Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 05-19-22 18:30

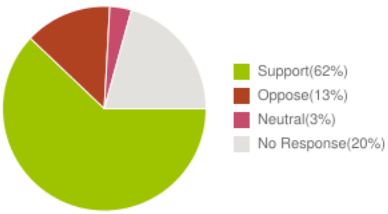
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER	05-19-22 18:30	27	29	18	4	1

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 2022-05-19 6:30 PM - CITY COUNCIL CHAMBER

05-19-22 18:30

Agenda Name	Comments	Support	Oppose	Neutral
H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS	2	0	0	1
J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01) RECOMMENDATION: 1. Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate; 2. Close Public Hearing; and 3. Adopt a resolution by title only subject to the findings and conditions contained therein: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING AN EXEMPTION DECLARATION AND PLANNING COMMISSION DESIGN REVIEW TO ALLOW THE CONSTRUCTION OF A NEW UNENCLOSED BALCONY ON A NONCONFORMING HISTORIC RESIDENCE LOCATED WITHIN A COMMERCIAL (C-2) ZONE AT 415 SOUTH GUADALUPE AVENUE	2	1	0	0

Agenda Name	Comments	Support	Oppose	Neutral
J.2. PC22-4182 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 continued 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 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 demonstrate how 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. The waiver and concessions 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).	25	17	4	0

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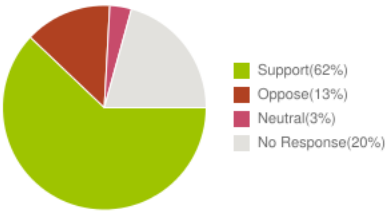
Overall Sentiment



Agenda Item: eComments for H.1. PC22-4181 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

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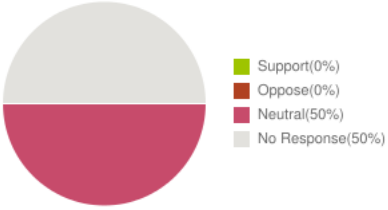

Mark Nelson
Location:
Submitted At: 3:52pm 05-19-22

This is a non-agenda comment that is of interest to the public and a specifically enumerated right under the Brown Act.

As an experienced developer of projects at Southern California Edison, MidAmerican Energy, and Mountainview LLC, I am very concerned that BCHD is not being provided appropriate guidance by the City on an informal basis throughout BCHDs development process.

EXCESSIVE OVERALL FAR
BCHD originally proposed a non-piecemealed project of about 800,000 sqft for the Prospect site. The site is about 10 acres and with a planned FAR of 200%. P-CF is case by case FAR, but P-CIV has a FAR of 125% and I found no instance of a FAR of 200% in RBMC. BCHD should have been counseled by Planning staff to reduce the FAR or face stiff public opposition based on precedent. BCHDs proposed project is larger than the entire Beryl Heights neighborhood in terms of square feet.

1. BCHD FEIR was certified based on a 50% FAR for the C-2 site. BCHD has proposed no specific compliance path in its Pre-CUP and I see no deficiency declared by Planning staff.

2. BCHD initially proposed 60-ft (2019), 76-ft (2020), 103-ft (2021) and now 83-ft above grade. The 83-ft is 109.7-ft above Beryl St. From Beryl St, BCHD is proposing the 2nd tallest building ever permitted in Redondo Beach, and the TALLEST since 1973. From the courtyard (an invalid comparison), the 83-ft would be the 3rd tallest building. Redondo Beach has chosen NOT to allow excessive height for nearly 40 years. Planning staff should have counseled BCHD of the already known public opposition based on 40 years precedent.

3. BCHDs oil-field services environmental consultant Wood PLC of the UK explained to the public that because BCHD was electing to build such a tall structure, construction would have excessive, damaging noise levels.

Wood PLC also explained that a shorter structure to be fully mitigated. BCHD's excessive height is a direct cause of non-mitigated noise and it should have been clear to Planning staff even without Wood PLC guidance, that public opposition to the height and noise would occur based on precedent and adverse impacts on surrounding property and uses.

