

**Public written comments on
GPAC recommended Land Use Plan
received up to the time of agenda release
for City Council meeting of y 1**

From: [Jolee Bentley](#)
To: [Planredondo](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach North Redondo
Date: Tuesday, April 20, 2021 3:52:03 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally, please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Thank you,

Jolee Bentley
North Redondo Beach Resident 90278

Sent from my iPhone

From: [Zach Jordan](#)
To: [Planredondo](#); [Bill Brand](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Tuesday, April 20, 2021 5:31:31 PM



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North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sincerely,

Zach Jordan, Redondo Beach Resident, District 5

From: [msljs](#)
To: [Planredondo](#); [Bill Brand](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Wednesday, April 21, 2021 12:30:43 AM



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North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Leslie Sutphin
Redondo Beach Resident, District 5

[Sent from the all new AOL app for iOS](#)

From: [Jenny Om](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Wednesday, April 21, 2021 12:39:25 PM



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Hi Bill and team,

Please consider this:

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Jenny Om
Redondo Beach Resident, District 5

From: [Heather Zinda](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Housing Zoning
Date: Wednesday, April 21, 2021 4:26:58 PM

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To whom it may concern,

Please, North Redondo cannot take on any further housing. We have already been screwed with the lies you have told u all about the homeless dwellings and now you want to screw us over again. We are FED UP WITH IT!!!
Please, distribute all the housing evenly throughout Redondo Beach. South Redondo has plenty of space!

Thank you,
Heather Zinda

Sent from my iPhone

From: [Suzanne](#)
To: [Planredondo](#)
Cc: [Bill Brand](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Wednesday, April 21, 2021 10:05:32 PM

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North Redondo Reach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Suzanne Bell,
Redondo Beach Resident, District 5

From: [Andrew Paroczai](#)
To: [Planredondo](#)
Cc: [Peggy Paul](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Thursday, April 22, 2021 1:31:20 PM



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North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of the town as recommended by the Planning Commission.

We can do better with and equitable plan that is fair and balanced between 90277 and 90278.

Andy Paroczai
Redondo Beach, District 5

PS

In more than one meeting it's been said the AES property was excluded from consideration. Will or has it been cleared to enter this discussion?

Thanks

From: [Peggy Paul](#)
To: [Planredondo](#)
Cc: ajparoczai@verizon.net
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Thursday, April 22, 2021 1:41:15 PM



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North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of the town as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Margaret (Peggy) Paul
District 5

From: [MJ](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 5:29:08 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sincerely,
M. J. Kutkus
District 5

From: [Rob Sexton](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 5:47:36 PM

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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

From: [steelbear](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 5:48:22 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Gene Siciliano](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Cc: [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 5:52:12 PM



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GENE SICILIANO AND KAREN DELLOSSO
2006 VOORHEES AVENUE
REDONDO BEACH, CA 90278

From: [Staci Sexton](#)
To: [Planredondo](#)
Cc: [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 5:54:34 PM

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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sent from my iPhone

From: [Thomas Novak](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 6:11:11 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thomas Novak

From: [Frank Gonsalves](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 6:20:01 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Get [Outlook for iOS](#)

From: [Roman Olay](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Distribute RHNA EQUITABLY
Date: Thursday, April 22, 2021 6:27:27 PM



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

Hello,

My name is Roman Olay and I have been a resident of North Redondo since 2004. We have seen many changes in our neighborhood over the past 17 years some good and some not so good. One of the changes that I would not like to see is 100% of the additional housing allocated to North Redondo. Taking such action would increase traffic, density, overstress the school system and streets. Funding and projects have not been equitable and now there is the talk of moving most of the required housing to North Redondo.

I love my neighborhood and don't want to see it turned into a place that is over impacted because of POLITICS AND INEQUITY. I stand with my neighbors, my councilwoman and my friends in saying that housing should be spread equally throughout Redondo Beach.

Please accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sincerely,

Roman Olay
Resident since 2004
Parent to two children in Redondo schools
Cubmaster of Pack 788
PTA member of Lincoln Elementary
Water Polo coach
AYSO Soccer Referee
Swim Team Board Member

From: [John Alpert](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 6:27:43 PM

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Ignore the whole thing. We don't have room for 2,490 homes. This type of thing shouldn't be controlled by the state especially these idiots in Sacramento so please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

From: [Ali Sabet](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 6:43:57 PM



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Please take into account the healthcare services provided in the 90278 vs 90277, there is not enough healthcare services in 90278 to accommodate the additional housing & people you're proposing in 90278, this is a major liability for you and for the city of Redondo Beach, especially when you're informed about it ahead of the decision.

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

From: [Ginger Conrad](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 6:59:57 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Ginger Conrad, property owner in Redondo Beach

From: [Bridget Mahoney](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 7:23:24 PM

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To whom it may concern,

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

North Redondo residents should not have to bear a larger burden than those of South Redondo.

Thank you,
Bridget Mahoney
Resident of the Madison ES neighborhood

Sent from my iPad

From: [Nathan Yang](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 7:48:20 PM



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Hello,

Please do not put all the housing on one side of town. Housing should be distributed as equally as possible.

WE ARE ONE REDONDO AND DEMAND EQUITY

Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sincerely,
Nathan Yang

From: [yolanda.petriz](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 8:14:13 PM

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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Yolanda J.

From: [Ani Garabedian](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 8:24:12 PM



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

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Ani Garabedian
20 year North Redondo Resident

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

From: [Zach Jordan](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 8:27:39 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Regards,
Zach Jordan

From: linda@lindamackenzie.net
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 9:47:17 PM

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--

Linda Mackenzie

From: [Viera Shetty](#)
To: [Planredondo](#); [CityClerk](#)
Cc: [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 22, 2021 10:41:04 PM

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Hello,

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Viera Shetty
3506 McBain Ave.

From: [julie.khongsavanh](#)
To: [CityClerk](#); [Planredondo](#)
Cc: [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 4:24:45 AM

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Hello-

Redondo is inclusive to North and South

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you,
Julie

From: [Noel Cabello](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 6:40:16 AM



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

Dear City of Redondo Beach,

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you,
Noel Cabello

2515 Voorhees Ave Unit A
Redondo Beach, CA

From: [J M](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 7:34:52 AM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Jackie Melton
District 5
Redondo Beach

From: [Tony Magaldi](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 9:42:36 AM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Anthony Magaldi
2521 Graham Avenue
Redondo Beach, CA 90278

From: [Sheila Muleady Girardi](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 9:57:28 AM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sheila M. Girardi
2212 Voorhees Ave
Redondo Beach, CA 90278

Sent from my Verizon Wireless 4G LTE Droid

From: [sgirardi](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 9:58:55 AM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Steve Girardi
2212 Voorhees Ave
Redondo Beach

Sent from my Verizon, Samsung Galaxy smartphone

From: [Amrita B](#)
To: [Bill Brand](#)
Cc: [Planredondo](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Friday, April 23, 2021 10:06:15 AM



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

To whom it may concern:

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Amrita Butani,
Redondo Beach Resident, District 5

From: [Mary Jane Mysliviec](#)
To: [Laura Emdee](#); [CityClerk](#)
Cc: [Planredondo](#)
Subject: RHNA Mandates
Date: Friday, April 23, 2021 10:21:45 AM

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North Redondo took on the homeless shelter which will never be moved to South Redondo. I think in all fairness South Redondo should take on 2/3 of the new homes. On my street alone, so many new homes have gone in recently that there is no parking, the traffic has increased to a point that its putting children, dogs and cats in danger due to all the traffic, and we are living on top of each other with no privacy anymore. I feel we also need to fight back against the state's demands. I would bet few additional homes are going into the neighborhoods of state politicians.

