSIBLE ACTION REGARDING THE CITY'S 4TH OF JULY DISPLAY AND ADDITIONAL PROPOSED SPECIAL EVENTS IN REDONDO BEACH ON JULY 4, 2021

Overall Sentiment



Lee Coller

Location:

Submitted At: 6:14pm 05-04-21

I support the continuation of the city's traditional fireworks display off Seaside Lagoon on July 4th. With the pier, restaurants and hotels in the harbor there are plenty of places to watch while patronizing our local businesses. I've heard it said that boaters don't like it in the harbor because the harbor entrance is closed. This is nonsense, the boaters like being able to watch the display as much as everyone else - the closure of the harbor entrance does not last that long. If it comes down to having to pick a single location for the display, it should be where we've always held it.

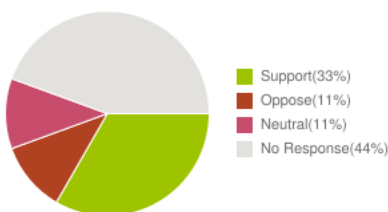
Lee Coller

Redondo Beach Resident (District 3) and King Harbor Boater

Agenda Item: eComments for N.4. 21-2409 DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF A MOBILE PARKING PAYMENT SYSTEM IN THE CITY OF REDONDO BEACH

APPROVE AGREEMENT WITH PARKMOBILE, LLC FOR MOBILE PARKING PAYMENT SERVICES AT NO COST TO THE CITY FOR THE TERM MAY 4, 2021 TO MAY 3 2023 WITH AN OPTION TO EXTEND FOR THREE ADDITIONAL YEARS

Overall Sentiment



Sam Wineburgh

Location:

Submitted At: 5:06pm 05-04-21

Yes! Finally we get a mobile parking app in Redondo. I've been waiting for this. I really hate paying at the meter. I have the ParkMobile app and have used it all around California - Newport Beach, Sacramento, LA, Berkeley, Oakland. I was even in Washington, DC last year and the app was accepted there too! I always look for those bright green ParkMobile sign whenever I am parking. The best feature is the "extend" function so you don't have to run back to the feed the meter. I also like that they send me alerts when there's only 15 minutes left. I've also used ParkMobile to make parking reservations for concerts at the Greek Theater (pre-COVID). That was really convenient. I think this would be a great addition to the City of Redondo Beach. Thumbs up for me!

Katie Corrington

Location:

Submitted At: 4:55pm 05-04-21

Reading through the below comments and doing my own research, I agree Redondo needs a mobile solution. I, like some of those below was unsure of what "position" to check since I SUPPORT an app in the City but not sure the recommendation reflects the "right one". Hence the "neutral".

As a PR professional and social media influencer there are many untapped opportunities that help raise awareness of our beautiful City and the businesses within. In my experience of using mobile apps, the partnership opportunities are endless for local businesses. During the holidays, I used a parking app to pay for my meter and received a discount to use in a nearby restaurant. The companies know how to partner and support the businesses nearby who want visitors. Which I think we can all agree that our local small business are in dire need of as much publicity and marketing as possible to help recoup some of the lost revenue over the last year. Not to mention, our new dining parkettes are incredible and so great for our businesses. However, that comes with a much longer walk to find parking. This is where the mobile app would really shine. We lost those front spaces to dining which everyone loves (hope they are here to stay), but now we just need a CONVENIENT SOLUTION to stay at those businesses longer... AKA a company with a proven track record.

I really don't see any cons in implementing an alternate mode of payment that is up to the sole discretion of the parker. Everyone uses their phones for everything & anything nowadays...

Look at how this entire meeting is even being conducted... virtually.

Some people are probably watching/participating on their phones that they just used to pay for parking somewhere. Pretty cool we are all living through a time of such technological advance. I hope Redondo jumps on the bandwagon to get with the times.

Andy Schuler

Location:

Submitted At: 3:41pm 05-04-21

In today's world technology is the solution, it's the future. Every city should be offering alternate modes of payment that is solely up to each individual. I am in full support of a mobile app to collect parking revenue. Why wouldn't anyone be? We don't tell people the credit cards they can have- they choose. We don't tell people what food delivery company to order from or what ride-share app to use so what's the difference with parking?

If I prefer to use a credit card over contactless payment - that's my choice. Let your parkers make their own decisions on how to pay for parking in your City. Not to mention, this is a much safer option now that we have all experienced the covid pandemic. If going to the pier means I can enjoy a sunset an hour longer without going to my car to add more time - I am 100% in!

Go with the company who has the highest level of success - those are the guys who know what they're doing. Based on the comments below and the agenda report, it seems the City has not experienced a "true" mobile payment provider. Why is that? This time, it's broke and needs to be fixed. PayByPhone all the way

Brent Gonzalez

Location:

Submitted At: 3:24pm 05-04-21

I am a Redondo Beach resident and also work for a parking technology company. Prior to joining the parking industry, I was on the other side as a client and know first hand how important customer service is. Given my personal and professional first hand experience with parking technologies I would highly recommend including PayByPhone as a mobile payment provider. Not only have I used their mobile app, been involved in integration conversations, know their executive & development team, and attend parking/technology conferences to learn more with them. They truly are superior and pride themselves on ensuring client/city success. If anything, allow them to run side-by-side and the City will experience for themselves. As they say, the cream always rises to the top.

Jailyn Matthews

Location:

Submitted At: 2:09pm 05-04-21

I support the City getting an app to allow parking payments. I have used other mobile payment parking apps but not the one being recommended here. I looked them up though, and they just had a huge data breach. Did that happen before this recommendation?

