

## **BLUE FOLDER ITEM**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

### **CITY COUNCIL MEETING**

**May 4, 2021**

**N.5. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN**

**CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR**

- Written public comments received after release of agenda

**From:** [Abbes Khaki](#)  
**To:** [CityClerk](#)  
**Subject:** : Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 5:37:08 PM

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

**Dear Mayor and Council:**

**I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

**Abbes G khani**

Sent from my iPhone

**From:** [Dave Komula](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** additional housing units - fairness must be considered and implemented  
**Date:** Monday, May 3, 2021 3:22:23 PM

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

Good afternoon,

My name is Dave Komula and I live in North Redondo on Bataan Rd with my wife and 2 children (soon to be 3). I'm also a licensed Realtor. I'm writing you today because of the plan to add a few thousand units in our area for the homeless. While I agree that we need a shelter to address this rapidly escalating public health issue because leaving ill people to their own devices is not compassionate, I am concerned with how many units there will be in North Redondo and how many people, who potentially have mental illness that is not being managed, will be brought in to the area.

Not a day goes by in our area that I don't notice a "new" homeless person in our area, health and safety issues come to mind every time this happens. Just the other day when out on a walk with my 20 month old daughter I was kicked in the leg by someone who lives on the streets and traverses Artesia as I attempted to pass them by. I am extremely concerned by the escalating issues around this problem, and only ask that while North Redondo bears our burden on this, that South Redondo takes on the challenge as well. It only seems fair, since this is a *community* issue, that is shared equally by the entire city of Redondo Beach. Too often North Redondo is treated as 2nd fiddle and this should not continue.

Since there is no going back on this facility being in our city, I am asking you as a resident, father, and business person to vote that North and South Redondo split these units 50/50. Please vote with this in mind because I believe that if this issue is not solved, and solved equitably, more people will be looking to leave the area and state for good.

Thanks,

DAVE KOMULA  
REALTOR®  
BRE#01923122

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**From:** Alexandros Martinez  
**Subject:** Adequate Housing in Redondo Beach  
**Date:** May 4, 2021 at 11:53:22 AM PDT  
**To:** [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)

Hello,

I heard that many people are voicing their opinions on land uses and housing needs. I noticed that North Redondo has more housing opportunities than South Redondo. To make it fair, the 1,000 units proposed for the Tech District (near the Metro C Line) is too much. Same for some more housing near the South Bay Galleria. That general area has enough housing, which is being planned through the mall's remodeling. Those 300 residential units planned for the property is enough. Let South Redondo have their share and have the 1,000 units go to the AES site so that North and South Redondo have equal housing opportunities.

Sincerely,  
Alexandros Martinez

**From:** Mike Hirsh  
**Sent:** Friday, April 30, 2021 3:08 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** BCHD comments



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

Hello City Clerk,

My name is Michael Hirsh and I live at 527B North Lucia.

I am writing to express my extreme displeasure at both the proposed zoning change being discussed to make for an industrial home care change to accommodate an even larger facility.

This project is already way larger than the area infrastructure can handle. Prospect Ave, Beryl Ave, and 190th will not be able to handle all the extra traffic and sirens going through the neighborhoods to avoid the traffic.

Until I see these problems addressed in a transparent way, I will vigorously resist this project in its entirety and if it still gets through, I will be donating cash to the future fight on this in court.

Respectfully,

Mike Hirsh, a very worried South Redondo resident

Redondo Beach City Council Re: Agenda May 5, 2021 Item N.5.

Dear Mayor and City Council:

I am **opposed** to the proposed change of the existing land designation from P-CF [Public Community Facilities] to P/I [Public Institutional] that will permit RCFE [Residential Care Facilities for the Elderly] without CUP [Conditional Use Permit].

Is this a political strategy designed to prevent the residents the right to speak and express their opinions? Is this a way to allow projects that only benefit the outsiders? Are you against revenues for our City? Is not enough for you the existing 7 senior housing and 2 assisted facilities, plus all over the City private homes allowed to provide care for the seniors? Do you love the continuous sound of the sirens?... I prefer the music and songs of The Beach Boys. Is this a true intention to change our quality of life, the character of our city, from a vibrant full of life beach city, to mostly residential for the elderlies that come from somewhere? Besides that you, will be remembered for the ones that were helping that the values of our properties [it's proved] go down. Remember, for many are the only asset. That is the way you are planning your legacy?