MJ Mysliviec

Sent from my iPhone

From: [Somer Loomis](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 10:28:41 AM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed-use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you,
Somer Loomis
90278 Resident

From: [Richard Scholtz](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 12:23:20 PM

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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

I fully support spreading all new housing developments across all of Redondo Beach and NOT concentrating them in North Redondo. RS, 2216B Graham Ave, RB 90278

From: [jingli newkirk](#)
To: [Planredondo](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 12:42:46 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

The South Redondo need share the responsibilities. South Redondo think they near the beach so they have higher privileges than North Redondo Beach? Or they think they're richer so they can avoid the responsibilities? That's simply ridiculous, that's discrimination to North Redondo. We live in an equal opportunities time, South Redondo has the land to share the work and it must be re-planned, cannot have almost all the units in North Redondo, it's very crowded already.

Jingli Newkirk

From: [David Newkirk](#)
To: [Planredondo](#); [Laura Emdee](#)
Subject: Comments on adding more homes in RB
Date: Friday, April 23, 2021 12:47:57 PM



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I urge a more balanced division of zoning more homes between south & north Redondo. The infrastructure around the train station would need to be improved significantly to handle the added population. The Inglewood 405 interchange is already overloaded during rush hour.

Why does the mayor oppose housing for the AES plant location? This seems to be a good mixed use candidate.

Increasing housing density in existing neighborhoods would increase traffic and complicate already limited parking on narrow streets, and reduce green space, increasing heat and smog.

Thanks,
Dave N

From: [Khongsavanh, Julie](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Distribute RHNA Equitably
Date: Friday, April 23, 2021 1:34:17 PM



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Good Afternoon,

Redondo beach should be treated fairly form North to South.

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Appreciate your time,
Julie

Julie Khongsavanh
Studio Manager, Studio N Culver

Nordstrom | Nordstrom Rack
8680 Hayden Pl | Culver City | 90232

From: [Phil Schaben](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)
Subject: Please distribute RHNA Equitably!
Date: Friday, April 23, 2021 1:35:13 PM



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From: sheila.k@verizon.net
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 23, 2021 4:45:34 PM



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Do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

We seem to be all one City when it comes to South Redondo wants money for their projects but when it comes to spending or being equal somehow North Redondo seems to always get the short end of the stick.

Sheila Kutkus

From: [Kenneth Garcia](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, April 24, 2021 2:27:29 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hi,

I have lived in the southbay for 15 years and currently own a home in north Redondo beach. I'm very concerned about the state's mandate and that all of these homes would be in north Redondo. Pre-Covid, I couldn't get over how much traffic had increased on our side of town and putting all of these homes on our side would exacerbate the problem for north Redondo residents and surrounding beach cities.

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thanks for your time,

Ken Garcia
2011 Plant Avenue, Unit A
Redondo Beach, CA 90278

From: [Sara Fernandez](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#); [Zein Obagi](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Christian Horvath](#); Horvath.RBD3@gmail.com
Subject: Mandated Housing - Please split between North Redondo and South Redondo
Date: Monday, April 26, 2021 11:10:54 AM



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

Hello Esteemed Councilmembers,

I wanted to send this email to urge you all to please consider splitting the required housing equally between North and South Redondo.

I understand this housing mandate is not ideal for North or South Redondo, but I believe the city needs to come together to carry the burden of this requirement equally.

The first draft of the proposal included recommending putting 1,000 units in the North Tech area would add a HUGE burden to Lincoln Elementary, which is already one of the biggest and most crowded RB elementary schools.

I would urge you to consider the power plant site as an option for some of the South Redondo housing.

Thank you so much for your consideration.

Sincerely, a very concerned 90278 resident, homeowner, and mother of 2 children at Lincoln Elementary.

Sara Fernandez

From: [Fernande Juarez](#)
To: [Planredondo](#)
Subject: Please distribute RHNA Equitably
Date: Monday, April 26, 2021 6:09:58 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Skickat från min iPhone

From: [Aaron Deinhardt](#)
To: [Planredondo](#)
Subject: Housing needs to go in 90277
Date: Monday, April 26, 2021 8:43:22 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

North Redondo Beach is already doing it's share to accommodate more housing. Please zone 1,245 units in the 90277 part of town. There is availability in areas such as the 50 acre power plant site.

Regards,

Aaron Deinhardt

From: Lorrie Morley
Sent: Friday, April 23, 2021 10:05 AM
To: CityClerk <CityClerk@redondo.org>
Subject: Please distribute RHNA Equitably



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

From: [Tony Czuleger](#)
To: [Planredondo](#)
Subject: Housing Element Comment for May 4 & May 11
Date: Tuesday, April 27, 2021 2:23:04 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. The North side of town has 13 areas where the density is over 16,000 per square mile while the South side of town only has 2 areas that dense.

Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

I'm out of town currently but will be coming back to Redondo in about two weeks, which is after the meeting. The state needs to circle back and rethink their housing requirements for the local cities and leave it up to the cities to make their decision on the impact of dense housing would have North Redondo. It cannot be the only place (North Redondo) if housing has to be put in. One good area for putting in additional housing in the south end of town would be the triangle in the Riviera Village. Constructing and installing underground parking, live work structure above. Stacking more and more units on single lot is not the answer.

All the best Tony Czuleger resident of North Redondo.

Get [Outlook for iOS](#)

From: [Ryan Kelly](#)
To: [Planredondo](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, April 27, 2021 2:25:13 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. The North side of town has 13 areas where the density is over 16,000 per square mile while the South side of town only has 2 areas that dense. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

-Ryan Kelly
2404 Robinson St, Redondo Beach, CA 90278

From: [Janille Miyake](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, April 27, 2021 2:25:42 PM



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Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you!
Janille Miyake
Axenty Way

From: [Elizabeth Yi](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, April 27, 2021 3:13:06 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

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Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

From: [Chris Albertson](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, April 27, 2021 3:17:12 PM



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People will think this idea is "nuts" but it would work...

Place ALL the housing and possibly even more on the Galeria property. Have you seen False Creek in Vancouver British Columbia? They. They have high rise building seportated by green space with residences one the upper floors and retailand entertainment of the first floors. The area is very attractive. They went up 20+ floors.

Why not propose something huge and bold like that? 20+ floors gets you all the space you need in one new place while at ground level is is green and open. Below that green space is parking.