The ones I have used in past are MobileNow (out of business/small group), the one with stickers in Riviera Village but the QR code didn't work so guess it doesn't count, and PayByPhone in Inglewood, Miami, San Francisco, & Seattle.

I think the app is a great idea. I especially like being able to add more time if I decide to stay somewhere longer.

Matt Tibbetts

Location:

Submitted At: 1:30pm 05-04-21

My support is for getting a mobile app for parking - not necessarily this specific company (detailed in this comment). I have been hoping the City would finally do this. I use parking apps everywhere I go. There is nothing worse than being on the beach, at happy hour, or finishing a meeting and having to trek back to your car to add time... not to mention the extremely antiquated coin only meters. Who has coins anymore?

After reading the comments on the Parkmobile breach - I agree. It Would be best to use a company that is more reputable and utilizes better security standards. I also was unaware of any mobile app on our pier. I use the machines when I park over there and normally there is a line to wait to pay (weekends and summer). Get an app, I will use it. Or get a couple and let us use the ones we want.

Claire Surrows

Location:

Submitted At: 12:38pm 05-04-21

Hi Everyone. I am a resident of Redondo Beach and work in the technology industry. I sent an email to the City leaders today before I realized I could comment here. I typed in the company being recommended and learned of a really BIG DATA BREACH from this year - just last month. Pretty big deal and given the quotes from the cities impacted in the articles, they (parkmobile) handled it very poorly. If my information were compromised and no one informed me... I would be very upset. I believe that is terrible customer service.

I appreciate technology and have used other parking apps and Redondo has way better options of reputable Mobile Apps for parking. I selected neutral as position because of the company being recommended but I support using a reputable parking app.

I was also unaware they have had a practice program on the pier for 2 years. I received an email back from Councilmember Laura Emdee confirming they did. Never knew - doesn't seem they publicize much because everyone pays at the machines all over.

Not sure if the links will work on this comment forum but here they are:

-NY DAILY NEWS - <https://www.nydailynews.com/news/politics/new-york-elections-government/ny-nyc-parking-app-parkmobile-data-breach-20210430-3nbn4fpqezh4xm7zbftzpq3ety-story.html>

YAHOO NEWS - https://news.yahoo.com/parking-app-breach-affects-20-180500338.html?guccounter=1&guce_referrer=aHR0cHM6Ly93d3cuZ29vZ2xlLmNvbS8&guce_referrer_sig=AQAAAAA5Pnz5lgmtdYqras979l89Sj30z7_qknDvPumYW6DMm9K9t-0auuuuViG7vDpTjsxuT7Alh7DXR5s7gLjgasimuhu7BjdHnOhTtK5m6YTmZqu_WzmpvpvWAW_2fLFw6Pp4S4VpcvF9_QfJn7NSs0jwkgI8yEgxXzOCeMvX7gm5N

CBS PITTSBURGH - <https://pittsburgh.cbslocal.com/2021/04/14/pittsburgh-parking-authority-app-data-breach/>

I provided those links in my email to the City leaders earlier. Have a great day

Claire

Mara Perscheid

Location:

Submitted At: 12:17pm 05-04-21

A parking app for parking in Redondo is exciting- especially for hot beach days. I actually just used one for the first time ever 2 weeks ago when I was in San Francisco. I will admit I am not the most "tech savvy" but it was really easy to use. The first time we used it to pay to park I didn't download the app, I checked out as a guest (no account required which was nice). Then we realized we could use it all over so I downloaded the PayByPhone app and made my account. We added more time so we could walk around the area longer without going back to the car to pay. I really liked it and think it would be great for the beach area too.

Not familiar with this one mentioned but PayByPhone worked amazing in San Francisco hope to see it in Redondo. Thanks!

Whitney Taylor

Location:

Submitted At: 11:36am 05-04-21

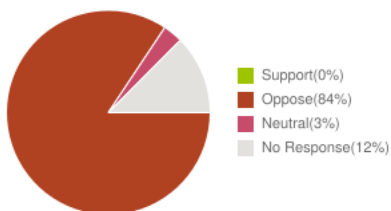
With 9 years experience in the parking industry, I am 100% in support of the City utilizing a mobile app for parking payments. The City has already conducted two pilot programs that have not proven great results which I believe is due to the company's selected for the pilot. IPS did a pilot with an approximate ~0.02% adoption and the company being recommended by staff has had a pilot in the City since 2019 but has ONLY processed 8,500 transactions in 730 days in a very high turnover parking structure (pier - 1,300 spaces).

With that being said, one of the most IMPORTANT items to consider when selecting a vendor is how that company will market the mobile app within the City - their adoption rates will attest to successful marketing. I HIGHLY RECOMMEND the City consider PAYBYPHONE. They are the leading mobile payment provider with a proven track record of adoption/usage in over 1,000 locations. PayByPhone processes over \$550M per year in parking revenue and have over 35Million+ registered users. Implementing a mobile app for parking in the City provides parkers with an alternate mode of payment that many feel is extremely convenient and also safe in this post-pandemic era. No need to walk back to your car to pay the meter to avoid a ticket. You simply open the app whether you are on the beach or in a restaurant and add more time. Voila! The best part is PayByPhone recognizes each City environment and location is unique. There is no one marketing approach fits all. PayByPhone tailors their marketing programs specific to the needs of the City/client to ensure overall success, adoption, & engagement.

Success = using the app. In order for people to use the app - they need to know about it... PayByPhone is the solution for people to be in the "know" and make this successful for all involved!