The Advisory Committee and City Planners should have a clear and comprehensible view of Redondo encouraging only **environmentally sound economic developments** to benefit Redondo, not the opposite. **Their job is to anticipate and visualize the adverse impact that their decisions have in our community that will affect us forever,** to summarize.

BCHD is one of the lands that will be beneficed for the proposed change, giving the green light to move forward with a project of 200 units assisted living facilities that are not associated at all with the principle that BCHD was created. Ironically BCHD that bought a lot as part of the campus, they didn't know if the soil was contaminated, call it HLC [Healthy Living Campus]. BCHD is deceiving only the ignorant and innocents besides favoring the pockets of the special interest groups. **Retain its zoning: P-CF!**

Sincerely,

Delia A, Vechi,

Redondo Beach, District 2

[A senior that loves to live w/ kids, teens and people of all ages]

**From:** [Patrick Hopkins](#)  
**To:** [Planredondo](#)  
**Subject:** Comment on General Plan Addition to 1,000 Housing Units in the North Tech District  
**Date:** Tuesday, May 4, 2021 1:19:12 PM

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

Dear Redondo Beach Planning Committee,

My main concern is the proposed additional 1,000 units in the Tech District north of Manhattan Beach Blvd and east of Redondo Avenue. By doing this we are essentially driving out jobs from Redondo Beach instead of attracting them. This area has active and thriving businesses. The potential adverse affect this will have on Northrop Grumman could cause an economic setback for Redondo Beach that would be impossible to recover from. Locating 1,000 units next to their major manufacturing site would put pressure on them to eventually relocate. At the very least, future expansion by them would not occur in our town. We are in danger of taking this economic "golden goose egg" for granted. When other states, such as Texas, are continually poaching high tech California companies we are only supplying them with another selling point to leave. Northrop Grumman is one of the South Bay's largest employers with good high paying jobs and are a good corporate citizen. Any relocation by them from Redondo Beach would be felt by all parts of Redondo, North and South, and the entire South Bay. The Tech District should become more business friendly not less. Most of the facilities east of Redondo Ave are currently being used by Northrop Grumman. Putting an additional 1,000 housing units here seems like we are actively trying to squeeze them out of Redondo. I really have a hard time understanding the logic of encouraging the conversion of existing business and jobs to housing when the 50 acre AES site isn't even in the discussion. The addition of a 1,000 units in the Tech District should be taken completely out of the General Plan and replaced with a strategy to enhance the Tech District as the economic engine that it currently is and with the goal to increase jobs, not chase them away.

Thanks, for reading,  
Patrick Hopkins  
Redondo Beach Resident, District 5

Patrick Hopkins  
Redondo Beach Resident, District 5

**From:** Jane Abrams

**Sent:** Tuesday, May 4, 2021 2:03 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>; Bill Brand <[Bill.Brand@redondo.org](mailto:Bill.Brand@redondo.org)>; Nils Nehrenheim <[Nils.Nehrenheim@redondo.org](mailto:Nils.Nehrenheim@redondo.org)>; Todd Loewenstein <[Todd.Loewenstein@redondo.org](mailto:Todd.Loewenstein@redondo.org)>; Christian Horvath <[Christian.Horvath@redondo.org](mailto:Christian.Horvath@redondo.org)>; Laura Emdee <[Laura.Emdee@redondo.org](mailto:Laura.Emdee@redondo.org)>; Zein Obagi <[Zein.Obagi@redondo.org](mailto:Zein.Obagi@redondo.org)>

**Cc:** Brandy Forbes <[Brandy.Forbes@redondo.org](mailto:Brandy.Forbes@redondo.org)>; Michael Webb <[Michael.Webb@redondo.org](mailto:Michael.Webb@redondo.org)>

**Subject:** Comments for May 4 City Council Meeting - Agenda Item N5 Discussion & Possible Action on the GPAC recommended Land Use Plan



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

Mayor and City Council,

I am writing to you to oppose the Land Use designation MU-I:that is in the GPAC's current recommended Land Use Plan for PCH South

The change from MU-3A zoning at 35 units and acre to MU-1 at 30 units an acre will still translate into over development.