We also can connect this space to a new Metro line and bike paths. It is only a short drive to the 405 freeway and if need be the road can by upgraded, it is already wide enough.

Pick any one of those large buildings in the photo and place it on the lot and then the remaining space is open and green https://upload.wikimedia.org/wikipedia/commons/1/10/False_Creek_2018.jpg

If this is done right, there is retail that supports the housing so people living there don't need cars, just an elevator to shop. Then the Metro and bike path come into the property and if need be it is only about 1/2 mile to the 405.

Make the building "world class" landmark that people will want to live in.

Finally, don't spread the housing. All that does not make a mess. Make one BIG self-contained city in a city where people do not need cars. Ideally there would be transit rails that run intothe building basement.

Think 25 years ahead... Retail is already dieing and people as using Amazon and Grubhub. we don't need that Enclosed shopping mall but we could use 1,000+ housing units and a nice park that is well connected to transit.

There is no other location in the city that could be so well connected to transit.

OK, if you want something smallerscale, look how Ingelwood is planning to use the areas around their soon-to-be metro stops on the expo line. Again, lots of floors and self-contained with retail to support residents,

All these new housing unit one way of another must be within an easy walk of rail and bikepath.

Finally one more thing: Self driving cars are coming, perhaps in 20 years and with them "transportation as service" and the end of huge parking lots as cars will drop riders at the curb then drive off empty. Curb space will be more important than parking space not only for residents but for delivery services.

Chris Albertson

From: [Annette Gallardo](#)
To: [Planredondo](#); [CityClerk](#)
Subject: Please distribute RHNA Equitably!
Date: Tuesday, April 27, 2021 3:32:39 PM



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Annette Gallardo

From: [Debbie Mason](#)
To: [Planredondo](#)
Subject: Housing Element Comment for May 4 & May 11
Date: Tuesday, April 27, 2021 3:39:50 PM

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Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sent from my iPhone

From: [Ron Hoover](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, April 27, 2021 4:33:24 PM



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Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you,
Ron Hoover
2210 Manhattan Beach Blvd.
Redondo Beach, CA
90278

Sent from [Mail](#) for Windows 10

From: [Reza Tayrani](#)
To: [Planredondo](#)
Subject: Housing Element Comment for May 4 & May 11
Date: Tuesday, April 27, 2021 4:47:06 PM



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Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you,

Reza Tayrani,
2406 Carnegie lane, unit B
Redondo Beach, CA 90278

From: [Reza Tayrani](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, April 27, 2021 4:48:41 PM



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Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you,
Dr. Reza Tayrani,
2406, Carnegie Lane, unit B
Redondo Beach, CA 90278

From: [Angela Bernier](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, April 27, 2021 4:50:07 PM

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Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Angela Bernier

From: Anthea Koutroulis
Sent: Tuesday, April 27, 2021 4:23 PM
To: CityClerk <CityClerk@redondo.org>
Cc: CityClerk@torranceca.gov; cityclerk@citymb.onfo; citycouncil@hermosabeach.gov
Subject: Redondo Beach Public Land Use

Dear Redondo Beach Mayor and Council:

Our public land is scarce. Market priced, commercially-built assisted living is a business, not a public use. I oppose any change to the PUBLIC Land Use definition to allow market-priced Residential Care for the Elderly (RCFE). Public land should only be used for public good. Any RCFE developed on public land should require the use of low-cost, tax-free public financing and be operated as a non-profit entity as affordable assisted living for the benefit of local residents. Commercial, market-priced operations should not be allowed on Public Land Use as currently proposed by the Planning Commission to the City Council.

I oppose the redefinition of Redondo Beach's PUBLIC Land Use to include RCFE without an approved Conditional Use Permit.

Sincerely,
Anthea Koutroulis

From: Fred Fasen
Sent: Tuesday, April 27, 2021 2:59 PM
To: CityClerk <CityClerk@redondo.org>
Subject: Re; BCHD EIR

Sent from my iPhone Need Emails to Redondo City Council BEFORE May 4, 2021 Council Meeting.

BCHD has yet again worked against local neighborhood health and safety. This time, BCHD is trying to change Land Use definitions to avoid neighborhood input and force through a 103-foot, 800,000 sqft majority commercially-owned development on PUBLIC land.

Our local neighborhoods need your emails to the Redondo Council opposing changing the current definition of PUBLIC land to include \$12,500+ per month, commercially developed assisted living facilities. The amount of taxpayer-owned land is very small in Redondo Beach, and 103-foot tall, 800,000 sqft commercially built, majority-owned and operated businesses should NOT be allowed as a PUBLIC use.

*****Send a short email to the Council at the address below and request that they leave the PUBLIC Land Use definition unchanged and continue to require Conditional Use Permits for development, especially for BCHD's proposed upscale senior living for 80% non-residents of the 3 Beach Cities.*****

Send to: CityClerk@redondo.org
cc: CityClerk@torranceca.gov, cityclerk@citymb.info and citycouncil@hermosabeach.gov

Sample Email

Dear Redondo Beach Mayor and Council:

Our public land is scarce. Market priced, commercially built assisted living is a business, not a public use. I oppose any change to the PUBLIC Land Use definition to allow market-priced Residential Care for the Elderly (RCFE). Public land should only be used for public good. Any RCFE developed on public land should require the use of low-cost, tax-free public financing and be operated as a non-profit entity as affordable assisted living for the benefit of local residents. Commercial, market-priced operations should not be allowed on Public Land Use as currently proposed by the Planning Commission to the City Council.

I oppose the redefinition of Redondo Beach's PUBLIC Land Use to include RCFE without an approved Conditional Use Permit.

From: [Miguel Macias](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, April 27, 2021 5:04:23 PM



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To whom it may concern;

Please do not put all the housing on one side of town. It should be distributed as equally as possible. The North side of town has 13 areas where the density is over 16,000 per square mile while the South side of town only has 2 areas that are just as dense.

Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Best Regards,

Units A, B and C @ 2713 Carnegie Ln, Redondo Beach, CA 90278

From: [Anne Wagner](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, April 27, 2021 6:17:25 PM



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To whom it may concern

I am asking that the required housing be distributed in an equitable and fair manner. North Redondo Beach has thirteen areas of density surpassing 16,000 per square mile while South Redondo Beach maintains only two.

In addition, I'm asking that you accept the Planning Commission's Recommendation of mixed use with 30 dwelling units per acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you for your time and understanding,
Anne Wagner
2021 Bataan Rd #A
Redondo Beach 90278

From: [Anne Wagner](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Regarding an equitable distribution of RHNA
Date: Tuesday, April 27, 2021 6:32:06 PM



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To whom it may concern

I am asking that the required housing be distributed in an equitable and fair manner. North Redondo Beach has thirteen areas of density surpassing 16,000 per square mile while South Redondo Beach maintains only two.

