

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

- Public Comments received by Preservation Commission

From: karen kaminskas
Sent: Monday, April 18, 2022 3:27 PM
To: Planning Redondo <Planningredondo@redondo.org>
Subject: Catalina Village Parking Variance - Opposed!

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

City of Redondo Beach,

I have copied the letter from my neighbor, Amy Hudson, at 129 N Redondo Unit B.
I agree completely with her message:

I would like to submit the following comments to the Preservation Commission regarding the proposed project "The Catalina Village Project"

My concerns are directed toward the request for historic district designation on several of the buildings in return for significant parking variances.

Upon review of the report posted on the city website, I would like to highlight the following from the report:

112 N Catalina Ave "Not architecturally significant" p.3/9

124 N Catalina Ave "does not appear to be connected to significant people, events or workmanship" p. 3/9

126 N Catalina Ave "other than exhibiting mid century modern architecture does not hold historic significance" p. 3/9

132 N Catalina Ave "has had significant modifications over the years" p.4/9

I live adjacent to the proposed project on Broadway between Diamond and Emerald St. Granting this project a significant parking variance from the 37 spaces required to the 5 spaces in the design (p.8/9) is an egregious ask for the neighborhood to bear. These are not historic buildings. While some may have some interesting architectural detail, they are not integral features to the existing neighborhood and should not warrant a parking variance allotment as is being sought. I have also reviewed the parking for the housing portion of the project, and the developer is also under estimating parking required for the residents of the project. If allowed to be built under the current ask, it will have a very negative impact on the residents currently living in the area.

I appreciate the City of Redondo Beach and Preservation Commission for hearing my comments to the stated project.

Sincerely,

Karen Kaminskas
129 N Broadway, Unit D
Redondo Beach

From: ays
Sent: Monday, April 18, 2022 1:48 PM
To: Planning Redondo <Planningredondo@redondo.org>
Subject: Preservation Commission Public Hearing

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April 18, 2022

To Whom it may concern:

My husband and I own the Oklahoma Apartments, a registered historic landmark, located immediately East of the proposed project.

Notice of Public Hearings regarding this matter were forwarded to us by concerned tenants. As usual, all our apartments are occupied and our tenants would be the most impacted by this project, during the building phase and following completion. However, we would consider approving the project under the following circumstances:

1. To reduce noise pollution for our tenants, the parking area/structure is to be built somewhere other than on the corner of Emerald and Catalina immediately next to our buildings.
2. During the building phase a sound/dirt barrier is to be provided immediately next to our buildings similar to the one used on the Southeast corner of Pacific Coast Hwy. and Palos Verdes Blvd.
3. The owner/developer agrees to compensate us for any loss of rent during the building phase for noise, dust and dirt pollution and/or undesirable activity for which the police are called.
4. Furthermore, the owner/developer agrees to pay for installation of soundproofing in both our buildings.
5. The owner/developer agrees to compensate us for loss of view from the upstairs balcony and west side of both buildings.

Respectfully Submitted,
Marilyn M. Radford and Sal Maneri
Owners of the Oklahoma Apartments at 305 Emerald St. Redondo Beach

From: Emmett Jones
Sent: Monday, April 18, 2022 10:47 AM
To: Planning Redondo <Planningredondo@redondo.org>
Subject: April 18, 2022 Preservation Commission meeting comments

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City of Redondo Beach,

My name is Emmett Jones and I'd like to add some comments for the Preservation Commission regarding the proposed project "The Catalina Village Project"

My concerns are directed toward the request for historic district designation on several of the buildings in return for significant parking variances.

I live on the backside of the proposed project on Broadway between Diamond and Emerald. The historic building designation, and resulting concessions on parking are the main concerns I'd like to comment on.

Generally speaking, the buildings mentioned do not seem like they should have historical designation at all. Given this sentiment, it does not seem right for the Catalina Village Project to have only 5 parking spaces given the size of the project and future commercial foot traffic. The resulting challenges and vehicle overflow from the commercial aspect will be felt by several blocks of our area. I think this would be a highly negative result for our neighborhood and current residents.

I appreciate taking the time to look at my comments, thank you to the City of Redondo Beach and Preservation Commission!