Tim Ozenne
Location:
Submitted At: 10:55am 05-19-22

Dear Planning Commission:
This is a public comment on a non-agenda item, but I would like it to be included in the record of tonight's Commission meeting.
I am aware that the meeting agenda packet is over 500 pages long. Most of the packet relates to public comments on non-agenda items. I have not made a careful study, but casually it looks like most such comments relate to the Beach Cities Health Care District's land development project. While this development proposal is not on the Commission's current agenda, I hope all members of the Commission will realize this is a very big deal, not something to be kept from the public while BCHD negotiates with the Planning Department for various permits.
While I am happy to see seven of my own prior comments (submitted via e-mail) included in the packet, I should also mention here that on May 1, I sent a note regarding the fact that the BCHD plan would grossly exceed Redondo's Floor Are Ratio development rule for the C-2 lot at the corner of Flagler Lane at Beryl Street. Oddly, in its Environmental Impact Report, BCHD asserted that the use of that lot would comply with the FAR restriction, but BCHD did not bother to provide analysis or data to support this convenient assertion. In fact, BCHD proposes nearly 18,000 square feet of structure on the lot, while the limit is less than 9,500 square feet. The discrepancy is particularly noteworthy because BCHD has grossly misrepresented—in my opinion—its compliance with existing Redondo development code.
Of course, the public will never know how BCHD's consultant has pitched this discrepancy to Redondo planners already. Perhaps, when the draft building permits are made public, we will learn whether Redondo will simply waive the FAR constraint or if BCHD will modify the structure.
In any case, I trust this Planning Commission will look carefully before drafting permits for BCHD.

Agenda Item: eComments for J.1. PC22-4183 Public Hearing for consideration of an Exemption Declaration and Planning Commission Design Review to allow the construction of a new unenclosed balcony at a legal nonconforming property that is also a locally designated landmark located within a Commercial (C-2) zone at 415 S. Guadalupe Avenue (CASE NO. PCDR-2022-01)

RECOMMENDATION:
1. **Open Public Hearing and take testimony from staff, applicant, and other interested parties, and deliberate;**
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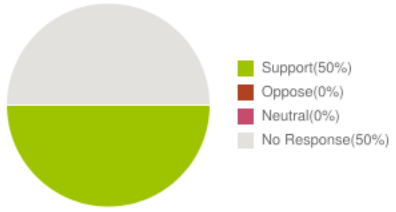

Barbara Zipper
Location:
Submitted At: 9:41am 05-16-22

We live on the 400 block of S Francisca Ave. We are writing in support of the exterior modifications proposed by our neighbors, the Hardys.
We are in favor of your approval of the exemption for the proposed balcony.
Thank you,
Barbara Zipper & Daniel Tadesse

Maggie Healy
Location:
Submitted At: 1:02pm 05-14-22

We have lived on the 400 block of S. Guadalupe for more than thirty years. We are writing to support of the exterior modifications proposed by our neighbors for the property at 415 S. Guadalupe Ave. We value the historic nature of our block, and we know that the Hardy's do as well. They have designed something that will enhance their home beautifully and is in keeping with the historic style of their home. We urge you to approve the exemption for the proposed balcony.
Thank you,
Maggie and Pat Healy

Agenda Item: eComments for J.2. PC22-4182 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)
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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 demonstrate how the requested waiver and concessions:
i. Do not result in cost reductions;
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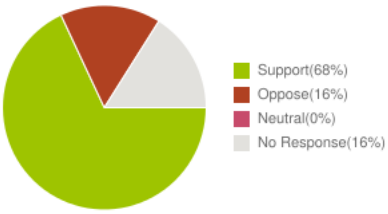

Brianna Egan
Location:
Submitted At: 9:28pm 05-19-22

I am sharing my comments as a lifelong Redondo resident and young person who cares about climate action. I have not had any conversations with the developer nor anyone at the city about this project but I have reviewed the Planning Commission meeting last month about this proposal.