In addition, I'm asking that you accept the Planning Commission's Recommendation of mixed use with 30 dwelling units per acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you for your time and understanding,
Anne Wagner
2021 Bataan Rd #A
Redondo Beach 90278

From: [Sophia Barbinis](#)
To: [Planredondo](#); [CityClerk](#); lauraemdee@redondo.org; [Bill Brand](#)
Subject: Please distribute RHNA Equitably
Date: Wednesday, April 28, 2021 8:36:56 AM

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Please do not put all the housing on one side of town. It should be distributed as equally as possible. The North side of town has 13 areas where the density is over 16,000 per square mile while the South side of town only has 2 areas that dense.

Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sophia Barbinis

From: qbnczhhd@aol.com
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Cc: joannepichardo@aol.com
Subject: Please distribute RHNA Equitably
Date: Wednesday, April 28, 2021 9:20:09 AM



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To Plan Redondo:

Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Incredibly short sighted to jam all the housing into the 90278 Redondo Beach Districts 4 & 5. The areas considered, 1,000 dwelling units in the industrial/commercial zone of District 5 east of Redondo Avenue, North of MB Blvd 87 acres. 600 MORE at the Galleria, 50 acres in District 4, are incredibly crowded and a traffic nightmare.

Adding more housing to these areas will only exacerbate the problems which the current infrastructure cannot handle and create a living nightmare for the local residents and businesses.

The Inglewood Avenue, Marine Ave, Manhattan Beach Boulevard corridor is a nightmare for traffic congestion during most of the day, and increasing density will aggravate the situation with congestion and pollution. A similar problem will persist around the Galleria which already has more traffic than it can handle.

The planning commission should consider the impact the high density plan for the 90278 area will have on the surrounding communities. Torrance, Lawndale, Hawthorne and El Segundo will not stand idle while the Redondo Beach RHNA Plan causes unwanted and unwelcome traffic congestion in their neighborhoods.

Witness the issues and problems caused by the recent Beach Cities Health District redevelopment fiasco.

Consideration should also be given to the probable environmental cleanup required for the 87 acres in District 5 since this area has been an industrial compound for a very long time. Also are you going to kick out NGC from its facilities located in this area?

District 5 Councilwoman Laura Emdee has eloquently presented the facts: District 5 has grown more than any other district. We did our fair share for the region, and we should be proud. Very few high opportunity neighborhoods made room. 2010-2019 Population Difference: North Redondo Beach 1524 South Redondo Beach 280 District 5 only 657 District 5 has grown more than any other district!!!. We should zone our District 5 industrial area as a park/industrial space since we have grown so much.

For the past 20 years the AES Power Plant site has been a sacred cow held hostage by the whims of Mayor Brand and his cronies in Districts 1, 2 and 3 for their narrow concept of development to benefit their districts.

To be equitable and prove that Redondo Beach is a community for all, the AES Power plant and Districts 1, 2 & 3 have to engage and become part of the solution and accept zoning changes and half of the proposed housing required by the RHNA rules!

Respectfully,

Oscar & Joanne Pichardo

From: [Christina Rizzoni](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Wednesday, April 28, 2021 1:16:09 PM



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To Whom it May Concern,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sincerely,

Christina Rizzoni

Redondo Beach Resident

District 5

From: [Diana Winn](#)
To: [Planredondo](#); [CityClerk](#)
Subject: Mandated Housing
Date: Thursday, April 29, 2021 8:32:46 AM



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Hello,

I wanted to express my opinion on the new state mandate to upzone Redondo Beach.

I live in North Redondo Beach. The new mandate should be split equitably between 90278 and 90277.

90278 is already more dense than 90277 and can not absorb 85% of the new mandate.

We are one city, let's act like one city!

Concerned citizen!

Thank you,

Diana Winn

From: [Carly Wright](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 29, 2021 12:15:34 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

I live and work in North Redondo and some of the areas the city is looking to rezone could directly affect my career and livelihood. Please help!

Thanks,
Carly Wright

From: [Robyn Malcomb](#)
To: [Bill Brand](#); [Planredondo](#)
Cc: [Jeff Malcomb](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Thursday, April 29, 2021 1:37:12 PM



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout the 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally, consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Robyn Malcomb

Redondo Beach Resident, District 5

From: [Kate Hairrell](#)
To: [Planredondo](#); [Bill Brand](#)
Subject: 90278
Date: Thursday, April 29, 2021 1:53:18 PM



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Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sincerely,

Kate Hairrell- RB resident, District 4

From: [Ed v](#)
To: [Bill Brand](#)
Cc: [Planredondo](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Thursday, April 29, 2021 1:58:58 PM



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Dear RB Planning and Mayor Brand,

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We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Edvinas Valiukevicius

Redondo Beach Resident, District 5

From: [Jen Lowery](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Thursday, April 29, 2021 2:07:17 PM



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Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here. It was promised that the Pallet houses would be moved and have 6 months in South Redondo and now that is not happening.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Most of our lots are R2 if not higher and our streets have very little parking. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

Enough is enough and we can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Jen Lowery
North Redondo District 5 Lifelong Resident

From: [Amy Anthony](#)
To: [Bill Brand](#)
Cc: [Planredondo](#)
Subject: Housing
Date: Thursday, April 29, 2021 2:21:24 PM

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Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Amy Anthony
North Redondo Resident

From: [Jenna Mah](#)
To: [Planredondo](#); [Bill Brand](#)
Subject: Redondo
Date: Thursday, April 29, 2021 2:21:55 PM



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

bill.brand@redondo.org-planredondo@redondo.org

Dear RB Planning and Mayor Brand,
Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.
North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.
Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.
Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.
We can do better with an equitable plan that is fair and balanced between 90277 and 90278.
J. McCue
North Redondo Resident

Get [Outlook for iOS](#)

From: [Jennifer Farrell](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Tech District and NOT South Redondo Beach
Date: Thursday, April 29, 2021 2:23:16 PM



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

Dear RB Planning and Mayor Brand,
Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.
North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.
Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.
Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.
We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

North Redondo Resident

--

From: [Rebecca Elder](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Housing Distribution
Date: Thursday, April 29, 2021 2:37:30 PM



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

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Rebecca Elder
North Redondo Resident

From: [Bryan Cooley](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Housing Disribution
Date: Thursday, April 29, 2021 2:43:43 PM



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

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Bryan Cooley
North Redondo Resident

From: [Wendy Vinzant](#)
To: [Planredondo](#); [Bill Brand](#)
Subject: Equitable Housing Plan for ALL of Redondo Beach
Date: Thursday, April 29, 2021 2:50:26 PM



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Wendy Vinzant
North Redondo Resident

From: [Robin Garfield](#)
To: [Bill Brand](#); [Planredondo](#)
Cc: laura@emdee.org
Subject: Strong Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Thursday, April 29, 2021 2:58:05 PM



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

Dear RB Planning Commission and Mayor Brand,

Mayor Brand, it is our hope that you represent all the residents of Redondo Beach, North AND South alike. Given how you have voted in the past it seems evident that you aren't giving full consideration to the North Redondo Residents concerns. Now is the time you can show us that is not the case.