Agenda Item: eComments for N.5. 21-2333 DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN

Overall Sentiment



Shobhit Chandra

Location:

Submitted At: 8:46am 05-05-21

North should not bear the burden and new housing should be split between the two parts of the city

Spencer Trombley

Location:

Submitted At: 9:54pm 05-04-21

We oppose the additional housing and rezoning in the Galleria area. We have already absorbed housing units with the impending mega construction of the new mall. The north can not bear the burden. Share the responsibility between all districts in the city!

Robert Gaddis

Location:

Submitted At: 9:45pm 05-04-21

One cannot help but cringe hearing passionate arguments based on false information.

Also, cringe-worthy is hearing residents calling and writing from their single-family homes in the least-densely-housed neighborhood in the least-densely-housed city district, complaining to elected officials who live in 3-on-a-lot and 2-on-a-lot homes in much higher-density districts, that they are unfairly carrying the housing-density burden for the city.

These commenters also attack elected officials for votes not yet taken, on motions not made, on issues not yet discussed. What is happening here? It is a campaign by a councilperson who has no positive agenda, but sees political gain in dividing the city.

She has told these commenters to push the idea of re-zoning the AES property from "Parkland" to high-density residential. This is "Parkland" zoning, in another district, not hers or theirs – they do not offer up their own Anderson Park for such rezoning.

The entire city voted 6 times against placing residential development on the AES site – 6 times! It's zoned as parkland.

The entire city voted 4 times to put a park on the AES site – 4 separate citywide votes of the residents. Did the councilperson tell the commenters those facts? Apparently not.

Did the councilperson disclose to the commenters her own communications with the real-estate developer who bought the AES site? Apparently not.

Did the councilperson point out to the commenters that commuter traffic generated from residential development at the AES site will be cut-through traffic in the commenters' neighborhood? Apparently not.

This same councilperson wasted \$12 million of taxpayer money voting to buy out the Fun Factory lease for a shopping mall and movie-theater-on-the-pier that the residents voted down weeks later.

She also voted to contract a mall developer for that shopping-mall and theater weeks before the voters rejected it. Her vote cost the taxpayers millions in lawsuits from the real estate developer.

Is this the councilperson to be relied upon to make good land use decisions and commitments for the city?

Is this councilperson giving you comments for this public forum?

We are still cringing.

Ann Wolfson

Location:

Submitted At: 9:44pm 05-04-21

I spent much of my life living and working in Redondo Beach. I oppose changing the P-CF zone to allow residential care facilities for the elderly (RCFEs) on public land without requiring approval of a conditional use permit (CUP). This was presented to the City Council as a minor change in language, but make no mistake, this

is a fundamental change to Public zoning and land use.

This is an extremely rare parcel of land zoned P-CF in Redondo Beach, it's essential to keep this basic protection in place, both for the safeguarding of public land, and to provide public transparency and an avenue for public input.

The change was made at the nth hour, after being presented to the GPAC. On the final summary slide "Recommended Land Definitions" is the text: "Staff add after GPAC revisions". This should be questioned, why would this major change be added? For the benefit of whom? Certainly not the public.

It turns out, there is only one parcel of P-CF zoned land that is currently being proposed as a commercial, for-profit RCFE development. The Beach Cities Health District is aggressively seeking a for-profit developer to build, operate and majority own a high-priced \$12.5K per month RCFE.

Any such privatized RCFE should be limited to land zoned commercial or high density residential, not public land. The high-priced RCFE, according to their own feasibility study, would serve very few Redondo residents or Beach Cities residents that are the taxpayer owners.

Please don't let this slide in, in the flurry of RHNA issues.

Ann Wolfson

Lisa Garlan

Location:

Submitted At: 9:03pm 05-04-21

I oppose additional housing in the Galleria area or rezoning the existing industrial areas along and around Kingsdale and 182nd St to Overlay. The 300 apartments planned for the Galleria project is enough. The single lane roads are not designed for or can safety handle additional traffic. 182nd St and Inglewood Ave already have a history of accidents and near misses. The roads are heavily utilized by Galleria area businesses, visitors, children and families in the Franklin Park and El Nido neighborhoods, Adams Middle School, Washington Elementary, the Child Development Center, Fulton Playfield, El Nido Park and also impacted by Torrance and other cut through traffic. Safety must be prioritized. Also some claim more housing should be in the Galleria area since it's close to public transit. However public transit is available throughout the city. Housing should be shared equally throughout all five districts. Those of us that live in north have seen the buses and transit center empty or few riders for years. The train also has few riders and continues to decline, especially as safety continues to be an issue, it's faster to drive and/or it doesn't go where people want to go. Housing should be shared equally throughout all five districts for a fair quality of life for all and a One Redondo plan.

Matthew Hinsley

Location:

Submitted At: 8:42pm 05-04-21

Good evening my name is Matthew Hinsley from District 3. I want to write to object the spectacle at the last meeting. I still say it was a missed opportunity to have, for example, Councilmember and Councilmember Lowenstein talk off-line and hash out something that they could agree on and not subject to the public to the noise and fighting that is taking place both tonight and online. It is completely unnecessary but here we are.

