

Planning Commission on 2022-09-15 6:30 PM - CITY COUNCIL CHAMBER

Meeting Time: 09-15-22 18:30

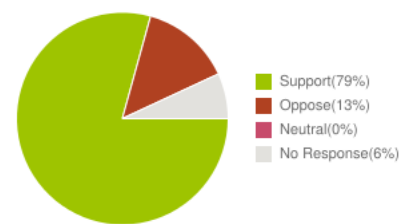
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission on 2022-09-15 6:30 PM - CITY COUNCIL CHAMBER	09-15-22 18:30	26	29	23	4	0

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 2022-09-15 6:30 PM - CITY COUNCIL CHAMBER

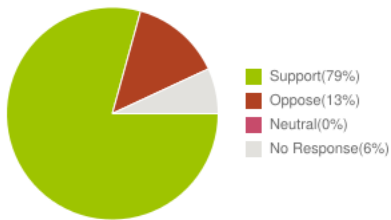
09-15-22 18:30

Agenda Name	Comments	Support	Oppose	Neutral
F.1. PC22-4804 APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF SEPTEMBER 15, 2022	3	2	1	0
H.1. PC22-4807 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS	1	1	0	0
J.1. PC22-4808 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)	25	20	3	0
<p>RECOMMENDATION:</p> <ol style="list-style-type: none">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;3. Consider the applications and proposed plans; and4. Make a determination on the project: <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 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; or</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 demonstrate how the requested waiver and concessions:</p> <ol style="list-style-type: none">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; oriii. The waiver and concessions are contrary to state or federal law. <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>				

Sentiments for All Agenda Items

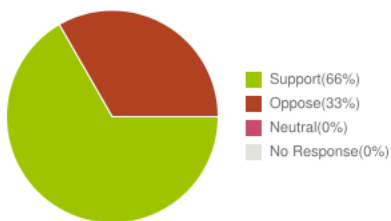
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Overall Sentiment



Agenda Item: eComments for F.1. PC22-4804 APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION REGULAR MEETING OF SEPTEMBER 15, 2022

Overall Sentiment



Max Allen

Location:

Submitted At: 4:56pm 09-15-22

I am a lifelong South Bay resident and have spent a lot of time driving past this site. For such a great location, I've always felt it was an eyesore. I appreciate the thoughtful design of the project which preserves the commercial space and incorporates neighborhood serving retail amenities.

This project, which will clean up a contaminated site and revitalize dilapidated retail, will also give us much needed housing. Many of my friends and family can no longer afford to live here. They are forced to move out of state due to astronomical housing cost. This project would help more of my friends and family stay in this beautiful place we were so fortunate to grow up in. I strongly support the project.

Steven Bram

Location:

Submitted At: 4:28pm 09-15-22

I live nearby and regularly come to this area of Redondo Beach for food and drink. I would use the proposed coffee shop. I love the historic design of the "Catalina" project and think it will improve the area. We definitely need more apartments everywhere in Southern California. Neighbors who are saying they don't want more traffic or development are being selfish, as they already have a residence and they don't care about others wanting to live in area. And tenants affordable housing units, which are required by the city, are not gang members or bad people. All cities need do to their part to increase the housing stock. The revised design takes parking and design into account. I strongly support the project. Steve Bram.

Dana Briskin

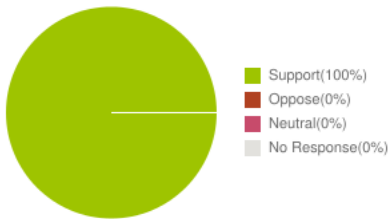
Location:

Submitted At: 6:35pm 09-14-22

As a resident that lives right behind where this will go, I am opposed to this project. I love the idea of food shops and retail but it appears there will be no parking to support them or for the excessive amount of rental units. This will cause the streets around this new development to become overwhelmingly crowded with cars.

Agenda Item: eComments for H.1. PC22-4807 RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Overall Sentiment



Alisa May

Location:

Submitted At: 4:11pm 09-15-22

As a community resident I often pass by the currently abandoned land of the proposed Catalina Project while walking my two dogs.

And I am happy to see that a proposed change is coming to our community at last.

I have been hoping for someone to show up and help the city to enhance this piece of land, creating a more cozy, safe, and walkable community.

When I saw the proposed Catalina Project, I could envision it blending perfectly well into our community.

I support this project and would like to thank the city council for time and consideration. I hope to see this project come to life.