This area of the City has no housing shortage. There is a strong mix of single family and multi-family units offering opportunities for families and singles to own property or rent in the City close to excellent schools, shopping, parka and recreation areas. The City added 52 condominium residences when the One South project was completed in 2018. The Legado Mixed Use project currently under construction at PCH/PV BL will add another 115 residential rental units by 2023.

City officials need to concentrate on bringing more employment to all of Redondo Beach and especially PCH South that includes Riviera Village. The City definitely requires a strong Commercial corridor along PCH. I would like to see the property owners of the current commercial centers improve these areas by adding more commercial density. The PCH area could use more medical offices and business offices that will result in better paying jobs.

I also am writing to oppose the new P/I (Public Institutional) land use designation recommended by GPAC

The proposed change from P-CF [Public Community Facilities] to P/I [Public Institutional] that will allow, with that designation, to include RCFE [Residential Care Facilities of the Elderly] without CUP [Conditional Use Permit] for the Beach Cities Health District site. It's a way to deprive the voice of City of Redondo Beach residents and property owners by changing the land use designation without our participation Residents live and work in the City and have an investment in the future of the City. They want to stay healthy and want to retire here to live independently and not in residential nursing facilities.

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BCHD occupies a P-CF parcel and has 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.

It's very clear that this assisted living as a commercial operation 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.

Please continue to support P-CF land use for this site. The City residents benefit by expanding fitness and recreation facilities and related health and wellness activities at this location. Please reject turning this site into a for profit assisted living operation.

Thank you for your attention to my comments and recommendations.

Sincerely,

Jane Abrams  
District 1 resident  
416 Avenue G, Unit 1  
Redondo Beach, 90277

From: Richard & Josephine  
Sent: Tuesday, May 4, 2021 2:06 PM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Subject: City Council agenda item N.5. May 4 , 2021

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

Regarding Agenda item N.5. "Discussion and Possible Action on the GPAC Recommended Land Use Plan" ....

We are writing to state our opposition to the proposed "Healthy Living Campus" overdevelopment by the BCHD.

The proposed zoning change from P-CF to P/I is a Give-away of P-CF land to a For-Profit entity! There are more reasons

for opposition to this project ,as voiced by many other concerned residents.

Also, we believe that the Charter City of Redondo Beach must have the Right to determine its' own Zoning actions.

Josephine Hrzina and Richard Crisa  
District 3, Redondo Beach CA.

**From:** [Karen R](#)  
**To:** [Planredondo](#)  
**Subject:** Equity Please!  
**Date:** Monday, May 3, 2021 7:22:28 PM

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Please spread the new housing requirements all over Redondo Beach. It is clearly more fair and reasonable.

Karen Rock

**From:** [Jeanne McGraw](#)  
**To:** [Planredondo](#)  
**Subject:** Half South, Half North  
**Date:** Monday, May 3, 2021 5:40:06 PM

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To the Redondo Beach Planning Commission,

I'm voicing my support for the Redondo Beach City Council Members to vote to follow the Planning Commission recommendations and include housing at the power plant site in south Redondo Beach. We are One Redondo and should have the housing equitably distributed - half in south Redondo Beach and half in north.

Very respectfully,

Jeanne McGraw  
2016 Bataan Rd, Unit A  
Redondo Beach, CA 90278

**From:** [Alison Shaw](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Housing allocation  
**Date:** Tuesday, May 4, 2021 1:19:22 AM

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[City Logo] 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.

Best,  
Alison Howell

Sent from my iPhone

**From:** [Janine Lulich](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Housing Equity  
**Date:** Sunday, May 2, 2021 8:47:54 PM

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

Dear Mayor Brand and City Council Members,

I am writing in regard to the state mandated new housing being discussed on May 4th on the Agenda (item number N5). I am hoping that there will be an equal distribution for both North and South Redondo. I am understanding there is a proposal for 85% of the housing being zoned for North Redondo and 15% for South Redondo, this seems extremely unfair and an excessive burden on North Redondo. It would be much more equitable to have the 2490 houses the state has mandated divided between North and South Redondo. Please remember that you serve all of Redondo Beach. I am asking for a balance and fair distribution of zoning for houses.

Please address this inequity and come up with a better plan to remedy this situation, zoning all/most of the new housing in North Redondo is not an option!!!!