Best,

Emmett Jones
129 N Broadway Unit A
Redondo Beach

HOA QUESTIONS AND CONCERNS REGARDING THE CATALINA VILLAGE PROJECT

DATE: APRIL 18, 2022

100-132 NORTH CATALINA PROJECT PRESERVATION COMMISSION

PURPOSE

Concerns from HOA regarding The Catalina Village Project

ADDRESS

131, 135, 129 (Units A-D) N Broadway Redondo Beach 90277 (Unit balconies face the project)

#	TOPICS
1.	Target rent and impact to surrounding home values
2.	Multiple room floorplans
3.	Parking
4.	Rooftop decks, privacy and noise
5.	Direction of new unit balconies and lighting
6.	Trash and recycling overflow
7.	No smoking units
8.	Distance from new units to our wall and balcony
9.	Duration of project

#	TOPIC DETAIL
1.	<u>Target rent and impact to surrounding home values</u> What is the target rent? There is a concern that it will lower the value of surrounding homes.
2.	<u>Multiple room floorplans</u> The floorplans being socialized are 5-7-bedroom units. There is a strong concern that the units will bring in college students with multiple roommates into a now family residential area. On the previous call there was an assumption that these units would attract multi-generational families and work from home tenants. Is there a study/analysis that proves this theory?
3.	<u>Parking</u> With the proposal of 5-7-bedroom floorplans, how will 1-2 parking spaces be sufficient for those units? There is concern that the parking will spill over into the residential neighborhoods, limiting parking for guests and church patrons.
4.	<u>Rooftop decks, privacy and noise</u> Will these units have a rooftop deck? There is a strong concern that this will infringe on the privacy of the surrounding homes. This will bring noise into a now quiet residential area.
5.	<u>Direction of new unit balconies and lighting</u> What direction will the new balconies face? The preference of the surrounding homes would be to face them toward Catalina. This will ensure the existing homes will retain their privacy and also mitigate light pollution. There is also a request to have downward facing lighting and low wattage that would not illuminate the homes around it.
6.	<u>Trash and recycle bin allocation</u> There is currently not enough trash or recycle bins allocated. This will increase with people moving in and out.
7.	<u>No smoking units</u> Preference for no smoking units as these will be very close to already existing housing.
8.	<u>Distance from new units to our wall and balcony</u> What will the distance be between the new units and our existing wall and balconies? Will there be a backyard in the new units?
9.	<u>Duration of project</u> Understanding that the project will still need to go through Scope and Design, how long will the Development and Implementation timeline be? (physical construction)

Chris Munoz (President)	████████████████████	Amy Hudson	████████████████████
Karen Kaminskas (Vice President)	████████████████████	Gina Fisher (Secretary)	████████████████████
Kendall Bateman (Treasurer)	████████████████████	Emmett Jones & Dana Briskin	████████████████████

From: Amy Hudson

Sent: Sunday, April 17, 2022 10:14 PM

To: Planning Redondo <Planningredondo@redondo.org>

Subject: Important!!- April 18, 2022 Preservation Commission meeting comments

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City of Redondo Beach,

I would like to submit the following comments to the Preservation Commission regarding the proposed project "The Catalina Village Project"

My concerns are directed toward the request for historic district designation on several of the buildings in return for significant parking variances.

Upon review of the report posted on the city website, I would like to highlight the following from the report:

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I live adjacent to the proposed project on Broadway between Diamond and Emerald St. Granting this project a significant parking variance from the 37 spaces required to the 5 spaces in the design (p.8/9) is an egregious ask for the neighborhood to bear. These are not historic buildings. While some may have some interesting architectural detail, they are not integral features to the existing neighborhood and should not warrant a parking variance allotment as is being sought. I have also reviewed the parking for the housing portion of the project, and the developer is also under estimating parking required for the residents of the project. If allowed to be built under the current ask, it will have a very negative impact on the residents currently living in the area.

I appreciate the City of Redondo Beach and Preservation Commission for hearing my comments to the stated project.