Agenda Item: eComments for J.1. PC22-4808 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;
3. Consider the applications and proposed plans; and
4. Make a determination on the project:

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

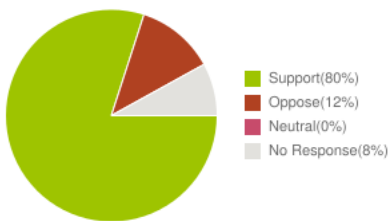
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, AND ADOPTING ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND GRANTING A COASTAL DEVELOPMENT PERMIT, 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; or

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).

Overall Sentiment



Brock Rogerson

Location:

Submitted At: 6:55pm 09-15-22

As a direct next door neighbor at 231 N Broadway I am very excited and extremely supportive of the proposed Catalina Village project. We are very fortunate to have a local developer who has thoroughly considered all the challenges and needs of the community with modern city planning.

There absolutely needs to be more housing supply in Redondo Beach. Further the housing stock badly needs more diversity in having a variety of sizes with higher bedroom count. So much of the current housing was all built in the same time frame with the majority being 2-bedrooms and a sprinkling of 3-bedrooms. This truly prevents many families with more than two children from moving to Redondo Beach. We recently had an addition to our family and have very limited choices of places with enough bedrooms to move up into if we wish to stay in Redondo Beach (which we absolutely do wish to stay and raise our children in Redondo Beach).

Affordable housing is of course is always an ongoing battle. Many residents have a natural tendency to be afraid

of change and default to NIMBYS. This is where we need our elected officials to show leadership and make decisions for the betterment of the entire community and not the self-interest of the current residents (who are more vocal but certainly in the minority) who would rather not share Redondo Beach and all it has to offer with newly arrived citizens.

The project has a nice balance of new construction while preserving older existing/historic buildings. Plus a balance between residential and commercial and parking for bikes!

The pandemic has shown us there is a huge demand for people who wish to work/live from home and enjoy the beach and parks of Redondo. During the pandemic I certainly wished I had additional options to walk to and enjoy without having to drive to Riviera Village or Hermosa.

Finally the fact that the soil is contaminated adds to any future developer's costs and makes the location much less attractive to future development proposals. To have competent, experienced, and funded developer willing to tackle this building site with such a comprehensive and balanced plan is perfect.

Please approve this project!

Roger Stevenson

Location:

Submitted At: 6:28pm 09-15-22

- It would be great for this community to have a tremendous Project like this.
- All communities are experiencing the need for entry level low cost housing. This Project provides just that.
- New architecture is very important to growing communities. It attracts business. This attracts more residents.
- The feeling of "Community" is a great add, this Project brings.

Alisa May

Location:

Submitted At: 6:08pm 09-15-22

As a community resident I often pass by the currently abandoned land of the proposed Catalina Project while walking my two dogs.

And I am happy to see that a proposed change is coming to our community at last.

I have been hoping for someone to show up and help the city to enhance this piece of land, creating a more cozy, safe, and walkable community.

When I saw the proposed Catalina Project, I could envision it blending perfectly well into our community.

I support this project and would like to thank the city council for time and consideration. I hope to see this project come to life.

Steve Laver

Location:

Submitted At: 5:43pm 09-15-22

I continue to support this project as an enhancement to the south bay communities and the thoughtful, inspired way it provides needed rental housing targeted to less affluent residents. Please approve this project.

Grace Lee

Location:

Submitted At: 5:29pm 09-15-22

The city of Redondo Beach is in desperate need of affordable housing. The proposed project has been thoughtfully designed and provides a balance of housing and retail that would provide a much needed infusion of economic vitality just as the economy is starting to weaken. The project also addresses the environmental remediation that will benefit the community at large. I strongly support moving forward.

john v mutlow

Location:

Submitted At: 5:27pm 09-15-22

There is a housing shortage and this project provides housing at a density that is sympathetic in scale and fits well within the Redondo Beach context and material palette.. The affordable units are well integrated into the overall design and character and respond to a critical need.