Sincerely,  
Janine Lulich  
Redondo Beach Resident 20+ years

Sent from my iPhone

**From:** [kathy.socol](#)  
**To:** [Planredondo](#)  
**Subject:** Housing Plan  
**Date:** Monday, May 3, 2021 9:53:18 AM

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

Dear Redondo Beach Planning,

Please carefully consider all your options before putting all the proposed housing in North Redondo. North Redondo is already bearing the load of having the transit project, the homeless pods and the Friendship Center project. THE BCHD project is also just a few miles from all of the above projects. Please consider an equitable share of the housing between North and South Redondo.

Respectfully,

Kathy Everitt

Resident and Homeowner in Redondo Beach

**From:** [glchezelle](#)  
**To:** [Planredondo](#); [Brand Bill](#); [Horvath Christian](#)  
**Subject:** Keep the AES Site as Green Space  
**Date:** Tuesday, May 4, 2021 8:13:30 AM

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

Please keep the AES area as green space for Redondo Beach residents.

This parcel is a rare opportunity for our city to have a much needed park and green space by the ocean.

The quality of life should be better for a beautiful city like Redondo Beach. Open green space would boost that quality.

In the 1970s and 1980s, our city gave away our coastline to developers who built high rise apartments and condominiums that now dominate Catalina Avenue and The Esplanade. We can no longer see the sea from much of our city. Let's not make the same mistake by building more housing on the AES site which will cover our coast.

I encourage the Commission to refrain from recommending more housing and development on the AES site. This is Redondo Beach's opportunity for a beautiful green space and a better quality of life.

Sincerely,  
Georgia Leynaert



**From:** Barbara Epstein

**Sent:** Saturday, May 1, 2021 11:20 AM

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

**Subject:** May 4 Agenda item N.5.

Dear City Leaders,

Here we go again, this time with BCHD, gifting public lands and assets to commercial interests, with no benefit to the people of Redondo Beach.

Do not do this.

Though our seniors will need care, this project is not for them. It is a wildly profitable enterprise at \$12,000. a month.

They will need affordable, non-profit care. My brother paid \$4,000. for a month of excellent assisted living. There are several such facilities in our area that do a very nice job in a home-like setting.

The smell of CenterCal is all over this, planned to benefit a private company, and the wishes of a misguided bureaucracy, against the will of the people of Redondo Beach. Funding the BCHD must be found elsewhere.

Misrepresenting the infrastructure's need to be replaced when it can be easily repaired, like the waterfront parking structures. Wow! This is an old movie we've watched before and must learn from.

Barbara Epstein  
Redondo Beach

## **BCHD - MISSION CREEP and NON-TRANSPARENCY**

- BCHD is the BOTH the Lead Agency and Certifier/Approver of its own EIR. They can cite "overriding considerations" to un-mitigatable hazards, which are already included in a budgeted line item in BCHD EIR financials.
- Rather than going for a public vote for a bond to finance a retrofit of the building, as is common for public agencies, BCHD has chosen to avoid going to the taxpayer/owners and chose "development" over this option, as Bakaly stated in the Dec. 2020 Board meeting.
- BCHD's perceived "moneymaker" - the massive luxury RCFE is built in Phase 1. Phase 2 is the "Community" portion of the project is not funded.
- BCHD's seismic consultants clearly stated that there is no legal obligation to retrofit the 514 hospital building and that it can likely be used until 2040. Ultimately, retrofitting and remodeling the building is clearly a responsible choice.

**From:** [christeen field](#)  
**To:** [Planredondo](#)  
**Subject:** May 4th meeting  
**Date:** Saturday, May 1, 2021 3:23:19 PM

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I am opposed to the proposed change from P-CF [Public Community Facilities] to P/I [Public Institutional] that will allow, with that designation, to include RCFE [Residential Care Facilities of the Elderly] without CUP [Conditional Use Permit]. It's a way to deprive the voice of us, the residents, changing without our participation the character and quality of in our city!

Save Redondo!