I think this is a thoughtfully-planned development that will bring new life into the Catalina Ave neighborhood and provide needed housing for our community. Urban planning and economics studies consistently show that infill housing development is one of the most impactful actions that cities can take to reduce emissions and act on climate change. To many, this may seem counterintuitive or ironic, but when you consider the overall factors it becomes clear: Multi-family housing uses less utilities (water and energy) per capita than single-family housing. Infill development in coastal, urbanized areas reduces environmentally costly sprawl development in inland areas, thereby reducing commutes, VMT, and energy usage for heating/cooling. Living closer to jobs, schools, and transit decreases economic costs for residents and emissions as a whole.

Redondo Union HS graduates around 700 students per year but we are barely building 25 new homes each year (mostly ADUs and new multifamily). Most get priced out of Redondo because there are not enough affordable units to rent. This project adds needed affordable units and conforms with historical and coastal design. The location for this development is a highly walkable area where residents can walk or bike to get groceries (at Whole Foods), go to school, and visit restaurants. Many will likely be working from home. Perhaps the Planning Commission can ask for a concession to install secured bike parking for residents to further motivate residents to use bikes instead of drive. I urge the Commission to approve this project which will create new homes where there were none before and help alleviate our housing crisis.

David Orea
Location:
Submitted At: 6:49pm 05-19-22

Several members of my family grew up in, and still live in, Redondo Beach. I therefore visit the area very frequently. It's time to clean up and develop this abandoned lot, which has been allowed to languish for years! The proposed development will revive and revitalize this valuable part of the Redondo Beach waterfront. It will attract more families into the community. It will bring commerce and renewed energy into the community. The developer is even proposing soil cleanup, and has presented a plan that aligns with the architecture of surrounding structures. The proposed development is respectful of the character of our community. It's aesthetically pleasing and well thought-out. I am very supportive of moving forward with this much-needed development in our community.

Jonathan Meister
Location:
Submitted At: 6:46pm 05-19-22

My name is Jonathan Meister. I am a resident of Manhattan Beach and a former Redondo Beach resident. I am very familiar with this stretch of Catalina, and this area badly needs development that is pedestrian orientated and responsible to the character of the neighborhood. This development will bring commercial units that will be easily accessible by walking or biking, which will enrich the quality of lives of all residents in the immediate area as well

as the Beach Cities in general. We need more housing supply and we need them to be smartly designed and developed. This project will tremendously enhance the quality of life for the neighborhood in the long run. Thank you.

Steve Laver
Location:
Submitted At: 6:34pm 05-19-22

I have been following the proposed Catalina development for a number of years and fully support the project. It provides new, attractive, affordable housing in a community setting - a desperate need for the South Bay. The fact that it cleans up a site in need of remediation is a huge bonus. I strongly urge Planning to approve this project, and can vouch for the integrity of the development team.

Miriam Burgos
Location:
Submitted At: 6:33pm 05-19-22

I am commenting as someone who has family members who live in Redondo Beach, and also as someone who frequents Redondo throughout the year to visit said family members, enjoy the beach, and to shop and eat in Redondo establishments. I very supportive of this development on Catalina Avenue. This developer has proposed a creative plan to revitalize this valuable property in Redondo Beach from an abandoned, unused lot into a vibrant waterfront location that will provide housing, attract families into the area, and attract more business and tax dollars into Redondo. The entire project is well thought-out and designed to fit in beautifully with the existing, surrounding structures (including the structures already on the lot). This developer is a local himself, and is deeply committed to the success of this project for the sake of the Redondo Community. It is evident that this project is designed with the best interest of the Redondo Beach community in mind.

Caesar Abed
Location:
Submitted At: 5:37pm 05-19-22

As a resident of Redondo beach I am in full support of the Catalina village project. I am a young professional who has grown up in the city and have found that as the people I knew grew older they were unable to find unaffordable housing. This was disheartening to see because it meant that the community I had come to love and cherish was being forced out by the high demand for coastal property.

This project’s plan to increase affordable housing while also remaining ecologically sustainable is another key point within the projects details that I noticed. The developer is hoping to clean up contaminated soil within the area which would drastically improve the environmental health of the area.

