

# Planning Commission on 2022-04-21 6:30 PM - VIRTUAL MEETING

Meeting Time: 04-21-22 18:30

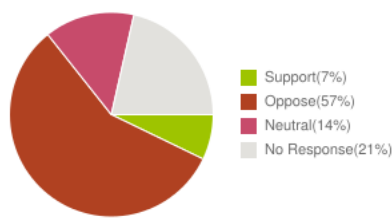
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2022-04-21 6:30 PM - VIRTUAL MEETING	04-21-22 18:30	27	14	1	8	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



## Planning Commission on 2022-04-21 6:30 PM - VIRTUAL MEETING

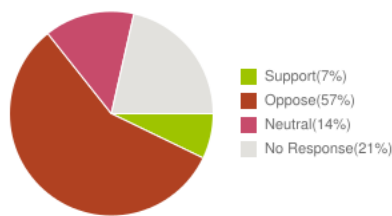
04-21-22 18:30

Agenda Name	Comments	Support	Oppose	Neutral
E.1. PC22-4005 RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for materials received after release of the agenda	1	0	0	0
F.1. PC22-4006 APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 21, 2022	1	0	1	0
H.1. PC22-4009 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS	1	0	0	0
<p>J.1. PC22-4010 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)</p> <p>RECOMMENDATION:</p> <ol style="list-style-type: none"> <li>1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;</li> <li>2. Close the public hearing; and</li> <li>3. Consider the applications and proposed plans, and make a determination on the project;</li> </ol> <p>a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading:</p> <p>A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTING ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION AND MONITORING AND REPORTING PROGRAM, AND GRANTING A COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), VARIANCE, PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 FOR THE CONSTRUCTION OF A 30-UNIT RESIDENTIAL PROJECT AND ADAPTIVE REUSE OF EXISTING BUILDINGS FOR NON-RESIDENTIAL USES ON A SITE WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, LOCATED AT 100-132 N. CATALINA AVENUE</p> <p>b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that the requested waiver and concessions:</p> <ol style="list-style-type: none"> <li>i. Do not result in cost reductions;</li> <li>ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or</li> <li>iii. Are contrary to state or federal law.</li> </ol> <p>Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).</p>	11	1	7	2

Sentiments for All Agenda Items

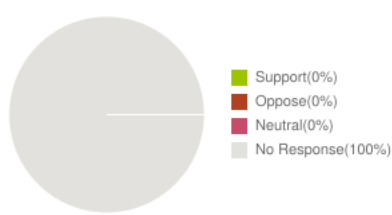
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for E.1. PC22-4005 RECEIVE AND FILE BLUE FOLDER ITEMS - Placeholder for materials received after release of the agenda

Overall Sentiment



Mark Nelson

Location:  
Submitted At: 7:42pm 04-21-22

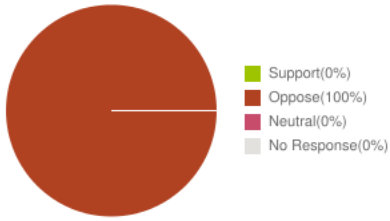
The following links are to: 1) One sample set of comments that was provided to the Planning Director and Commissioners by Email following the prior meeting in March and 2) a screen print of bcc's and other copies of emails to the Planning Commission. These comments need to be entered into the formal record, provided to the commissioners, and published.

Sample Comments although many are different or customized  
<https://drive.google.com/file/d/1ymTMFXSwApoX5KLI--z0FYswlBwbYT3V/view?usp=sharing>

Screenprints of Missing Comments (that are known as BCCs - approx 37 known - we expect there are more)  
[https://drive.google.com/file/d/1cntw7Lq7Jm5o6zo2RNOw0e\\_fSAF13cUL/view?usp=sharing](https://drive.google.com/file/d/1cntw7Lq7Jm5o6zo2RNOw0e_fSAF13cUL/view?usp=sharing)

Agenda Item: eComments for F.1. PC22-4006 APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF APRIL 21, 2022