The AES site is the most controversial site under discussion. I want to provide some context that I considered on the Planning Commission. First, this cycle RHNA is 8 years from 2021 through 2029. The 50 acre AES site may be extended until Dec. 31, 2023. That leaves over 5 years for full remediation for other uses. AES has said publicly that site remediation is their responsibility. Also, in the history of AES is long and complicated. The residents voted for zoning change over 15 years ago to only parkland while AES was to remain a functioning powerplant. The residents also voted down zoning change to roughly 60% parkland and 40% commercial. The residents also voted down 600 housing units on the AES site. But in that measure 48% of residents did vote yes to housing at AES. Last when the city of Redondo Beach appealed our RHNA allocation HCD specially mentioned "...don't you have a retiring power plant?" To say that HCD definitely will not accept AES as a potential housing site is not correct. They may reject it, or reject other locations, but that is what a draft Housing Element is for. I have done a lot of research in the General Plan update history and GPAC, I self taught the RHNA 6th cycle methodology and process and history. If any councilmember wants to discuss this more I have plenty of ideas how the city can come to a conclusion to meet our housing in a better way than is proposed and discussed tonight.

The final decision needs to be 5-0 council, not a 3-2 vote because ultimately this General Plan update voted on of by the residents. You need every councilmember to approve and convince their residents to vote for this General Plan update. Don't waste our time with a 3-2 vote that ultimately gets voted down by the residents.

Maricela Guillermo

Location:

Submitted At: 8:36pm 05-04-21

Please DO NOT adopt the GPAC's recommendations, specifically in areas where traffic (human and transportation) is already heavy, such as PCH between Ruby, Pearl, Torrance Blvd, Broadway and Catalina Avenue. Consider keeping PCH neighborhood commercial (pink color). This area is a gateway to the Harbor and beach, and as such the area is congested.

Also, do not allow the change in zoning designation from "public community facilities" to "public institutional" in the Beach Cities Health District area. Doing the zoning designation change will permit another Residential Care Facilities for the Elderly without a CUP (conditional use permit). If you allow this zoning designation change, then you must allow other zoning designation changes such as changing "public institutional" where City Hall is to another designation that allows housing high FRA commercial (red).

Thanks,

Marcie Guillermo

Mark Nelson

Location:

Submitted At: 8:24pm 05-04-21

After speaking with some GPAC members, it became clear that Land Use definitions were changed from 2019 to 2021 GPAC presentations absent discussion at GPAC. Last meeting, the presentations were represented as GPAC recommendations. That appears untrue. Specifically, my concern is the insertion of RCFE into Public absent the requirement that the RCFE be publicly owned, financed and cost-based. If we are going to use our scarce public land resources for RCFE, then any such RCFE must be public RCFE, not a commercial RCFE camouflaged inside a joint venture. It must also have a maximum rent that is non-profit and cost-based, as are all other government activities.

Slipping redefinition of the Public land use into documents and representing that as a GPAC recommendation is offensive to taxpayers.

Oren Yuen

Location:

Submitted At: 7:01pm 05-04-21

As a resident of District 4 I oppose any attempts to inequitably satisfy the state imposed RHNA requirements. There is no one Redondo Beach unless South Redondo accepts its equal share of the RHNA assignment.

Using the Tech District for housing is foolish. If anything we should be encouraging Northrop to create more jobs in that area instead of removing that option. Why not focus on creating jobs wherever possible by zoning mixed use along Catalina Ave south of Herondo and the AES site to reduce cross city traffic. As for the AES remediation excuse where is the documentation that the cost will be formidable? Has anyone verified that no one is willing to accept the burden?

District 4 is bereft of true representation. Obagi chooses to vote for his own personal agenda rather than the needs of his constituents. I should not have to counter his motions.

Brianna Egan

Location:

Submitted At: 6:57pm 05-04-21

I commend everyone who has stepped up to the arduous task of updating the city's land use plan for housing needs, including the GPAC, the Planning Commission, the Planning Department, and now the City Council. Housing policy is complex but done right, we can increase affordability, encourage transit ridership, and improve opportunities for people of all backgrounds and income levels. There is an opportunity to address the climate crisis and racial equity by adopting just housing policies. I have several comments to make with regards to the land use updates:

1. Thoughtfully consider the recommendations made by the Planning Commission, including their recommendations for areas that were not initially explored by the GPAC or highlighted on the Social PinPoint map.
2. Ensure that any housing built on public land allocated for the BCHD campus to be set aside for affordable units, such as non-profit and publicly-owned senior and assisted living (RCFE) rather than privately-operated units.
3. Consider the socioeconomic and racial gaps between North and South Redondo, and how increasing the number of units in South Redondo can help to bridge these gaps. Increase more multifamily zoning in strategic areas, such as commercial zones, near job centers, and transit opportunities. Allow more duplexes to be built in R1 zones, both through ADUs and increasing to R2. As someone who grew up in South Redondo neighborhoods, I am often dismayed to see new houses being built on large lots that maximize to the setbacks, when the same lots could easily accommodate a tasteful duplex or triplex. I know I'm in the minority on this, but as a young adult who cares about climate and social justice issues, I see that housing is one way to address historical wrongs. Thank you for your time and consideration.

Diane Gloor

Location:

Submitted At: 6:47pm 05-04-21

This feels like an exercise in Whackamole. The reasoning for these proposed zoning in North Redondo is just not based on reality and will bring so much more congestion, traffic, and people to an already congested area. Parking is non existent now, so where are the new cars going to park? I don't feel you have had enough input from people who are on the ground and living in these areas. I live close to Artesia and have seen it become a ghost town and very run down over the last 10 years. The big hit for us in this area is when Albertson's grocery pulled and and we never got a replacement until last year. But Grocery Outlet is a horrible replacement for a thriving area. And I have not heard anything from our newly elected Councilman Zein Obagi for District 4 where I live. He certainly knew how to communicate when he was running for office, and not nothing.