Bringing in a walkable, affordable development to this community will be beneficial to all residents as shops will be points of gathering for both visitors who contribute to the local economy as well as longtime inhabitants.

I hope that I will soon be able to walk by this new project as it is being constructed, looking out over the shining pacific, and content that my community was headed towards a more equitable and forward-thinking future for all of its residents.

Natalie White
Location:
Submitted At: 4:30pm 05-19-22

I am in full support of the Catalina Village Project.
It will serve well both, our community and the city.
Redeveloping with green technology in mind and providing more affordable housing, is precisely what our community needs.
Contaminated soil directly affects human health through direct contact with soil or via inhalation of soil contaminants which have vaporized; potentially greater threats are posed by the infiltration of soil contamination into groundwater aquifers used for human consumption, sometimes in areas apparently far removed from any apparent source of above ground contamination. Toxic metals can also make their way up the food chain through plants which reside in soils containing high concentrations of heavy metals. This tends to result in the

development of pollution-related diseases.
The concern over soil contamination stems primarily from health risks, from direct contact with the contaminated soil, vapour from the contaminants, or from secondary contamination of water supplies within and underlying the soil.
So health risks are huge and the clean up is very expensive and time consuming task. It requires the expertise in geology, hydrology, chemistry and other resources.
So I feel this clean up will help our community tremendously.
Preserving the small beach town feel while creating a beautiful, walkable, family friendly space for all to enjoy is the reason I am really excited about this project.
PS. For the person who are concerned with parking, we don't really want to have an overwhelming amount of crowd in our small beach town. I feel we should support pedestrians and bicyclists and other healthy options of transportation especially being so close by the beach.

Scott DeCordova
Location:
Submitted At: 4:29pm 05-19-22

My name is Scott DeCordova and I'm a third generation Redondo Beach resident. My upbringing has allowed me to both hear and see the ever-changing landscape of this City, which has instilled in me a sense of guardianship for the future of this City's resources - It is with this background that I'm speaking to you from. I'm also one of two real estate agents for the site. The current as-is site is tired and in need of re-vision. It is unique, as it is considered the last remaining part of the "original" downtown Redondo Beach due to the original downtown having been demolished for the 1,000+ condo units that across the street from the site. In contrast, this project pays homage to the historical background of the site by revitalizing the neighborhood serving commercial uses, while adding much needed housing and affordable units to the area in order to provide fair, equitable, and dignified coastal access within the city is paramount to not only the future of this site, but a signal to the community at-large that Redondo Beach is open to smart, inclusive, and thoughtfully designed projects of its aging resources — NOW, not later. As precedent, look directly behind Catalina Village site at 133 N Broadway. This project preserved a historical home by converting it into four, 600 SF units, while allowing for five, new "coastal California" designed townhomes (similar to those being proposed today) to be build around it, for a total of nine new units. The Catalina Village project is smart and responsive to the current needs of both the neighborhood and community. Thank you for your time.

Ben O'Neal
Location:
Submitted At: 4:08pm 05-19-22

I support this project for several reasons.

First, the project will bring much-needed life back to a derelict site in a prime location.

Second, the project offers an opportunity for individuals and families to rent an affordable residence. We need new housing of all types in cities across California.

Third, adjacency to public transit on Catalina and PCH. This allows for flexible commuting options for families and workers. And it also lessens the impact of parking and encourages alternative modes of transportation.

Fourth, environmental cleanup of the site benefits not only the future residents, but also the surrounding neighborhoods.

Last, the design of the new residential buildings are timeless and simple. This allows the renovated historic buildings to "pop" and take center stage.

Sep Dardashti
Location:
Submitted At: 4:05pm 05-19-22

I believe Redondo Beach needs more affordable apartment units therefore agree and support this project.

Mark Nelson
Location:
Submitted At: 3:54pm 05-19-22

It would be helpful for the CIty Attorney, Manager or Planning Director to explain the appeal process to the CCC for the benefit of the surrounding residents.