Christeen Field

Redondo Beach, District 2

Sent from my iPhone

**From:** [Stephane Ernoux](#)  
**To:** [Bill Brand](#); [Zein Obagi](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Christian Horvath](#); [Laura Emdee](#)  
**Cc:** [Planredondo](#); [CityClerk](#)  
**Subject:** My take on upcoming RB zoning decision  
**Date:** Monday, May 3, 2021 12:37:57 PM

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

Dear RB elected officials,

I have the upmost respect for all elected officials, no matter the difference of opinions we might have.

I proud myself to NOT be a NIMBY (for example when it comes to dealing with homeless people)

On the topic of upcoming zoning decisions to meet RHNA requirements, the State end game is making housing more affordable, which I hope everyone can agree about.

Using density as a good proxy for affordability is not the topic on hand.

From there, and so far, and unfortunately, I have NOT seen the public debate centered around making sure that the houses to be built post-zoning (wherever they are built) will be to a large extent affordable.

I live 2 blocks south from the contentious zone near the 405, north of MB blvd. I will happily welcome new neighbors if it comes with a healthy social mix. In my humble opinion, a healthy social mix is a blessing for a neighborhood with a thriving community like Lincoln, and outweigh the downsides (traffic, tax collection,...). And if the new houses can come with community gardens, it is even better.

However, if this zone ends up with the same demographics that we have today (and will have tomorrow with gentrification) in District 5, then I am with the people thinking RB should spread the zoning more evenly across the city.

While my emotions can go high, I always feel grateful to have you step in and do the job of making the hard decisions.

Best Regards  
Stephane Ernoux  
District 5

**From:** Lara Duke  
**Sent:** Tuesday, May 4, 2021 2:47 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** N.5 agenda item comment



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

Something shady is happening right now with our public zoning. In the DEIR for BCHD's Healthy Living Campus, it actually says the property is on Public Institutional, yet there's been no change from Public Community Facility (P-CF) to Public Institutional (P/I). It seems the writers of the DEIR presumed this change was certain and wrote it in as though it were a "done deal." Page 135 of the DEIR actually claims, "The campus, which is located within Redondo Beach, is designated P (Public or Institutional) land use within the Redondo Beach General Plan." This is untrue—it is zoned P-CF right now and should stay that way.

The BCHD project should be denied on the basis of the zoning grounds alone. Too few people, least of all BCHD reps themselves, seem interested in the zoning question, yet it's critical. This proposal should only be on a commercial or high residential density zone. I asked BCHD how they thought it was okay to put a commercial RCFE, grossly out of scale with its surroundings, on a P-CF zone. They expressed an odd certainty that there would be no issue, perhaps because Silverado exists. That was an exception, and as we've seen from the colossal renderings, this would be no Silverado. Their lack of concern is making sense now—it was likely due to this play to quietly switch to Public Institutional which would allow them to hold up getting their plan approved. Residential Care Facilities today are not "by rights" allowed on Public Community Facility-zoned land, but can be allowed if okayed by City Council and the Planning Commission with a Conditional Use Permit, which obviously would kill the BCHD plan if that vote didn't go their way.

Buried deep in the many bullet points of the Planning Commission's last meeting was-- "Investigate description change of the recommended land use category P-I as far as including RCFE." It's being presented as though it's just a simple wording change when the reality is this allowance could sink the spirit of actual public zoning, causing longterm negative repercussions to our city and our neighbors in Torrance.

A sudden change to this zoning to include RCFEs outright would set a precedent and contribute to the demise of our much needed public zones that are intended to actually

be used for the public. It would make it okay to blindly hand over public land for private profit. Public means "for all." This zoning change—and don't be fooled, it's a zoning change, not a wording change—must not be approved.

Lara Duke  
Redondo Beach

**From:** [David Oliver's Play Visions](#)  
**To:** [CityClerk](#); [Laura Emdee](#); [Planredondo](#)  
**Subject:** New homeless housing in 90278  
**Date:** Monday, May 3, 2021 9:09:37 AM

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

Hello,

I am expressing my concern that the entire zoning for the homeless housing is going into zip code 90278.

The city of Redondo Beach needs to split this housing throughout the entire community of Redondo Beach. Artesia is already filled with vacant buildings, pot shops, liquor stores and dive bars. The streets are also filling up with mentally ill homeless men that need serious psychiatric intervention not just a place to sleep.

North Redondo is at a crossroads and having over 2000 homeless houses is going to overwhelm this area. We lived in Venice and know how quickly it will overtake the system.