Your State of the City addressed today your interest in development in the North in the Artesia Corredor as well as projects in the South. If that is possible, why wouldn't the fairness of this required housing also be equitable in North and South. Our North schools are clearly overcrowded in comparison to South with the influx of families in the North and this will only continue to increase with the market as it is, while the South schools have shown little to no growth.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units also recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Robin Garfield

Redondo Beach Resident, District 5

From: [John Guillen](#)
To: [Planredondo](#)
Subject: State mandate additional 2490 homes
Date: Thursday, April 29, 2021 3:25:43 PM

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I support housing units be equitable split between North Redondo and South Redondo Beach.

From: [Ryan Kelly](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Additional Housing Distribution
Date: Thursday, April 29, 2021 3:27:08 PM



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

Dear RB Planning Board and Mayor Brand,

North Redondo Beach is already doing more than its fair share to accommodate additional housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. It's concerning that we would pass up the opportunity to utilize the site for housing and instead just endlessly wait for a unicorn of a development project that will never materialize.

We expect better from a leaders to deliver an equitable plan that is fair and balanced between 90277 and 90278.

-Ryan Kelly
Redondo Beach resident

From: [Catherine](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Sharing the load between north and south
Date: Thursday, April 29, 2021 4:15:18 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

North Redondo Resident

Catherine Foreman

From: [Richard Scholtz](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Cc: [Richard Scholtz](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 29, 2021 4:20:03 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Please do not put all the housing on one side of town. It should be distributed as equally as possible. The North side of town has 13 areas where the density is over 16,000 per square mile while the South side of town only has 2 areas that dense.

Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

I'm concerned that I read nothing about traffic mitigation. We're already beginning to see gridlock at times in certain areas. What will be done to accommodate increased traffic?

Richard Scholtz
2216B Graham Ave
Redondo Beach, CA 90278

From: [Christine McClain](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Housing Plan needs revisions!
Date: Thursday, April 29, 2021 5:03:17 PM



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Your name here

Christine & Gareth McClain

Redondo Beach Concerned Residents

From: Barbara Epstein

Sent: Tuesday, April 20, 2021 11:32 AM

To: CityClerk <CityClerk@redondo.org>; Bill Brand <Bill.Brand@redondo.org>; Todd Loewenstein <Todd.Loewenstein@redondo.org>; Nils Nehrenheim <Nils.Nehrenheim@redondo.org>; Zein Obagi <Zein.Obagi@redondo.org>; Christian Horvath <Christian.Horvath@redondo.org>; horvath.RBD3@gmail.com; Laura Emdee <Laura.Emdee@redondo.org>; Joe Hoefgen <Joe.Hoefgen@redondo.org>; Brandy Forbes <Brandy.Forbes@redondo.org>; Michael Webb <Michael.Webb@redondo.org>; Planredondo <Planredondo@redondo.org>

Subject: PlanRedondo Survey

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear City Leaders,

In view of possible undue influence on the recent poll taken by PlanRedondo, I am asking for an inquiry into polling results improperly being skewed by Councilwoman Emdee's intensive publicity campaign to convince her district to vote a certain way on the poll. Emdee's campaign may have affected polling results.

Pitting North Redondo against South Redondo is injurious to our community unity.

My view is that the demands for unreasonable residential density in Redondo Beach needs to be met with our city's resistance through our own form of civil disobedience.

Our city has already been negatively impacted by former bad rezoning decisions by past city administrations.

We appreciate Assemblyman Al Muratsuchi's bill to protect us from a few deranged politicians in Sacramento. We will retain our right to self determination on zoning issues.

I have heard concerns by some GPAC members, surrounding outcomes of the December meeting, that need to be closely investigated. These concerns need to be addressed and the results need to be published. I have always wondered how "consultants" have so much influence on GPAC matters. I would like clarification.

Thank You

Barbara Epstein
Redondo Beach

From: [Barbara Epstein](#)
To: [CityClerk](#)
Subject: Subject: OPPOSE Definition Changes to PUBLIC Land Use
Date: Tuesday, April 27, 2021 4:17:11 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear Mayor and Council:

Very significant changes were made to Land Use definitions in the presentations provided to our GPAC between 2019 and 2021. One of the most significant is the change in PUBLIC land use to allow for-profit, commercial assisted living on our scarce PUBLIC land use. There is a very small amount of PUBLIC land use in Redondo Beach, and it should not be handed over to commercial developers to benefit primarily non-residents.

In the specific case of the P-CF parcel that BCHD occupies, BCHD proposed a \$12,000+ per month, market rate assisted living that will be developed, majority-owned and operated by a for-profit commercial developer. BCHD has rejected the public option of using low-cost, tax-free financing and non-profit operation to create an affordable option for local residents of the three Beach Cities. According to BCHD consultants, only 20% of tenants are expected to be from all three Beach Cities together.

FYI: My brother lives in a very nice, non-profit, senior community in Long Beach. His cost is about \$2,400.00 per month for a very nice apartment, high quality meals, weekly cleaning, transportation, staff support, and interesting, beneficial programs. Caretakers are available, if needed, for \$25.00 per hour. Quality assisted living is \$4,000.00 per month.

As a commercial operation with high costs, it's very clear that this assisted living will not have a net benefit to Redondo Beach residents as it serves 92% non-residents of Redondo Beach and damages the local neighborhoods of both Redondo Beach and west Torrance with noise, traffic, shadows, glare, toxic emissions, and at least 5-years of construction.

In fact, since 80% of tenants are expected to be from outside the three Beach Cities, the facility would have fewer negative impacts if it were located closer to the tenants and families that BCHD consultants expect it to house.

I oppose any change to the current PUBLIC Land Use definition and I oppose the use of scarce PUBLIC land for commercial, market-priced uses. Let commercial assisted living operators use commercially-zoned land.

I have said before, and will say again, that gifting public land to private profiteers has been a tragic pattern in Redondo Beach for as long as anyone can remember. Time to stop.

Thank You For Your Consideration

Barbara Epstein
Redondo Beach

From: [Stephanie Dyo](#)
To: [CityClerk](#)
Cc: cityclerk@citymb.info; citycouncil@hermosabeach.gov
Subject: OPPOSE Definition Changes to PUBLIC Land Use
Date: Tuesday, April 27, 2021 3:38:32 PM



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

Dear Mayor and Council:

Very significant changes were made to Land Use definitions in the presentations provided to our GPAC between 2019 and 2021. One of the most significant is the change in PUBLIC land use to allow for-profit, commercial assisted living on our scarce PUBLIC land use. There is a very small amount of PUBLIC land use in Redondo Beach, and it should not be handed over to commercial developers to benefit primarily non-residents.

In the specific case of the P-CF parcel that BCHD occupies, BCHD proposed a \$12,000+ per month, market rate assisted living that will be developed, majority-owned and operated by a for-profit commercial developer. BCHD has rejected the public option of using low-cost, tax-free financing and non-profit operation to create an affordable option for local residents of the three Beach Cities. According to BCHD consultants, only 20% of tenants are expected to be from all three Beach Cities together.