Kathy Rebentisch
Location:
Submitted At: 3:35pm 05-19-22

As a resident of Redondo Beach for twenty-six years, I care deeply about our community. I recall several years ago when I first heard about the proposed vision for the property on Catalina Ave. I was a frequent customer and have many great memories of Catalina Coffee before they closed. When I heard about the proposed vision for the property several years ago, I was excited to learn that a locally based company had a plan for a thoughtful development honoring the historical elements and incorporating a design for our modern lifestyle.

I appreciate the dedication and commitment of Beach City Capital to incorporate the comments presented at the last meeting. The project provides an excellent balance of much needed housing with supportive commercial space for the area while maximizing parking. And the environmental clean-up benefits everyone. The property as it stands now is an eyesore and continues to degrade, contrary to Redondo Beach as a vibrant and forward-thinking South Bay city. This project is aligned with the character of Redondo Beach and is supportive of its community.

It takes years of planning, design and approvals before a property can be developed, and we have a tremendous opportunity right now. I fully support a decision to move forward to create a beautiful new space. Thank you for your time.

C Kerry Fields
Location:
Submitted At: 2:54pm 05-19-22

I strongly support this project for many reasons. Among them are the following: the project creatively delivers additional affordable living units that the city strives to provide; it promotes an interesting opportunity for families to reside near the waterfront; it addresses housing needs with a stylish and updated design while honoring the Redondo Beach living experience. It maintains a commercial component, valuable to the community at large, that would be lost if the project were designed as a condominium or townhouse project. The project is aligned with promoting an enjoyable quality of life while fitting nicely within the neighborhood of both apartments and residential owners. Most importantly, while solving a housing shortage the local community will benefit from the cleanup of the contaminated soils at the project site. I offer these comments not only as a frequent visitor to this area of Redondo Beach but also as a USC professor who teaches real estate development in its graduate school. This project is a worthy reflection of the city's aspirational goals and I encourage the project’s approval.

Charles LeVine
Location:
Submitted At: 2:18pm 05-19-22

I support the Catalina Village Project. The area in question needs to be cleaned up and redeveloped. The developer is proposing an intelligent design providing quality townhome housing while maintaining the small business commercial retail opportunities.

I am familiar with the developer’s former projects in Redondo and surrounding South Bay communities and ALL have been completed tastefully.

This project would improve the aesthetics of the neighborhood greatly.

Regina Fisher
Location:
Submitted At: 1:07pm 05-19-22

I represent the HOA for 131, 135, 129 (A-D) N Broadway. While we are all supportive of revitalizing our RB

economy, we strongly disagree with the direction of the project. Our lives' investments, our homes, our quality of life will be greatly impacted based on proximity of the new development (not the developer's, not support of the developer's). We purposefully purchased in this area of RB because of its' quiet neighborhood. We appreciate it's charm, different from our sister beach cities. Our hope was that the Catalina Village Project would bring in new townhomes 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. The developer made a comment at a previous meeting that he "could've just come in and built townhomes for purchase," instead he wanted to move forward with his vision. Why are our home investments impacted by someone else's vision who does not live here?

1.What was the driving factor to build rentals vs home ownership? Was there a study/analysis conducted by the developer that proves this decision? 2.The proposed concept does not fit the surrounding neighborhood environment. The floorplans being socialized are 5-7-bedroom units. On the previous call there was an assumption that these units would attract multi-generational families or work from home tenants. This is a very niche audience that's being marketed to with incredibly high rent. Was there a study/analysis conducted by the developer that proves this theory? 3. 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. This will cause congestion of traffic in an area that now has peaceful streets and sidewalks that our children walk and play on. 4. There is a strong concern that roof top decks will infringe on the privacy of the surrounding homes. This will bring noise into a now quiet residential area with surrounding churches. 5. There is currently not enough trash or recycle bins allocated.

Kathy Bebe
Location:
Submitted At: 8:34am 05-19-22

My name is Kathy Bebe and I reside at 129 N Broadway. I oppose the Catalina Village Project. The close proximity and size of this project will negatively impact our quality of life with loss of privacy, sunset views and natural light coming into our home as well as an increase in noise and a lack of parking for all that live, work and visit this area. The proposed roof top decks will allow those using the decks to see directly into our home. Please consider a project that is smaller, that gives more space between property lines, that protects privacy for all and doesn't block views.