Lee Coller

Location:

Submitted At: 6:04pm 05-04-21

I was surprised to read the general plan and see the addition of Residential Care Facilities for the Elderly (RCFE) added as an allowed use for land zoned for Public/Institutional use. This seems to be a way to back-door the Beach Cities Health District expansion which includes such a facility that will be run by a for-profit company and will house mainly people from outside the beach cities.

Please do not include RCFE as an allowed use for any Public/Institutional zoning.

Lee Coller

Redondo Beach Resident, District 3

Mickey Marraffino

Location:

Submitted At: 5:50pm 05-04-21

Please consider equitably sharing the housing allocation between North and South Redondo. Do not put the majority of the housing in N. Redondo. Utilize the AES property for housing.

1) We should not block all the freeway access and access leaving the beach cities with hundreds more homes and vehicles.

2) We need workforce housing for teachers and essential workers. AES has plenty of land and can accommodate workforce housing.

Thank you for your consideration

Peter Aziz

Location:

Submitted At: 5:15pm 05-04-21

I am not opposed to the states required RHNA designation as much as I am opposed to the disdain and lack of real representation of racial equity in understanding redlining by the residents and the council of redondo. I do not agree that the AES site, knowing quite well how untested the residual chemicals may leave eveniromental harm

for future residents. I oppose the proposed plans for placing residents in the one of 3 possible designated thorough ways 2 of which near the 405 interstate. This does not absolve the city from placing nearly 1500 potential residents who desire to have affordable housing in one of the absolute worst regions in Redondo be an appropriate solution for low income residents. This in fact is a direct cause of redlining our city and our districts. This matter can also be cause for future litigation by the Coastal Commission for lack of access to the water, simply because the city have failed to properly zone for low income housing near the water. This is a missed opportunity for low income residential / mixed use near the often times, large and vacant parking lots of seaside lagoon and the former site of Ruby's. It is incredibly remiss and direct for council to pass on the chance to purchase and lease this land for future housing units and designate them for affordable living. Again, by not taking this opportunity to place affordable units near the water the city leaves itself yet again vulnerable to future litigations adding to the already exasperated lawsuits at tax payer expense simply because, white residents feel it more appropriate that north redondo both D4 and D5 continue to pack on the burden of more housing. The future of the Galleria are not counted in the projected number, and neither are both the commercial and industrial regions of D4/D5 zoned for housing development. No one complained about the development of the Shade Hotel blocking the harbor view because it brought in revenue, yet remains an unsightly and undesirable location for residents with its high prices.

I urge council to consider areas of south redondo for better locations to accommodate the RHNA.

<https://sandiego.surfrider.org/redlining-coastal-access-inequity/>

Andrea Stout

Location:

Submitted At: 3:43pm 05-04-21

North Redondo should not have more than its share of additional housing. I live near Manhattan Beach Blvd and Lincoln School and have witnessed too many frustrated drivers whizzing thru stop signs to make the light on Manhattan Beach Blvd without any regard for children on scooters and bicycles. Any more traffic could never have a good outcome. There is no available street parking now. I find it incomprehensible to add any additional homes to our now heavily populated area.

Karan Millan

Location:

Submitted At: 2:52pm 05-04-21

I oppose the full burden of RHNA being placed in North Redondo. Once again, its North Redondo residents and its council members who must provide the burden of proof and demand equity on this particular issue. The City Council should serve all of Redondo, not just a few.

Lara Duke

Location:

Submitted At: 2:50pm 05-04-21

Something shady is happening right now with our public zoning. In the DEIR for BCHD's Healthy Living Campus, it actually says the property is on Public Institutional, yet there's been no change from Public Community Facility (P-CF) to Public Institutional (P/I). It seems the writers of the DEIR presumed this change was certain and wrote it in as though it were a "done deal?" Page 135 of the DEIR actually claims, "The campus, which is located within Redondo Beach, is designated P (Public or Institutional) land use within the Redondo Beach General Plan." This is untrue—it is zoned P-CF right now and should stay that way.

The BCHD project should be denied on the basis of the zoning grounds alone. Too few people, least of all BCHD reps themselves, seem interested in the zoning question, yet it's critical. This proposal should only be on a commercial or high residential density zone. I asked BCHD how they thought it was okay to put a commercial RCFE, grossly out of scale with its surroundings, on a P-CF zone. They expressed an odd certainty that there would be no issue, perhaps because Silverado exists. That was an exception, and as we've seen from the colossal renderings, this would be no Silverado. Their lack of concern is making sense now—it was likely due to this play to quietly switch to Public Institutional which would allow them no hold ups getting their plan approved. Residential Care Facilities today are not "by rights" allowed on Public Community Facility-zoned land, but can be allowed if okayed by City Council and the Planning Commission with a Conditional Use Permit, which obviously would kill the BCHD plan if that vote didn't go their way.

A sudden change to this zoning to include RCFEs outright would set a precedent and contribute to the demise of

our much needed public zones that are intended to actually be used for the public. It would cause long-term negative repercussions to our city and our neighbors in Torrance. It would make it okay to blindly hand over public land for private profit. Public means "for all." This zoning change—and don't be fooled, it's a zoning change, not a wording change—must not be approved.

Tim Ozenne

Location:

Submitted At: 1:46pm 05-04-21

I don't understand all the political or administrative issues involved here, but it is my understanding that the Council may consider revision of land use planning rules to both (1) permit residential care facilities for the elderly (RCFEs) to be located on Public Land (P or P-CF) and (2) allow such facilities to escape the conditional use permit process that currently applies to virtually all uses of public lands. I oppose such revisions.