As a commercial operation with high costs, it's very clear that this assisted living will not have a net benefit to Redondo Beach residents as it serves 92% non-residents of Redondo Beach and damages the local neighborhoods of both Redondo Beach and west Torrance with noise, traffic, shadows, glare, toxic emissions, and at least 5-years of construction.

In fact, since 80% of tenants are expected to be from outside the three Beach Cities, the facility would have fewer negative impacts if it were located closer to the tenants and families that BCHD consultants expect it to house.

I oppose any change to the current PUBLIC Land Use definition and I oppose the use of scarce PUBLIC land for commercial, market-priced uses. Let commercial assisted living operators use commercially-zoned land.

Respectfully,
Stephanie Dyo

Torrance, 90503

From: [Jana Shields](#)
To: [CityClerk](#)
Subject: Housing Element
Date: Tuesday, April 27, 2021 2:11:27 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Please enter into the record my objection to zoning all the housing in the North Redondo Beach. We are one Redondo Beach so the housing mandate should be distributed evenly on both sides of town including the Power Plant site.

Sent from my iPhone

From: [Andrea Stout](#)
To: [CityClerk](#)
Subject: Housing Element
Date: Tuesday, April 27, 2021 1:54:46 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Please enter into the record my objection to zoning all the housing in the North Redondo Beach. We are one Redondo Beach so the housing mandate should be distributed evenly on both sides of town including the Power Plant site.

Andrea Stout
2112 Warfield Ave #3
Redondo Beach, 90278

From: [Holly Hancock](#)
To: [CityClerk](#)
Cc: CityClerk@torranceca.gov; cityclerk@citymb.info; citycouncil@hermosabeach.gov
Subject: Change to Public Land Use Definition
Date: Tuesday, April 27, 2021 1:53:07 PM



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

Dear Redondo Beach Mayor and Council:

Our public land is scarce. Market priced, commercially built assisted living is a business, not a public use. I oppose any change to the PUBLIC Land Use definition to allow market-priced Residential Care for the Elderly (RCFE). Public land should only be used for public good. Any RCFE developed on public land should require the use of low-cost, tax-free public financing and be operated as a non-profit entity as affordable assisted living for the benefit of local residents. Commercial, market-priced operations should not be allowed on Public Land Use as currently proposed by the Planning Commission to the City Council.

I oppose the redefinition of Redondo Beach's PUBLIC Land Use to include RCFE without an approved Conditional Use Permit.

Sincerely,
Holly Hancock
1530 Harper Ave.
Redondo Beach, CA 90278

2 Comments

From: [Aileen Pavlin](#)
To: [CityClerk](#); [Bill Brand](#); [Nils Nehrenheim](#); [Zein Obagi](#); [Christian Horvath](#); [Todd Loewenstein](#); [Laura Emdee](#)
Subject: DO NOT INCLUDE RCFE IN PUBLIC LAND DEFINITION
Date: Tuesday, April 27, 2021 1:34:33 PM



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Dear Mayor and Council:

Please do not let BCHD backdoor the public participation process by changing the land use definition to allow BCHD to skirt the public process of a Conditional Use Permit. BCHD faces stiff opposition to it's project, including a public petition signed by over 1200 surrounding residents.

My husband and I oppose the change to the Public land use definition and support RCFE continuing to be a Conditional Use for all Public land uses. We live in 90503 zip code, directly under BCHD. The Health District will impose Traffic, Noise, Toxic Emissions, Loss of Recreation, Daytime Shadows, Glare, Excessive Night Time Lighting on surrounding residents with catastrophic health impacts DOCUMENTED in the Peer Review literature.

Thank you for your consideration,
John and Aileen Pavlin

From: [Lisa Youngworth](#)
To: [Bill Brand](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Christian Horvath](#)
Cc: [CityClerk](#)
Subject: 5/4 City Council Public Comment - AGAINST allowing residential care facilities for the elderly (RCFEs) in public zones!
Date: Tuesday, April 27, 2021 7:48:22 PM



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

Dear Redondo Beach Mayor and Council:

Our public land is scarce. Market priced, commercially built assisted living is a business, not a public use. I oppose any change to the PUBLIC Land Use definition to allow market-priced Residential Care for the Elderly (RCFE). Public land should only be used for public good. Any RCFE developed on public land should require the use of low-cost, tax-free public financing and be operated as a non-profit entity as affordable assisted living for the benefit of local residents. Commercial, market-priced operations should not be allowed on Public Land Use as currently proposed by the Planning Commission to the City Council.

Please leave the PUBLIC Land Use definition unchanged and continue to require Conditional Use Permits for development, especially for BCHD's proposed upscale senior living for 80% non-residents of Redondo Beach. I oppose the redefinition of Redondo Beach's PUBLIC Land Use to include RCFE without an approved Conditional Use Permit.

BCHD has yet again worked against local neighborhood health and safety. This time, BCHD is trying to change Land Use definitions to avoid neighborhood input and force through a 103-foot, 800,000 sq ft majority commercially-owned development on PUBLIC land. I oppose changing the current definition of PUBLIC land to include \$12,500+ per month, commercially developed assisted living facilities. The amount of taxpayer-owned land is very small in Redondo Beach, and 103-foot tall, 800,000 sq ft commercially built, majority-owned and operated businesses should NOT be allowed as a PUBLIC use.

Sincerely,
Lisa Youngworth
511 S Broadway
Redondo Beach, CA 90277

From: [LINDA Zelik](#)
To: [CityClerk](#)
Cc: cityclerk@citymb.info; citycouncil@hermosabeach.gov
Subject: To oppose changes to definition of PUBLIC land use
Date: Wednesday, April 28, 2021 5:43:05 PM



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

Dear Mayor and City Council;

My husband and I vehemently oppose the gross misuse of public land to build a for-profit commercial assisted living campus. Not only was that land NEVER intended to be handed over commercial developers, it will be used for primarily non-local residents. It is my understanding that the expected occupancy will be from over 80% of tenants from outside the Beach Cities area. That land was always supposed to be for the **benefit** of Beach Cities residents.

Additionally, we live within three blocks of the site and the proposal to build this enormous monstrosity will cause severe adverse issues to all the residents who live within a three mile radius. The “estimated” build time of five years is probably a gross underestimate. During the lengthy tear down and re-building there will be serious health risks to both residents and school children from **toxic emissions, noise, severe increase in traffic congestion**, and blockages from the sun. Have you considered the lawsuits which will inevitably result from seniors, people with breathing issues and school children who develop asthma or other serious effects, including death, from this unnecessary and dangerous over-building?

Why would you, the Mayor and City Council even consider this illegal and gross misuse of those precious few acres? One could logically surmise that there is money being exchanged under the table, AKA, BRIBES! Is this why you are pushing this against the public’s wishes?

Please do not allow this horrific proposed over-building to take place. Please remember that you were elected to serve the people of the Beach Cities community!

We hope and pray that you do not sell out to this or any commercial for-profit scam artists trying to snap up this land so they can charge residents outrageous rents (\$12,000 and up) to line their greedy pockets!