Philip Rebentisch
Location:
Submitted At: 6:53am 05-19-22

I have been a home-owning resident in North Redondo since 1996, yet my favorite coffee cafe in the Southbay was Yesterdays, the site of the proposed multi-family building that includes commercial use. When Yesterdays became Catalina Coffee, I became friends with the owner/manager and spent many joyous hours there. When my twins were born, we enjoyed Storytime sessions once a week, and I was the only father who attended. On weekends, the entire family would visit. When the kids got older, we all indulged in the fabulous breakfast Eggles.

My point is that I have fond memories of this location and want it to bring happiness to a new generation of Redondo residents. I strongly support the envisioned development. The lot currently sits derelict, and it is so very sad to see it this way. The proposed project will bring much-needed improvement to this entire block of Catalina. Further, we are all aware that Redondo needs more multi-family housing. Please, let's get the roadblocks out of the way so that this project may move forward. It's in everyone's best interests. Thank you for your time.

Kendall Johnson
Location:
Submitted At: 10:57pm 05-18-22

The inadequate amount of parking spaces will only further the parking issues for current residents in the area. For new construction, there should an adequate amount of parking spaces made available based on proposed square footage. A parking exemption should not be allowed, especially in an area where parking is already limited. With the amount of (actual) historical properties that lack private parking, this is going to be a compounded issue and effect hundreds of residents and visitors.

I am a home owner, adjacent to the prosposed project.

Hudson MacDonell
Location:
Submitted At: 9:54pm 05-18-22

Hi I am a resident on N. Broadway and my life would be directly negatively impacted by the construction of this project. The biggest reason being that building a multistory complex with a roof stop deck would allow for residents to look right into my house and even bedroom. That is extremely invasive and I do not want that.

Emmett Jones
Location:
Submitted At: 8:41pm 05-18-22

Hi My name is Emmett Jones I'm a resident of 129 N Broadway and the HOA that sits on the direct opposite side of the Catalina Village Project. While I am very pro-development and want to see more new growth in South Redondo, I have a few issues with the Catalina Village Project that I think will have a highly negative impact to my immediate HOA and the surrounding areas.

The first is parking and the concessions being offered to this project based on the historical landmark status (which frankly feels silly, as other comments point out, there is nothing historical on Catalina like the closed Cafe that warrants this status). The parking overflow from the commercial and restaurant spaces will be daily and a headache for the numerous townhouses and families that live along Broadway on this block between Diamond and Emerald.

Next is the type of units going in here. I'd be all for townhouses but unfortunately everything I understand on this project is 4-7 bedroom apartment units proposed for young families, but that I'm highly confident will bring in a younger crowd of young professionals in their mid 20's (not college students, I get that there are no colleges nearby). I work from home full time, and know plenty of folks in their 20's that would love to live near the beach with a ton of friends and do the same. This combined with communal rooftops directly blocking all of our HOA's sunset views and shared balconies is something I really can't support. It's completely misaligned with the existing community here in my opinion and more aligned with the massive, multi-unit spots across Catalina like Ocean Club.

Finally is just the general proximity to our overall HOA lot. I have seen renderings of the development, but could see the final property lines getting extremely close and to all 4 of our roof decks that each of my fellow HOA members has. The same concerns as above with the types of younger residents and the environment this would enable.

Thank you for taking a minute to read my concerns and considering them in this process.