### Overall Sentiment



### Kathy Bebe

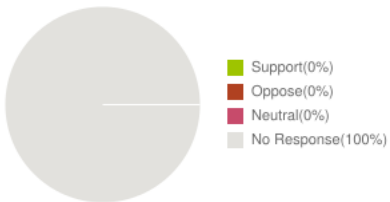
Location:

Submitted At: 6:24pm 04-21-22

I am opposing the Catalina Village Project as I live directly behind the proposed site of the project. The development that is being proposed, if built to it's planned size and height will adversely effect out lives with a substantial increase in noise, lack of privacy and a decrease in natural light coming into our home. Please reconsider this project! Thank you!

Agenda Item: eComments for H.1. PC22-4009 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

### Overall Sentiment



### Mark Nelson

Location:

Submitted At: 6:57pm 04-21-22

There were literally dozens of comments regarding defects and issues with BCHDs Pre-CUP filing made between March 18, 2022 and today. Where are they reflected in the public record?

Agenda Item: eComments for J.1. PC22-4010 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)

**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. Consider the applications and proposed plans, and make a determination on the project;

a. Should the Planning Commission support the project, adopt the attached resolution by title only, waiving further reading:

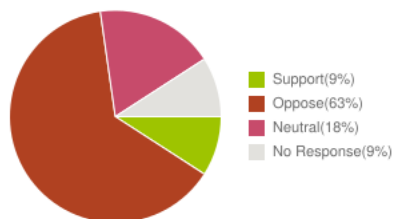
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTING ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION AND MONITORING AND REPORTING PROGRAM, AND GRANTING A COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT (DENSITY BONUS), VARIANCE, PLANNING COMMISSION DESIGN REVIEW, AND VESTING TENTATIVE MAP NO. 82561 FOR THE CONSTRUCTION OF A 30-UNIT RESIDENTIAL PROJECT AND ADAPTIVE REUSE OF EXISTING BUILDINGS FOR NON-RESIDENTIAL USES ON A SITE WITHIN A LOW-DENSITY, MULTIPLE-FAMILY RESIDENTIAL (R-3A) ZONE, IN THE COASTAL ZONE, LOCATED AT 100-132 N. CATALINA AVENUE

b. Because this project is utilizing the Density Bonus Law, should the Planning Commission not support the project, based upon substantial evidence, findings would need to be made that the requested waiver and concessions:

- i. Do not result in cost reductions;
- ii. Have a specific, significant, quantifiable, direct, and unavoidable adverse impact, upon public health and safety or the physical environment; or
- iii. Are contrary to state or federal law.

Inconsistency with the zoning ordinance or general plan land use designation does not constitute a specific, adverse impact upon the public health or safety. (California Government Code 65915).

## Overall Sentiment



## Mark Nelson

Location:

Submitted At: 8:42pm 04-21-22

I find it challenging to accept that the City (Historical Commission) was changing the status of the buildings and area the same week at the Planning Commission hearing. Normally we think of those sorts of changes as a legal Taking, for example, the City takes an action to make a development more difficult or impossible. That said, this appears to be a Giving by the City as a last minute move to reduce parking. Is this now a precedent where changes can be made as Takings or Givings in the hours before project consideration? If that's the case, then future Commissions should use that to move the goal posts farther from the developer, as opposed to closer, as was done on Monday night.

## Brock Rogerson

Location:

Submitted At: 8:35pm 04-21-22

As a direct neighbor at 231 N Broadway I fully support this extremely well thought out and responsibly planned

project. It strikes an excellent balance of affordable housing, historical preservation, commercial/residential/outdoor spaces, reasonable density, and modern beach/city lifestyle.

With housing affordability being such a major issues we all need to be open to creative ways of increasing density without defaulting to a defence position on any new development, even when the plan has been so well thought out such as the case here. NIMBYism is a huge issue and we could not possibly have hoped for a better plan and development. I have looked over our wall from our pool to see abandoned decaying buildings for years and this project will breath new life and energy to the entire area.