Sincerely, Linda and Joe Zelik

From: [Christina Mattes](#)
To: [CityClerk](#)
Subject: Housing Element
Date: Thursday, April 29, 2021 7:45:07 AM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Please enter into the record my objection to zoning all the housing in the North Redondo Beach. We are one Redondo Beach so the housing mandate should be distributed evenly on both sides of town including the Power Plant site.

Sent from my iPhone

From: litespeedmtb1@verizon.net
To: [CityClerk](#); [Bill Brand](#); [Nils Nehrenheim](#); [Zein Obagi](#); [Christian Horvath](#); [Todd Loewenstein](#); [Laura Emdee](#)
Subject: PUBLIC COMMENT - DO NOT INCLUDE RCFE IN PUBLIC LAND USE DEFINITION
Date: Thursday, April 29, 2021 3:54:28 PM



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

Dear Mayor and Council:

The Planning Commission has recommended a change to the "Public" P-CF land use definition to add "Residential Care for the Elderly" (RCFE). An RCFE currently requires a Conditional Use Permit. The CUP protects Redondo Beach's scarce public lands from commercial uses and also protects residents by providing a rigorous public participation process on how these precious public lands are used.

I oppose this change to the P-CF land use definition and support RCFE continuing to be a Conditional Use for all Public land uses.

My wife and I were residents of Redondo Beach District 2 for almost 30 years before we moved over to the Pacific South Bay neighborhood of West Torrance 4 years ago. For the past 3 years I have served on the Beach Cities Health District's Community Working Group at the personal request of Tom Bakaly. Now that the full scope of the proposed Healthy Living Campus project has finally been made known to everyone (including the Community Working Group members) by the Draft Environmental Impact Report I have a great many serious concerns about this project.

One of my serious concerns is the impact of the Planning Commission's proposed action on P-CF zoning. To my knowledge there are only 7 P-CF parcels in Redondo Beach. They include 2 fire stations, 1 park, 1 city facility, 1 luxury assisted living facility, 1 library and the former South Bay Hospital site (now called by BCHD the "Healthy Living Campus" or HLC).

As far as I know the HLC is the only parcel being actively shopped for a commercial real estate developer/luxury assisted living operator to build and operate a 103-foot tall industrial sized RCFE building adjacent to residential properties with height limits of 30-feet or less. Furthermore, this huge structure will sit on a hill more than 60 feet above the neighborhood and elementary school directly to the east. This will impact both Redondo Beach and Torrance residents!

BCHD proposes to charge over \$12,000 a month for RCFE residents. Based on the BCHD consultants' analyses, 92% of those seniors are expected to be non-residents of Redondo Beach and 80% are expected to be non-residents of the 3 beach cities. As such, the city will be giving up scarce and precious "Public" land for non-resident use with long term commercial leases that preclude other uses for generations of local residents. This deserves open public debate and the CUP process is an important safeguard for this important public right.

Before the Pandemic shut down in-person gatherings I attended a BCHD seminar at its AdventurePlex center to learn about BCHD's future plans and provide input thereon. As a Community Working Group member, I was asked to participate in creating a Mission Statement for

BCHD. At our breakout session I sat next to Dr. Noel Lee Chun who is now the President Pro Tem of the BCHD Board of Directors. **I suggested inserting “Accountability” in the Mission Statement** because as a Health District, BCHD should be accountable to the residents it serves. **My suggestion was voted down and Dr. Chun was one of those voting against it!** To me this kind of mindset results in only one conclusion - Redondo Beach and the other Beach Cities cannot give free rein to this District and its leaders.! And as we have seen in other decisions BCHD and its Board have made regarding this project, there needs to be an independent third party to review these decisions to ensure an open, fair and transparent process.

Please do not let BCHD orchestrate a “backdoor” unchallenged changing of the P-CF land use definition. This will allowing BCHD to stifle the public vetting of a proposed Conditional Use Permit. BCHD faces stiff opposition to its project, including a public petition signed by over 1,200 surrounding residents.

I oppose this change to the Public land use definition and support RCFE continuing to be a Conditional Use for all Public land uses.

Bruce J. Steele, Esq.
BCHD Community Working Group Member

bcc: Interested Parties List

From: [Patty Fukushima](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Housing Distribution
Date: Thursday, April 29, 2021 7:26:18 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Patty Fukushima
North Redondo Resident

From: [Kathleen Altobelli](#)
To: [Planredondo](#)
Subject: Additional Housing
Date: Thursday, April 29, 2021 8:20:57 PM



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Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Kathleen Altobelli
North Redondo Resident

From: [Kate Manuel](#)
To: [Planredondo](#); [Bill Brand](#)
Subject: Housing Distribution
Date: Thursday, April 29, 2021 8:24:57 PM

[City Logo] ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Kate Manuel
North Redondo Resident

From: [Janett Barbosa](#)
To: [Planredondo](#); [Bill Brand](#)
Subject: Housing Distribution
Date: Thursday, April 29, 2021 9:13:51 PM



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Dear Redondo Beach Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Regards,

Janett Barbosa

From: [Joe Kenahan](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 29, 2021 10:00:20 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. The North side of town has 13 areas where the density is over 16,000 per square mile while the South side of town only has 2 areas that dense.

Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sincerely,
Joe Kenahan

From: [Allison Klare](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Thursday, April 29, 2021 10:04:10 PM



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Dear RB Planning and Mayor Brand,

Mayor Brand, I voted for you to lead the WHOLE of Redondo Beach, NOT South Redondo Beach. I expect you to do your job here for the entire city.

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and
balanced between 90277 and 90278.

Allison Klare

Redondo Beach Resident, District 5

From: [Kelly Quiller](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, April 29, 2021 10:59:07 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. The North side of town has 13 areas where the density is over 16,000 per square mile while the South side of town only has 2 areas that dense.

Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Sincerely,
Kelly Quiller



Virus-free. www.avast.com

From: solomon.barry@gmail.com
To: [Planredondo](#)
Subject: New low cost housing problem being offered to our community where we are already up to our ears in housing and have spent millions on our homes is not right.
Date: Friday, April 30, 2021 6:03:53 AM



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How can the community respond to this. We are seniors in our 80s and are not schooled in all of the ways to address this that are available and beyond that we wonder if areas other than zip 90278 are doing their "fair share".

Who are the people who are currently living on our streets.

Where are they from? Why isn't the locality they are from housing them if in fact they were sent here by bus from

Other locations or just decided that they deserve to live in an area I paid a fortune to move into.

Is there any stats about those who are homeless? perhaps the nature of any mental illness or perhaps their lack of meeting the monthly cost of an apartment. We live in an area that is expensive. If I wanted to live in Beverly Hills North of Sunset is Beverly Hills responsible to house me and my wife? IF they are indeed former residents who need some extra money to keep their apartment or home wouldn't it be cheaper and more decent to have the city and taxpayers pay an extra 500 to a grand for them to keep living in their current home?