Sincerely,

Amy Hudson
129 N Broadway Unit B
Redondo Beach

From: [Burgos, Miriam T.](#)
To: [Planning Redondo](#)
Subject: Comments Regarding 100-132 North Catalina Avenue Project (Catalina Village Project)
Date: Friday, April 15, 2022 12:24:07 PM

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Dear Preservation Commission and Planning Commission Members,

I am writing to express my support for the development of the Catalina Village Project at 100-132 North Catalina Ave. My understanding is that a Preservation Commission meeting regarding Catalina Village will be held on April 18th, as well as a related Planning Commission meeting on April 21st. I have several family members who live in Redondo, so I'm very familiar with the location of this project. I also frequent many of the local restaurants and businesses. The design of the project is very thoughtful. It preserves the commercial space, while also incorporating high-quality housing options for the community.

The following details appeal to me about the design of the Catalina Village Project:

1. Townhome-style rental units that diversify offerings in the current market for families who are not yet ready to purchase homes but love living in Redondo.
2. Incorporating a commercial element that the entire neighborhood can enjoy, beyond just the residents of the property. A great contribution to the local economy and the general feel of that part of Redondo!
3. Courtyard dining which creates an outdoor experience for patrons that doesn't take up valuable street parking.
4. A for-rent project offers middle-class families and young professionals who are just starting out in their careers an opportunity to rent and live in a city they love, but where they may not be ready to buy.
5. A stepped-back elevation of the buildings to avoid a cavernous effect of the Catalina Corridor.
6. Preserving the Historical Commercial Buildings (since the land has been rezoned to Residential).
7. Soils contamination clean up.
8. Great architecture, and an exciting new look that will breathe new life into this valuable beachfront area of Redondo!

Thank you for taking the time to review this message in support of the Catalina Village Project at 100-132 North Catalina Ave.

Sincerely,

Miriam Burgos

Professor Miriam Burgos

Academic Director, USC Marshall Executive MBA Program

Academic Director, USC Marshall Online MBA Program

Associate Professor of Clinical Marketing

USC Marshall School of Business

From: [Barbara Epstein](#)
To: [Lina Portolese](#)
Subject: Re: Catalina Village Project - Notice of Final EIR Availability and Notice of Public Hearings before the Preservation Commission and Planning Commission
Date: Sunday, April 10, 2022 4:53:33 PM

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Thank you so much for this notice!

We are hoping for the best, with plenty of trees and green space, full parking, lower density. If done right, this will project will be an asset to the neighborhood.

Barbara Epstein
230 The Village #305
Redondo Beach

On Apr 6, 2022, at 4:41 PM, Lina Portolese <Lina.Portolese@redondo.org> wrote:

Interested Parties,

The Catalina Village Project Final EIR, including Responses to Comments, is now available for public review at www.redondo.org/CatalinaVillage.

The Preservation Commission and Planning Commission will hold public hearings in April on the project. Meeting details are included in the Notice of Public Hearings on the webpage.

Lina Portolese | Planning Analyst
Community Development Department
Planning Division
415 Diamond St. Door 2 Redondo Beach, CA 90277
Office: 310.318.0637 x2496 | Fax: 310.372.8021
Lina.Portolese@redondo.org
PlanningRedondo@redondo.org

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<Proof Legal Ad Catalina Village PC PH 040722.pdf>

From: Jonathan Meister

Sent: Thursday, April 7, 2022 8:32 AM

To: Lina Portolese <Lina.Portolese@redondo.org>; Planning Redondo <Planningredondo@redondo.org>

Subject: Re: Catalina Village Project - Notice of Final EIR Availability and Notice of Public Hearings before the Preservation Commission and Planning Commission

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Dear Planning Department,

I am familiar with this project through my relationship with Jason Muller and Beach City Capital. Jason and his team are highly professional and capable of executing this project well. Their work to renovate the old theatre space into the current CoLab shared co-working office space off Hermosa's Pier Ave is remarkable. Jason and his team have a careful eye for detail and a genuine desire to enrich the local community through their projects.

I am also familiar with the area, as a former customer at Catalina Coffee and I drive past this stretch of Catalina often between my home in Manhattan Beach and beach/dining destinations in the Village. I've always thought about what such a great location this is, and wished there was more going on in this location to give an alternative to the Village. I've brainstormed ideas for how the area could be improved, but never gave it much further thought because of the challenges of developing along this stretch. But Jason and his team have taken on the challenges and the solution they have come up with is incredibly creative, beautiful, and respectful of the neighborhood in every way.

I completely support this development proposal and I know many people who also support this proposal and are eager to see more amenities come to this part of Redondo Beach.

Thank you,
Jonathan