Presently, in this area the only proposed use of public lands for an RCFE-like facility is the "redevelopment" of the Beach Cities Health District property on Prospect Avenue. It would erect over 200 apartments in a truly huge building—higher and wider than Torrance Memorial Medical Center—and the BCHD project would sit in a residential area painfully visible to neighbors in Redondo and Torrance. These would be very expensive units, renting for more than \$12,000 per month. The admitted reason for this real estate development is to increase District cash flow which is dropping substantially, and renting apartments to old people appears to be a money maker.

As Redondo declared when it approved the Kensington facility, converting from a school property to RCFE use replaces a public use with a private use. The same thing is planned for the BCHD redevelopment. Make no mistake: BCHD proposes to own and operate a private-use facility.

As it is, there are already many RCFE facilities on private land in Redondo and surrounding cities, and there will be more as the population ages. It makes no sense allow RCFEs on scarce public lands. But there is more. Namely, BCHD, as a health care district, lacks legislative authority to own and operate a residential facility, including its proposed RCFE, on its land. I would hope that Redondo would not give BCHD a pass when healthcare district law does not permit residential facilities such as the proposed RCFE. (Granicus failed earlier, so I sent the above to the city clerk...)

karen Rock

Location:

Submitted At: 1:46pm 05-04-21

I oppose the full burden of RHNA being placed in North Redondo. The North Tech area hosts major employers such as DHL, an Amazon Distribution Center, UBER Greenlight and 3 brand new hotels. Industrial land with easy access to freeways and proximity to LAX and the ports is highly desirable. Putting housing on this site further lowers our Job/Housing ratio. This proposal is not even credible. While the AES Site is one of Redondo's most desirable areas for housing. It is near the Beach Bike path, many restaurants and the pier area.

Alexander Martin

Location:

Submitted At: 1:19pm 05-04-21

This is talking about the Tech District near the Metro C Line. We do not need to build ALL 1,000 units on that land.

If housing gets denied at the Tech District, then the city and the RBUSD could at least construct a new joint (6-12) Middle and High School so that Redondo Union High, Mira Costa High (MBUSD), and Adams Middle Schools do not feel overcrowded in the next 20 years. By 2018, RUHS was already at the end of their rope with having too many students--including the majority of the 8th grade students from Hermosa Beach and some other kids from neighboring school districts.

Redondo Beach Resident,
Alexandros Martinez

P.S. Aviation High School (1957-1982) and 7th and 8th grade at Lincoln (Lincoln Elementary was K-8 until the late

1990s) were all missed opportunities for me and my neighbors who lived near Lincoln and TRW.

Linda Marr

Location:

Submitted At: 1:13pm 05-04-21

First of all, we have a very well paid city attorney. Why are we not challenging this again? Are we prohibited from taking it to a higher court? It seems to me like a bunch of bureaucrats who don't live in the area shouldn't be dictating how to run an area they have no knowledge about. There are plenty of us who don't make a lot of money and who have worked very hard to be here, and to have an arbitrary decision basically devalue our properties and standard of living is really hard to take.

As someone who has moved here within the past 12 years, I do see that NR tends to take the brunt of any of these policies. NR already has a lot of commercial density, it does not need more residences. Or at least the amount that is being proposed.

First, I'd like to see this ruling challenged again. Or, as I understand it there are a few state senators offering up some alternatives. But if ultimately this land use plan goes, then it really needs to be distributed equally. NR cannot continue to shoulder a majority of the burden.

Marti Navarro

Location:

Submitted At: 12:01pm 05-04-21

The saddest part about all this is the fact that we have a city council that we have to "DEMAND EQUITY" from and demand that they hear our N. Redondo voices. Splitting the housing and equity should be a NO BRAINER and hearing our voices should be welcomed by the council without all our emails!!!

James Melton

Location:

Submitted At: 9:40am 05-04-21

I oppose the general plan as proposed to the council. Redondo Beach city council has a long history of discriminating by zip code. It is no surprise that we are now facing a possible council decision to place most of the RHNA burden on North Redondo. The focus of the council should be to fight the state mandates, however, equity in distribution of the RHNA requirements must be approved in the meantime.

Our schools do not have the current capacity to absorb the number of children that will be added if Redondo Beach adds more than 2500 residential units. Requirements for social distancing due to the Covid-19 pandemic will stress our school system for years to come. Classroom capacities are reduced, possibly permanently. Many schools in Redondo Beach closed and were replaced by housing. Where will we put these additional children? Previous council discussions on this matter completely ignored jobs in Redondo Beach. We will be at risk of losing Northrop Grumman and the many thousands of jobs they provide if we zone the north tech area for 1000 units of residential housing. Northrop has already moved a large portion of their engineering and production to states that are friendlier to business (Florida, Texas and others). Many other companies employ people in the tech area as well. Amazon, Uber, DHL, Marriott and Hilton among them. All of these companies will be reluctant to invest in Redondo Beach in the future due to this proposed action. This will have a devastating impact on employment in Redondo Beach.

I oppose changing the names of zones in the city. If you are going to re-zone areas, just do it under the present designations. Don't use deceptive language in new ordinances.

The citizens of Redondo Beach need to rise up and oppose state and local mandates that affect our lives. We have a mayor that promised to fight over development in our city and defeated the Waterfront project. Contact the mayor and your council members and tell them that they need to fight for all of Redondo Beach, not just the south side.