The proposed retail, coffee shop and burger restaurant respond to a neighborhood need and reinforce and encourage pedestrian activity along Catalina Ave. The placement of the more active commercial spaces along

the sidewalk edge and placing the residential units in a quieter location towards the rear of the property is a sensitive analysis of the site location. The overall design, massing at different scales, contextual fit and choice of materials make this project a potential asset to Redondo beach, if approved. Thank you for your time.
John V Mutlow, Professor, USC, School of Architecture. Area of specialization, Affordable Housing and Community Development

Robby Kumar

Location:

Submitted At: 5:26pm 09-15-22

If the commission is serious about the health, safety and welfare of the community there is no choice but to support the proposed development. The current site is a derelict property that is also a environmental hazard. Given the rapidly deteriorating economic backdrop it would be the height of hubris to think that any other developer would come in to step in with a smaller unit development project that would address Redondo's need for affordable housing while addressing the environmental hazard on site. As the economy continues to deteriorate, the need for affordable housing will become more pronounced and the ability for a new developer to make the math work could make this project impracticable for years to come. The community would be harmed and left with a derelict property with an environmental hazard on-site with no feasible alternative. If the commission is focused on fulfilling its fiduciary obligation to the community the only answer is to approve the project.

Benjamin Abrams

Location:

Submitted At: 5:09pm 09-15-22

While this is a beautiful project, would be nice to have more density as is greatly needed. With that said, there is abundant parking and the project looks lovely. I love the adaptive reuse of the buildings and providing needed community amenities. Cannot wait for this to be built so the community can enjoy it!

Kathy Rebentisch

Location:

Submitted At: 5:09pm 09-15-22

As a long-time resident of Redondo Beach, I'm expressing my support for the Catalina Village project. The project is thoughtfully planned and will be a benefit to the residents of Redondo Beach. It embraces the historical aspects of the property and combines an ideal mix of residential and commercial space. The restaurants provide a welcome and accessible option for the many residents in the area. And the project has been designed with attention to parking needs. I strongly support approval of the Catalina Village project for the benefit of the Redondo Beach community. Thank you.

Oscar Graham

Location:

Submitted At: 5:08pm 09-15-22

We need more projects like this in our cities. I know the development team has been extensively working with the City and the neighbors for a long time to craft a project that is compatible with the area, and addresses the concerns. Housing will continue to be in shortage and it will continue to become more expensive if we don't support projects like this. We are all concerned about astronomical housing prices yet we continue to oppose new housing development which will help reduce the shortage. This development is a great addition to the area and provides a great mix of uses and services for the community.

Philip Rebentisch

Location:

Submitted At: 5:08pm 09-15-22

I support this project and it should move forward for a variety of reasons. It's an excellent commercial/residential balance and is so needed in this area of Redondo Beach. Parking is accounted for in the planning, and more importantly, nearby residents can walk to the cafe. This block on Catalina is currently degenerating so let's make progress as Redondo desperately needs more accessible rental units. I was vehemently opposed to the proposed Center Cal monstrosity, and this development is the exact opposite. It's an excellent mix of needed apartments and a cafe, all while keeping a neighborhood feel. Further, eliminating hazardous waste benefits the

area and the city as a whole. The project is a win-win, so count me in on supporting it!

Max Allen

Location:

Submitted At: 5:01pm 09-15-22

I am a lifelong South Bay resident and have spent a lot of time driving past this site. For such a great location, I've always felt it was an eyesore. I appreciate the thoughtful design of the project which preserves the commercial space and incorporates neighborhood serving retail amenities.

This project, which will clean up a contaminated site and revitalize dilapidated retail, will also give us much needed housing. Many of my friends and family can no longer afford to live here. They are forced to move out of state due to astronomical housing cost. This project would help more of my friends and family stay in this beautiful place we were so fortunate to grow up in. I strongly support the project.

Keatly Haldeman

Location:

Submitted At: 4:57pm 09-15-22

As a Redondo Beach resident for over 12 years, I support the Catalina Village project 100%. It's a significant upgrade to the area both in terms of visual appeal and utility - the landscaping in the design looks beautiful and I love that they are preserving some of the existing buildings. The new restaurants and coffee shop would be a welcome addition and it would be a catalyst for upgrading neighboring retail shops. It seems that they are building the project thoughtfully with current and future residents in mind, all while cleaning up a dirty site. I'm excited to see this building come to life!

Jill Klausen

Location:

Submitted At: 4:40pm 09-15-22

I am opposed to this project being built without appropriate parking for its residents and retail customers. The idea that refusing to provide parking will force people out of cars and onto public transportation is absurd on its face. Although my husband and I are down to one car between us and use public transportation whenever possible, it is not feasible to be 100% reliant upon it in South Redondo Beach. I used the L.A. Metro website to calculate how long a day of errands just around the South Bay would have taken me had I been forced to use busses, and for one physical therapy appointment and three retail errands including the grocery store, what took just over two hours by car including my time at each destination, would have taken me more than seven hours and forced me to walk more than two miles. At 61 years old with arthritic hips, that would have been debilitating and exhausting. You can't make people live like that and call it healthy. Therefore, I call on anyone in the approval chain from the commission to the city council to require adequate parking or deny the permits.