Marie Puterbaugh
Location:
Submitted At: 1:59pm 05-18-22

I strongly support Beach Cities Health District and the Healthy Living Campus.
Beach Cities Health District has partnered with schools in helping our kids with stress reduction, provided free COVID testing/vaccinations to all, run errands for those need, and help people who need services like health insurance and mental health care find it. Beach Cities Health District is leading the way with efforts to open allcove, which will provide much need support for your incredibly stressed out kids .
Beach Cities Health District has a proven track record, they have been recognized by our current surgeon general for their efforts to connect the community. Additionally, thanks the Blue Zones effort, beach cities was recognized in Parade Magazine as one of the healthiest communities to live.
We need a place for people to connect without numbing with booze, food, shopping etc. There are not enough mental health professions to support the need, we need to get creative to avert this emergency. There is so much science behind offering connection and community to reduce stress, addiction and abuse.
I don’t understand why institutions in Redondo can’t upgrade outdated buildings like surrounding cities. Manhattan Village, El Segundo, Hermosa Beach all have projects upgrading major structures (malls, schools, offices, libraries) to the betterment of all. It seems like Redondo is held hostage by a vocal few who spew negativity to keep our neighborhoods aged and unsightly, mainly so they aren’t personally inconvenienced by construction nearby. Regardless of how cooperative BCHD has been, there seems to be just vitriol and opposition, dooming any and all efforts. Other cities understand the need for improvements and upgrades of

decades old structures, it is time for Redondo Beach Planning Commission to do the same - no excuses!

Greg Cullen
Location:
Submitted At: 10:23am 05-18-22

I drive down this street frequently. What exists there now is an eye sore. This area badly needs to be redeveloped. I have reviewed the plans for this project extensively and fully support it. It will significantly upgrade the area. I am familiar with other projects that Mr. Muller has developed in the area and they have all turned out to be very nice and a great improvement to their respective neighborhoods.

Nathan TRUE-Daniels
Location:
Submitted At: 5:03pm 05-17-22

This is a beautiful project that will clean up what is otherwise an eye sore of vacant lots and dated strip malls on a beautiful street. A nice new building means more tax revenue which is a huge plus and something our city could use

The fact that this project will increase density is also a plus, house pricing and affordability has been a big issue and providing more units will help this problem.

This project also supports historical preservation - so we get more housing units and a new tax base. A huge plus

Lastly the retail space will bring more jobs and small businesses to Redondo which is something we can use more of!

In short there are many positive aspects of this project, delaying it further means delaying all of these benefits while also having to endure a rundown lot that sits idle.

Jeff Matsuno
Location:
Submitted At: 4:43pm 05-17-22

Hello. My name is Jeff Matsuno. I am on the Preservation Commission. I will make one statement as a Commissioner and the rest of my comments will be as a member of the general public. First, as a Commissioner- a comment was made during the April 21 Planning Commission meeting that the buidlings were "not historic." A similar sentiment was expressed by members of the public in the Preservation Commission's blue folder items from the April 18 meeting. It was noted that some properties were "not architecturally significant" and others were "not connected to significant events, people or workmanship." I wanted to specify that the buildings that were noted to be "not architecturally signifcant" were deemed historic because of people and events (112 N. Catalina, the Mason's Hall), and the buidlings that were not connected to significant people, events or workmanship were designated because ot their architecture. All of this was laid out in the report by the preservation expert Pam O'Conner. There are five critera for historic designation and a building only needs to meet one.

The rest of my comments will be as a member of the general public. I watched all five hours of the Planning Commission's meeting and a couple of presumptions concerned me. The first was the presumption of bad faith on the part of the applicant- saying his was a sales pitch using the historical structures as a means to construct more housing. I, instead, do not question the applicant's valuation of the historic structures. It seemed to me he worked with city staff to find a way to preserve them out of a genuine appreciation.

A second presumption was about the future occupants of the housing units. There was talk of college kids having parties. There are no colleges in close proximity and not all college students are partyers. I would hope you do not make your decisions based on imagined scenarios.
Finally I agree with the applicant that the majority of the users of the intended commercial properties will be pedestrian (or cyclists). There are thousands of residents within a 1/4 mile of the location, in the Seascape, Village complexes and up and down Broadway and Catalina.

Raman Gulati
Location:
Submitted At: 3:44pm 05-17-22

I support the Catalina Village Project. It is thoughtfully designed to incorporate neighborhood-friendly retail services while also providing quality townhome-style housing. I appreciate that it also preserves the historical commercial buildings, cleans up soil contamination, provides good off-street parking, utilizes outdoor courtyard dining, and complements the style of nearby historic Redondo Beach homes. This project will be a great addition to the community.