

BLUE FOLDER ITEM

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

PLANNING COMMISSION MEETING April 21, 2022

- J.1.** A PUBLIC HEARING FOR CONSIDERATION OF AN ENVIRONMENTAL ASSESSMENT (ENVIRONMENTAL IMPACT REPORT - STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM), VARIANCE, COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 TO PERMIT CONSTRUCTION OF A PROPOSED 30-UNIT RESIDENTIAL PROJECT WITH ADAPTIVE REUSE OF EXISTING NON-RESIDENTIAL BUILDINGS FOR COMMERCIAL PURPOSES ON PROPERTY LOCATED WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, AT 100-132 N. CATALINA AVENUE. (CASE NOS. IES-EIR-2021-01; CUP-2022-01; VAR-2022-02; CDP-2022-03; PCDR-2022-01; VTPM 82561)

CONTACT: ANTONIO GARDEA, SENIOR PLANNER

- Written comments received after release of agenda

From: Amy Hudson <[REDACTED]>
Sent: Tuesday, April 19, 2022 4:30 PM
To: Antonio Gardea <Antonio.Gardea@redondo.org>
Subject: Preservation Commission meeting

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Antonio,

My name is Amy Hudson and I live at 129 North Broadway. We have spoken previously about the Catalina Village Project and the concerns our HOA has over the proposed development. Myself and several members of our HOA submitted concerns to the Preservation Commission via email for inclusion at the meeting held last night. Upon reviewing the agenda for the meeting, I see that all 4 letters from the owners at 129 North Broadway units A-D were included, along with a letter of concern from the owners of the Oklahoma Apartments, an actual registered historic landmark.

I personally was in attendance for the entirety of the meeting via the City of Redondo YouTube channel.

I have significant issue with the meeting and the fact that our concerns were not read aloud to those in attendance in person or to be heard for those attending via a streaming platform. Furthermore, on more than one occasion, the developer Jason Muller from Beach City Capital, mischaracterized his interaction with our HOA, stating that the area HOA's are on board with the project. This could not be farther from the truth. I personally along with members of our HOA have voiced concerns to you, our Councilman Todd Loewenstein, the Mayor, and even Jason himself, whom we met via Zoom to discuss issues we have with the project.

The brief reference to my and others concerns that the buildings are seeking "historic district status" in a quid pro quo for parking variances was immediately dismissed by a participant at the meeting. This person erroneously claimed that the area already was under "parking pressure" from the Pier. As a resident who has lived here for over 5 years, I can tell you that is absolutely false. And the reason why this neighborhood isn't under parking pressure from the Pier, is because the Pier has ample parking.

I personally reached out to the City for the Zoom link for Thursdays Planning Commission meeting so myself and other members of our HOA can represent ourselves at the meeting. As per the letter sent via mail to my address by the City of Redondo "Notice of Public Hearings" in the section on page 2 "Public Comment" interested persons could either submit an eComment or a live comment, but not do both. Since you received 5 eComments and NONE were read at the meeting, the decisions made by the Preservation Commission appear to have been reached in error and without regard for the concerns of the residents of the City.

I would appreciate if you can educate me on any avenues to reopen the discussion for the projects "historic district designation".

Thank you,
Amy Hudson
129 North Broadway unit B
Redondo Beach

From: Dan C. cmolinar@redondo.org>
Sent: Thursday, April 21, 2022 1:40 PM
To: Planning Redondo <Planningredondo@redondo.org>
Subject: Public Comment for Agenda item J-1 (4/21)

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I am staunchly against the new property being built along Catalina. You absolutely cannot build a large apartment complex without adequate parking for every single tenant on lease, and their guests. By not providing parking you're shifting the burden onto the residents who frequent the area to access the park and beach. You also fail to understand "where will these people work?". An additional few hundred cars on the very few chokepoint roads to access the freeway, or more congestion up PCH.

It's absolutely ridiculous to propose a property of this scale without understanding anything about the commute culture of the city and how difficult it is to find parking. Scale it down.

- Daniel C.