Thank you,
Jill Klausen, Redondo Beach resident

Nathan TRUE-Daniels

Location:

Submitted At: 4:29pm 09-15-22

Redondo needs more affordable housing units, which is exactly what this project offers. It also offers the chance for a few local businesses to open up as a result providing a great amenity all residents who live near by. This project will make an old run down building and empty parking lot into a beautiful development, bringing beauty and curb appeal to an otherwise unsightly area. This project achieves so many positive goals for citizens of redondo...I'm a big supporter!

Miriam Burgos

Location:

Submitted At: 4:27pm 09-15-22

I support this development on Catalina Avenue. As a faculty member at the USC Marshall School of Business, I have many students who live in the Redondo Beach area. I myself am a former resident of Redondo Beach (lived near Emerald and Irena many years ago). So I am very familiar with the Redondo Beach Community. This

development will revive that part of Catalina Avenue. It will breathe new life into the community, and bring long-overdue housing options into this vibrant community. This design is put together very thoughtfully by a developer who is truly a Redondo Beach local. I strongly support this project on Catalina Avenue!

David Orea

Location:

Submitted At: 4:22pm 09-15-22

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:

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.

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!

Courtyard dining which creates an outdoor experience for patrons that doesn't take up valuable street parking.

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.

A stepped-back elevation of the buildings to avoid a cavernous effect of the Catalina Corridor.

Preserving the Historical Commercial Buildings (since the land has been rezoned to Residential).

Soils contamination clean up.

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.

Jonathan Meister

Location:

Submitted At: 4:09pm 09-15-22

I am a longtime South Bay resident. I used to live in Redondo Beach near the Catalina Village project. I support this project especially given the poor choices to increase density that have recently been made in other South Bay communities. I now live in East Manhattan Beach and I am very disappointed by the new Sunrise Senior Living/Goat Hill development at 2nd St and Sepulveda in Manhattan Beach. This development is destroying a retail center that is very prized by the community, to make way for a senior housing project that does not provide any new retail/community gathering places.

In the South Bay, we have no choice but to create new housing, and the Catalina Village project provides much-needed density in a very thoughtful way. The units that will become available will keep young active families in the area, and keep the area energetic and active. I used to be a patron of Catalina Coffee and Standing Room burgers and I loved the strong community aspect of this block. The developer is thoughtfully replacing the community-orientated retail spaces on this block, which is absolutely critical for any community to retain and enrich its value. This development is preserving the local fabric which really, at the end of the day, outweighs all the other concerns, whether positive or negative, on this project.

Along with increased density will always come increased traffic and parking issues. Density will increase, there is no way around it. Density can be managed. We must all learn to make adjustments, and to see the value in thoughtful development projects while the costs of developing these projects are still manageable, and in the

control of local citizens, rather than Sacramento. The downside are projects that truly destroy parts of the local fabric like the Sunrise Senior Living development in Manhattan Beach.

This development has its downsides, as all developments do, but what we gain (or preserve) in walkable community spaces is of much greater value. I believe that the neighbors of this project will ultimately be thankful for what is being created here.

Natalie White

Location:

Submitted At: 2:55pm 09-15-22

I am closely following this project and am in full support of the Catalina Village Project.

As a Redondo Beach resident for 7+ years, I think it will serve us well both, our community and the city.

I first would like to highlight, looking at the drawings which are open to the public, there are actually only 30 residential boutique like units and there is none 7 bedroom units currently existing on the proposed Catalina Project.

Redeveloping with green technology in mind and providing more affordable housing, is precisely what our community needs due to huge crisis-level housing shortage in our area.

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.

I absolutely love how the proposed project has a boutique like small scale feel and will flow well with the rest of our community and also provide us with the additional amenities using innovative technologies.____

Creating pedestrian and bicyclist friendly community that is pleasant safe and clean it's exactly what our community needs.

Cant wait for it to be built!