Votes matter. The representatives that we elect to Sacramento are the ones imposing the RHNA requirements on us. Consider this in future elections.

joey flanders

Location:

Submitted At: 12:37am 05-04-21

Where ever it ends up, there's no question that this housing will bring with it increased amounts of traffic. Unlike both the AES and Galleria locations, the North Redondo site is on the edge of an existing neighborhood with numerous through streets along Manhattan Beach Blvd leading to three main traffic corridors (Inglewood Ave, Artesia Blvd and Aviation Blvd) enclosing a dense residential area. As more commuters begin to use these routes at all hours of the day, the safety impact of this traffic through residential areas near schools and parks must be considered and mitigation strategies applied.

A decision now to place housing in any one of the three proposed locations limits future opportunities available at that site. That said, it's imperative that any one location not be saddled with an overallotment of the required housing, limiting its ability to grow and expand its future economic contributions to the community. For example, with the world's largest online retailer located in our City, it would be a shame to see them move because of an inability to grow and expand their operations in North Redondo as needed. With all the cars parked along Redondo Ave near Marine loading their deliveries, it would seem they already do need more space.

Public transportation is also critical to placement of any new housing and mixed use zoning. The proposed Transit Center on Kingsdale will be attractive to any housing near the Galleria. In addition, 190th St leading from the AES site will provide a convenient corridor to both the Kingsdale and Torrance Transit Centers as well as the Galleria metro station. Once again, the North Redondo site is unique in that it offers a metro station within walking distance. A major attraction related to this is the ability to attract workers from a wider commuting area, much like El Segundo has done with their 3 metro stops serving the aerospace industry – another reason why this area should not be hit with more than its share of the new housing, but instead be allowed to maintain its industrial and technology focus in order to attract new business and strengthen our community.

Chantal Toporow

Location:

Submitted At: 8:31pm 05-03-21

I oppose the entire HCD that the State is trying to impose on cities. I believe Redondo Beach needs to join other cities of like mind to legally push back against the State in order to regain our right for judicial Intervention on this matter, even with multiple appeals if need be. Redondo Beach must be able to regulate its own zoning and land use in order to continue to provide the quality of life dictated by our city charter and the will of the people. Let's be strong and take control of our rights, our own destiny, and the quality of life we chose.

Dr. Chantal Toporow

40 year resident and planning commissioner.

Patrick Hopkins

Location:

Submitted At: 5:10pm 05-03-21

My main concern is the proposed additional 1,000 units in the tech district north of Manhattan Beach Blvd and east of Redondo Avenue. By doing this we are essentially driving out jobs from Redondo Beach. It seems like we should be trying to attract jobs. This area has active and thriving businesses. This will also have an adverse effect on Northrop Grumman. Locating 1,000 units next to their major manufacturing site would put pressure on them to eventually relocate. When other states, such as Texas, are continually poaching high tech California companies we are only supplying them with another selling point to leave. Northrop Grumman is one of the South Bay's largest employers with good high paying jobs. They are a good corporate citizen. Any relocation by them from Redondo Beach would be felt by all parts of Redondo, North and South, We should actively be seeking their input in designing any general plan that impacts the Tech District with the intent to actively protect and hopefully increase good high paying tech jobs. The Tech District should become more business friendly not less. Most of the facilities east of Redondo Ave are currently being used by Northrop Grumman. Putting an additional 1,000 housing units here seems like we are actively trying to squeeze them out of Redondo. I really have a hard time understanding the logic of encouraging the conversion of existing business and jobs to housing when the 50 acre AES site isn't even in the discussion. The addition of a 1,000 units in the Tech District should be taken completely out of the General Plan and replaced with a strategy to enhance the Tech District as the economic engine that it currently is and with the goal to increase jobs, not chase them away.

Thank you,
Pat Hopkins

Bob Pinzler

Location:

Submitted At: 4:15pm 05-03-21

As a member of the General Plan Advisory Committee, I was not only disappointed, but infuriated, to see that the staff had included a redefinition of the P-CF zone to include an "accepted use" that was never presented to nor directly approved by the Committee.

That additional use was clearly included by subterfuge to circumvent any discussion by the Committee. Had it been presented, there would have been vehement opposition from many of the members.

This proposed use must be excised from the document. In addition, disciplinary action should be taken against the people who perpetrated it. This kind of unilateral activity by non-electeds is not the way local government should operate.

The Council makes the policy. The staff carries it out. There is no other proper way for this system to work.

Letting staff get away with this type of underhandedness only undermines our confidence in the Council's ability to manage the City's affairs as it is approved in front of the public.

Jean Mayhew

Location:

Submitted At: 3:00pm 05-03-21

I completely oppose the GPAC's original recommendation for land use. In fact, based on the plan published on 2021-04-15, GPAC themselves amended their own recommendation in order to take South Redondo into account to share some of the RHNA burden. I understand that we're going to fight together, but North Redondo cannot bear all the burden of the back up plan. Especially when there's no plan in place to mitigate pertinent issues that will be a direct result of this measure such as school crowding.

After following so many of these meetings, I firmly believe that the city council members in South Redondo will likely increase their own tennis courts before sharing some of the RHNA burden, and that is completely unacceptable. As a resident in North Redondo, we pay our fair share of taxes, it's only fair that South Redondo shares the burden of the plan.

Councilman Obagi, please start fighting for the residents of your own district. During the last meeting you stated that your neighbors all live on a 3-on-a-lot, how would they feel about having another thousands units added to their backyard. Perhaps you should start listening to the folks that you actually represent instead of trying to find political favors. Maybe if you had started doing that years ago you wouldn't lose every single election except this one.