Common living, such as proposed on this project is being used with great success in other cities such as Atlanta and New York. It is the way of the future and a fantastic way for young professionals to live in desirable neighborhoods that would otherwise be out of reach for them.

I look forward to welcoming the new neighbors to our wonderful city! Please approve and make progress towards making Redondo Beach more accessible to all.

### **Kathy Bebe**

Location:

Submitted At: 7:19pm 04-21-22

I am opposing the Catalina Village Project as I live directly behind the proposed site of the project. The development that is being proposed, if built to it's planned size and height will adversely effect out lives with a substantial increase in noise, lack of privacy and a decrease in natural light coming into our home. Please reconsider this project! Thank you!

### **Susan Kowalski**

Location:

Submitted At: 7:06pm 04-21-22

Not sure if this is a duplicate. We live next door to the property and have quite a few concerns.

1. What is the logic behind having 7 bedrooms in a very small condo?
2. Very concerned about parking
3. Very concerned about privacy. Do they plan on putting up a fence? Our swimming pool is right up against the property. We do not want people overlooking our private areas.

### **Karen Kaminskis**

Location:

Submitted At: 5:49pm 04-21-22

I have owned my townhome at 129 N Broadway for 10 years.

I am very concerned about the large scale of the project, especially the height.

There will be a significant loss of light, ocean breezes, and sunset/palm tree views.

Roof decks and balconies mean noise and loss of privacy.

It is outrageous that the number of parking spaces required would be lessened due to historical designation.

Parking is frequently not enough as it is.

All of this will have a negative impact on the quality of life of existing residents. This could hurt our property values as well.

Thank you

### **Emmett Jones**

Location:

Submitted At: 4:47pm 04-21-22

My name is Emmett Jones and I'm commenting on behalf of the HOA for 131, 135, 129 (Units A-D) N Broadway Redondo Beach 90277.

My main two concerns have to do with the development type of these apartments, and parking.

The fact that they are 5-7 bedroom apartments is problematic on a few fronts. While I think the intention is for work from home families, the reality is this will attract a younger demographic of college grads and young professionals. While I don't have a problem with young professionals, I do know what the lifestyle can be as a twenty something living with roommates, having parties, using shared balconies (which the development will have). The proximity to our HOA gives me a lot of concern with noise, privacy and height of the structure as well.

Parking is the other concern. There are not sufficient spaces for the commercial space and this will lead to increased foot traffic + overflow parking all over our neighborhood, which already gets very tight on weekends with St. James Church. I believe that the historic building designation, and other concessions it offers to the builders, doesn't make any sense because these really aren't historic buildings.

Thank you for taking the time to read these comments and taking them into consideration.

### **Regina Fisher**

Location:

Submitted At: 4:10pm 04-21-22

My name is Regina Fisher. I represent the HOA for 131, 135, 129 (Units A-D) N Broadway Redondo Beach 90277. While we are all supportive of revitalizing our Redondo Beach economy, we strongly disagree with the direction of the project. Our homes are greatly impacted based on proximity of the new development. We are all longtime residents of Redondo Beach and appreciate it's charm, different from our sister beach cities. Our hope was that the Catalina Village Project would bring in new townhomes or condos for purchase along with small shops. This would raise the values of our homes, be consistent with our family residential area, while also providing new business. Please see our questions below:

#### **Home Ownership vs Rentals:**

The proposed concept does not fit the surrounding neighborhood environment. What was the driving factor to build apartment rentals vs home ownership with townhomes or condos? Was there a study/analysis conducted by the developer that proves this decision?

#### **Multiple room floorplans:**

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. Was there a study/analysis conducted by the developer that proves this theory?

#### **Parking:**

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. In a previous call there a comment was made that parking pressure existed due to the Pier. This is false, the Pier has adequate parking, we do not experience this.

#### **Rooftop decks, privacy and noise:**

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 with surrounding churches.

#### **Trash and recycle bin allocation:**

There is currently not enough trash or recycle bins allocated. This will increase with people moving in and out.