Caesar Abed

Location:

Submitted At: 2:21pm 09-15-22

I am writing in support of the Catalina Village Project development at 100-132 North Carolina Ave. I am reiterating support for this project as I provided an initial opinion on the hearing that occurred several months prior. Besides the proposed benefits for an extensive waste cleanup that is a part of this development, I believe that there are significant and tangible benefits to urban communities through densifying projects such as this one. Studies have shown that urban density, done well, has all kinds of positive results. On average, people who live in dense, walkable areas tend to be physically healthier, happier, and more productive. Local governments pay less in infrastructure costs to support urbanites than they do to support suburbanites. Per-capita energy consumption is lower in dense areas, which is good for air pollution and climate change. This project would be a boon for a more residential city such as Redondo beach because adding more homes/apartments in single-family neighborhoods makes it possible for more people to move into the neighborhood (and city). Under these conditions, the new homes will also improve affordability, because the cost of the most expensive factor—land—is spread across more units. My hope is that this development will be able to proceed as designed with support from the city

council, for the betterment of the community.

Kathy Bebe

Location:

Submitted At: 1:19pm 09-15-22

I live at 129 N Broadway Unit D which is directly behind the proposed project. I am opposed to this project d/t it's size and close proximity to my residence. This project will create a lack of privacy and loss of natural light coming into my home. Please consider a project that is smaller with more space between property lines to protect the privacy of all and still allow for the natural light to come into the homes that sit directly behind this project.

Chris Rose

Location:

Submitted At: 11:47am 09-15-22

Hello, my name is Chris Rose and I have live in Redondo Beach & South Torrance for 10 + years. I have driven by these buildings hundreds of times now. I am in support of the Catalina Project for the following reasons:

- * More affordable housing options are needed in the area and this space is under utilized. Dealing with and removing any potential hazardous waste through this process is good for the immediate and surrounding area.
- * Maintaining retail space along residential is great. Having food and coffee in a walkable distance is wonderful.
- * The design and layout of the property is very nice. It will improve the neighborhood tremendously.
- * This project will create many jobs, generate city revenues, improve an under utilized part of a beautiful street, provide opportunities for younger people to rent.

Thank you for allowing me to share my opinion,

Chris Rose

Emmett Jones

Location:

Submitted At: 6:24pm 09-14-22

I'm writing to share similar sentiment from earlier in 2022 when the Catalina Village Project was originally proposed. While I certainly agree in adding new development and seeing something new take over the Catalina Cafe, this project doesn't seem to have changed. The original and current opposition stems from large, community style living which I very strongly believe will attract a younger crowd and alter the very family-oriented nature of this section of Redondo. I live on Broadway directly behind the proposed development and look straight at it. I would much rather see townhomes that align with the existing layout of this block in Redondo, and not this project's proposed large-scale apartments (some of which I believe are slotted to be 7 bedroom). It seems like it will create parking issues and noise issues among other things, and I'd really like to see the council go a different direction with what this land can be used for. Thank you for taking some time to read my comments.

Karen Kaminskas

Location:

Submitted At: 6:19pm 09-14-22

I am the owner of 129 N Broadway #D, directly behind the project.

I am opposed to many aspects of this overly ambitious project, and to the developers attempts to wear down the neighbors in order to get this passed.

It is surely greed and not what's best for the community that motivates them.

The most concerning of many issues are:

15 or so 5-bedroom units will mostly appeal to roommates, which means 5 cars per unit, and a high likelihood of excessive noise.

Over 200 residences total with only 66 parking spaces will be a huge burden on the neighborhood.

I'm sure there must be a better plan.

Sincerely,

Karen Kaminskas

Raman Gulati

Location:

Submitted At: 4:17pm 09-12-22

I am writing to support the development of the Catalina Village Project at 100-132 North Catalina Ave. I appreciate the thoughtful design of the project, which preserves the commercial space and incorporates neighborhood-serving retail amenities while also providing more high-quality housing options for the community. The specific aspects that appeal to me include:

- * The high quality coastal-style design of the residential buildings, which complements the craftsman style of historic Redondo Beach homes
- * Providing off-street parking and a design that does not create the feel of a parking lot between the street and the project buildings
- * Townhome-style rental units and affordable units, both of which give more options to families who are not yet ready or able to purchase homes
- * Incorporating a walkable commercial/retail element that the neighborhood can enjoy, and integrating it well with the residential area
- * Courtyard dining, which creates an outdoor experience for patrons that doesn't take up valuable street parking, and is aligned with post-pandemic dining expectations
- * Soil contamination clean-up for better community health