Dawn Thompson

Location:

Submitted At: 9:31am 05-03-21

On the May 4 staff report, the numbers show a completely different story.

Anyone who lives in North Redondo already knows that North Redondo is more dense than South Redondo Beach, Once the General Plan is completely built out, we will be twice as populated as the south side of town. Please do not make the imbalance greater, please utilize the Power Plant area for our RHNA.

It is incredibly short sighted to zone housing in the North Tech area. Northrup Grumman provides 1/3 of all jobs in Redondo Beach and is the City's largest employer. DHL, the Amazon distribution center, the Uber Greenlight facility and a trio of new hotels are also in this area.

This proposal is simply not credible. Industrial sites are noisy and often work outside of the city's 'quiet hours'.

Putting housing in North Tech will make the area less desirable to Industrial uses. Putting housing inside our main job center will further hurt the jobs/housing imbalance.

Your previous numbers were incorrect in showing South Redondo Beach being more dense by the slide shown last week showing 8.1 dwelling unit per acre vs 7.3 dwelling unit per acre – that's dwelling units not population. Plus it is a simple calculation of total acres not acres zoned for housing. 90278 has the Galleria and North Tech, which have zero housing units. That lowers our dwelling per acre, it doesn't give an accurate picture of density. The Average persons/household in 90277 is 2.01 while 90278 is 2.51. The current General Plan already has

underutilized lots. Based on the current plan note what the dwelling unit per acre will be when our current plan is fully developed:

Stop claiming "we don't want to lose our beachy feel in SR" or stupid claims of increased traffic!

Look at intersection report online, there is a page which shows the rating for each intersection:

A, B, C, D, E, F – just like school except there is an added E intersection level.

90277 have ZERO F intersections

90278 have at least 7 intersections rated F

WE ARE ONE REDONDO and it's time you stand by those words!!!. Putting the housing only in NR will forever divide NR & SR.

Dawn Thompson

Gary Mlynek

Location:

Submitted At: 9:00am 05-03-21

Gary Mlynek, Dist 5. 5-2-2021

Here's my take on this. I think we are over -reacting. To my knowledge, we dont even have access to a large tract of land around Redondo Ave. & Manhattan Beach Blvd. If we dont have it , then please, do tell, let us know exactly where these 1225 units will be located on the north side. Maybe Northrup or some other company in this area is going to sell their land.? So will we pony up millions of \$\$\$\$\$, follow all the state/county rules & regulations and build a multi-unit facility. ? Will we sell the units & act as the real estate agent ? At least that would create some income for Redondo.

Another problem will be our schools, especially high school. Could RUHS handle potentially 1000 or more new students ? ? ! I would also like to know what the state could or would do to us if we don't meet their 2450 RHNA number. Perhaps our state senator could address that, if he dare.

Seems to me , and I have told city council this before, there is a whole lot of land north of Barstow & east of Riverside. There is no good, logical reason for the state to impose these kind of rules, regulations & laws on small, already crowded cities. Not to mention the fact that it might even be against the state constitution. I will leave that research up to Mike Webb & RB legal team.

The best answer to this problem, start paying attention to who you elect. Are we subjects or are we citizens ? Maybe it's time for a totally new, lower tax, less dictatorial type of government in this state, but then, thats up to the voters. Thank You Gary Mlynek

Melanie Cohen

Location: 90277, Redondo Beach

Submitted At: 2:05pm 05-02-21

I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.

2) The Planning Commission KNOWS FULL WELL that the AES site is zoned for PARK and Industrial. If the city is FORCED to put housing this should only be built where the Original designations were for North Redondo, Central Redondo and South Redondo were PRESENTED to the public by the GPAC last month. The power plant should be used to extend space for a park and other recreational, Harbor and visitor and vacationer amenities. This would ensure the tax base of RB and allow the city to continue to support itself. Putting apartments in North Redondo where public transportation is a no brainer. In the past RB has always sided with big money developers/ Old Crony Chamber of Commerce PAC that kept Aspel in power. Fight for our City . The other issue here is TRUE affordable housing...NO MATTER how much is built there is no TRUE GUARANTEE anywhere in all of this as AFFORDABLE. All the talk of "affordable" is disingenuous . The idea of

affordable is based upon the mean income of RB which is 68000 per year. This is not what most growing families make. As long as there is no formula for the working class families where BOTH parents work and have 2 -3 children, this will NEVER work. Rent control works .It was utilized in Santa Monica for over 20 years and throughout San Diego and it still does. The only way I could afford to live and finish college was under rent control. Please support Do NOT ACCEPT the last minute bait and switch for BOTH Beach Cities Health District nor the Developers lapdogs that want our local zoning GONE so they can make money at ALL of the peoples of California expense. Thank you.

Donald Szerlip

Location:

Submitted At: 6:26pm 04-30-21

At some point in the history of Redondo Beach the City instituted voting districts. This was done to relieve the inequities of representation in our government by those in the south end of the City and to assure more equitable representation both in the north and Citywide.

We are once again being visited by the tyranny of the elected officials in the south end when they arbitrarily deny using the largest open, undeveloped property in the City - the AES site, for potential housing. It is blatantly unfair to force the north end to absorb all or most of the City's RHNA allotments. This was duly noted by the Planning Commission in their evaluation and recommendations for a more equitable split and their 5-2 vote in favor of putting housing on the AES site.

There is nothing sacred about the AES site that restricts in any manner its use for housing. The only fair way to distribute our onerous RHNA allocations is to split their locations equitably between north and south.

Respectfully submitted,

Donald Szerlip

Resident and Business Owner - District 4