### **Kelsey I**

Location:

Submitted At: 12:02am 04-21-22

I was born and raised in the South Bay and have fond memories growing up in this wonderful community. Safely riding bikes with friends and family to enjoy time at the Redondo Beach pier, beach, and parks near by. Enjoying bites to eat at family owned restaurants with small businesses nearby for shopping. The streets were safe. Parking was never an issue. There were locally owned businesses and restaurants to support. There was a feeling of community.

I strongly oppose the development of these units. Not only will it cause overcrowding, but these units will not be affordable to most, which can also displace small businesses. The proposed plan also does not provide

adequate parking; making it a high density development which will change the origins of this neighborhood. As a fellow neighbor wrote, the "existing quaint and quiet nature of the neighborhood" will not be the same. The family owned coffee shop that closed its doors was a gathering place for many people in this community. Currently, a small business located near the proposed development would also be affected. These small businesses are gathering places that add to the unique charm in the area. I would like the committee to look beyond the financial gains and think of our COMMUNITY.

**Kelsey I**

Location:

Submitted At: 12:02am 04-21-22

I was born and raised in the South Bay and have fond memories growing up in this wonderful community. Safely riding bikes with friends and family to enjoy time at the Redondo Beach pier, beach, and parks near by. Enjoying bites to eat at family owned restaurants with small businesses nearby for shopping. The streets were safe. Parking was never an issue. There were locally owned businesses and restaurants to support. There was a feeling of community.

I strongly oppose the development of these units. Not only will it cause overcrowding, but these units will not be affordable to most, which can also displace small businesses. The proposed plan also does not provide adequate parking; making it a high density development which will change the origins of this neighborhood. As a fellow neighbor wrote, the "existing quaint and quiet nature of the neighborhood" will not be the same. The family owned coffee shop that closed its doors was a gathering place for many people in this community. Currently, a small business located near the proposed development would also be affected. These small businesses are gathering places that add to the unique charm in the area. I would like the committee to look beyond the financial gains and think of our COMMUNITY.

**Ryan Halvorsen**

Location:

Submitted At: 4:33pm 04-20-22

As someone who works 2 blocks away from the proposed property 6 days a week, I have appreciated the existing quaint and quiet nature of this neighborhood. It is home of the first historic landmark of Redondo Beach located on 325 Diamond Street as well as the historic Diamond Apartments at 321 Diamond Street. This historic landmark was constructed in 1913. As it stands today, there is not a need for a new development coming in to this neighborhood and upending the way of life and vibe that has been created here for all of these years.

On top of that, the area cannot house, nor sustain additional people or cars. Parking is already restrictive as it is today. Plus on Thursdays and Fridays when there is street sweeping, there are even fewer spots available for homeowners and businesses and their patrons. How will a new residential structure accommodate all of this additional pedestrian traffic and car traffic? What considerations have been given to increased traffic, noise, and nuisance? I don't believe that the builder has given any consideration to the local residents and/or businesses in the area where this construction and development will cause more disruption to everyday life.

I am opposed to this development, and I believe that the Planning committee and City Council should re-examine this project to assess the viability and likability by those in nearest proximity to the project. On top of that, a newer modern structure will clash with existing architecture, design, and culture of the area. I strongly urge the committee to re-evaluate this project before moving forward with any further action. The residents and businesses nearest to the project should have a say in the future of the neighborhood.

**Sam Harmon**

Location:

Submitted At: 4:04pm 04-20-22

Hello. I live in the Villa Redondo townhome complex adjacent to the proposed construction. My biggest concern is the height of the townhomes as it will obstruct our view and the townhomes will look directly into the pool area. We have multiple families in our complex and I will not feel comfortable with these new units looking directly into our pool area and community. I propose that the developers should add a row of trees that would block the view of the new townhomes so that we can have a more secluded pool area and would not have to look directly at large building. I am all for reviving that area as it is an eye sore on our community, but I would prefer less overcrowding development with more large-scale condo/townhome complex that already line all of Catalina Ave.