BS

Barry Solomon R.Ph., M.Ed
2219 Bataan Road, Unit B
Redondo Beach CA 90278

From: [Mindy Beches](#)
To: [Planredondo](#); [CityClerk](#)
Cc: [Laura Emdee](#)
Subject: Future Housing in North Redondo
Date: Friday, April 30, 2021 9:01:13 AM

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To Whom it may concern,

I have been a resident of Northern Redondo Beach for the past 17 years. I love our community and what we offer to families and visitors. I want to express my esteem concern over the proposal to add an enormous amount of housing the the 90278 area. We need to distribute mandates equitably across the region and city and for us in the 90278 zip code to have to take the majority of this growth is not fair or a good plan. We already have severely congested traffic and our roads are in need of upkeep to just name one issue that would be exacerbated by this proposal.

Please understand that we must be equitable to all of Redondo Beach and not place the burden on the north.

Thank you for your attention to this homeowner and taxpayer.

Melinda Beches
2006 Ruhland Ave. RB, CA 90278

From: [Cassie Sloan](#)
To: [Bill Brand](#); [Planredondo](#)
Cc: [Chris Sloan](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Friday, April 30, 2021 10:08:19 AM



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Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sincerely,

Cassie Sloan

Cassie Sloan

Gloabl Branding Consultant

8701 Bellanca Ave | Los Angeles CA 90045

JNI SHOP: jnishop.nadel.com

Cassie's Team

8701 Bellanca Ave | Los Angeles, CA 90045

     nadel.com



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From: [sarah.ministrelli](#)
To: [Bill Brand](#); [Planredondo](#)
Subject: Objection to the proposed General Plan housing overlay in North Redondo Beach
Date: Friday, April 30, 2021 10:50:30 AM



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Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

You've already placed the homeless shelter in North Redondo with the false pretense that it would only be here for 6 months and then be relocated to South Redondo. That didn't happen and many of us are confident that there was never any intention to relocate it. North Redondo is done playing second fiddle to South Redondo.

Respectfully,

Sarah Ministrelli
Resident of District 3

From: [Colleen Otash](#)
To: [CityClerk](#); [Bill Brand](#); [Zein Obagi](#); [Laura Emdee](#); [RB-Dist3-Christian Horvath](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Planredondo](#); [Christian Horvath](#)
Subject: Please distribute RHNA Equitably
Date: Friday, April 30, 2021 11:11:27 AM

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E-Comment on proposed RHNA housing vote on May 4 and May 11, 2021.

Please do not put all the housing on one side of town. It should be distributed as equally as possible. The North side of town has 13 areas where the density is over 16,000 per square mile while the South side of town only has 2 areas that dense.

Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Regarding the AES property, other cities have found a way to eliminate any toxicity from an existing power plant in order to use the land for housing and/or mixed commercial use. That should not be a deterrent to our using the AES property or the dirt farm for mixed housing, commercial and public park development.

If that or other land was previously voted for only park use (Herondo Park, etc.), that can be reviewed and changed, as can all of our Redondo statutes and laws, especially if necessary to fulfill mandates from federal, state or county government housing or other requirements.

At Mr. Obagi's last District 4 meeting on Thursday, April 29, the issue of traffic in order to get to/from the 405 freeway for work was discussed. PCH to Artesia is not the only pathway to or from the 405 for South Redondo residents as was promoted for being a deterrent to putting housing in South Redondo.

Residents in South Redondo do not predominantly travel PCH to Artesia to get to the freeway. They use Torrance Boulevard or Del Amo Boulevard or use PCH to catch the 110 to transition to the 405 or other freeways. That statement is a fallacy in order to support a non-equitable housing development position.

North Redondo already has an extreme amount of housing and the South Bay Galleria Project will add 300+ an additional 300 housing units on the South side for additional housing. Just that development alone will add a crisis in using Artesia, 190th and Hawthorne to get to/from the 405.

North Redondo is already experiencing tremendous crime and traffic problems and cannot support all of the new housing required by RHNA. When you add in the additional traffic that will be created with the Metro bus and train station slated for Kingsdale and hopefully Hawthorne Blvd, it's more than a nightmare.

Our counsel needs to vote to share the housing burden and to not pass it on to one area of our city.

Quality of living must be considered for all residents of Redondo and not just for those living in South Redondo.

Thank you for your consideration,

Colleen Otash

From: [Gina Rubolino](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Please distribute RHNA Equitably (SPLIT THE MANDATED HOUSING EQUITABLY Do NOT let them DUMP ALL the Required Housing IN 90278)
Date: Friday, April 30, 2021 12:59:35 PM



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Please do not put all the housing on one side of town. It should be distributed as equally as possible. The North side of town has 13 areas where the density is over 16,000 per square mile while the South side of town only has 2 areas that dense.

Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

This awful to put all the housing in one area. WE ARE ONE REDONDO, WE DEMAND EQUITY Do NOT DUMP ALL the Required Housing IN 90278.

We Demand 1,245 housing units both sides of town.

This is not right and will not end well for North Redondo.

Thank you,

Gina Rubolino

RHNA – Regional Housing Needs Assessment

The State of California defines projected and existing housing needs in California based on population trends, economic trends and more. The housing needs are divided by Region.

This number is called RHNA which stands for Regional Housing Needs Assessment. While RHNA is not an obligation to build the units, but Cities must demonstrate adequate capacity for various income levels along with the presence of appropriate zoning/development standards.

State has established a default density for affordable housing which is a Minimum is 30 dwelling units per acre. TO give you an idea of what that means, a single family neighborhood is zoned for 8 dwelling units per acre.

Only some sites qualify for RHNA.

Sites must have potential for near-term development.

State Law prohibits the concentration of affordable housing in one location; it must be spread throughout the city.

So what happened with the General Plan Advisory Committee?

The General Plan Advisory Committee (GPAC) eliminated Mixed Use throughout most of the corridors and made other changes that resulted in about 1700 units being eliminated from Redondo's housing capacity. Unfortunately, their recommended plan no longer meets the latest State Law Requirements, or our newest RHNA requirements.

The State Began Passing Laws to Increase Housing Supply

Senate Bill 330

SB330 states Cities cannot go below planned housing capacities that existed as of Jan 1, 2018. (Current General Plan)

1. If housing capacity is reduced in one location it must be replaced in another.
2. The GPAC recommendations RESULTED IN A NET LOSS IN HOUSING CAPACITY so their recommendations are not allowed.

Senate Bill 166

SB166 – Requires No Net Loss of housing units.

1. If sites are being developed with fewer total units and/or are not in the income levels assumed in the Housing Element then:
 - i. The City must identify replacements sites through rezoning within 6 months.

SB330/SB166

So SB330 address under planning for capacity while

SB166 addresses underdevelopment of the planned sites.

Assembly Bill 72

AB72 increases enforcement. The State may revoke certification which removes our authority to issue any building permit, this includes businesses and remodels. Further, they can report violations to the Attorney General to enforce through a lawsuit. Fines can be as high as \$100,000 per month.

But Redondo Beach requires a vote for Zoning changes...