David

--

<http://davidoliversplayvisions.com/>

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**From:** [Jim and Andrea Sullivan](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Cc:** [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** North Redondo is dense already  
**Date:** Saturday, May 1, 2021 7:42:28 PM

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

Members of the City Council and Staff of Redondo Beach,

Please do not put all or the majority 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 is already very dense. Every home that is sold seems to be torn down. If there was one house, two are put on the lot. If there were two homes, three are squeezed in. Parking is already a nightmare in my neighborhood. Walking or bike riding is difficult and unenjoyable because of all of the cars. North Redondo is not the ugly step child of Redondo Beach. Do not put the burden on North Redondo to absorb all the housing we are required to add.

Thank you.  
Andrea Sullivan  
Resident of North Redondo

**From:** [Danya Emery](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, May 1, 2021 6:51:09 AM

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*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.

Danya Emery Redondo Beach Resident



**From:** [Glen and Nancy Yokoe](#)  
**To:** [CityClerk](#)  
**Subject:** Oppose BCHD HLC and Changes to PUBLIC Land Use  
**Date:** Sunday, May 2, 2021 3:31:06 PM

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

Dear Mayor and Council,

The BCHD Board of Directors approval of its HLC(Healthy Living Campus) is wrong for a myriad of reasons.

Their proposal includes an 800,000 square foot development sitting atop a 30-foot hillside, adding an additional 103-foot-tall building, incompatible with the surrounding residential neighborhood, and towering over homes in the Pacific South Bay neighborhood in west Torrance.

The 5+ years of excavation, demolition, truck hauling of debris, and construction will create an unhealthy nightmare scenario for adjacent residents of Redondo Beach and west Torrance.

Constant noise, heavy truck traffic, dust, dirt and airborne pollutants. including carcinogens(detected in high amounts by BCHD-hired consultants)and respiratory irritants will adversely affect our mental and physical wellbeing. Most important, 2 elementary schools, Beryl Heights(in RB)and Towers(in Torr)are within a 500-foot radius of the proposed project. Who will take a stand for these children now for adverse effects in the near term and in the future as growth and physical development is rapid in this age group?

Recent significant changes were made to Land Use definitions benefiting the BCHD HLC project, contrary to presentations made to our General Plan Advisory Committee(GPAC) between 2019-2011.

Significantly, Public Land use definition was changed to allow for-profit, commercial assisted living on scarce Public Land. As little of Public Land use there is in RB, it should not be in the hands of commercial developers to benefit future wealthy tenants.

Eighty percent of such tenants, paying \$12,000+ monthly, are expected to be from outside(e.g. Palos Verdes)the 3 beach cities. BCHD rejected a public option for using low-cost tax-free financing and non-profit operation to create an affordable option for local residents.

We, along with our neighbors(including over 1200 registered voters signing a petition opposing the BCHD HLC)oppose the use of scarce Public Land for commercially market-priced uses. Instead, commercial assisted living operators need to use commercially- zoned land.

We ask for these considerations in any decision-making, especially when a commercial effort puts dreams of potential profits over the health of our citizenry.

Respectfully,

Glen and Nancy Yokoe

**From:** [Gabby](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Planning Commission recommendation - please act  
**Date:** Saturday, May 1, 2021 8:30:30 PM

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[City Logo] 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 help make this planning more equitable for both South and North Redondo.

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.

Thanks,  
Gabriela Miller  
North Redondo Resident

**From:** [John Calcagnini](#)  
**To:** [CityClerk](#)  
**Subject:** Planning commission  
**Date:** Sunday, May 2, 2021 11:33:48 AM

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

To the City Council,

We hope that you are equitable people when you vote on where to put The state's mandated housing of another 2,500 units on May 11. New housing needs to be split evenly between north and south redondo. I recommend that you follow the planning commission suggestion of the power plant site. North Redondo already has too much overcrowding, a lack of parking and too much multi-family housing.

You have consistently treated north redondo unfairly in terms of zoning and have already gone back on your word to move the homeless shelters after six months.

You need to keep your promises to the population of Redondo, and you need to act in their best interests. If you reviewed Nextdoor, you would see that the people don't want any more state mandated housing. You should read the many protests about your behavior on there. What legal action have you taken to bar the state from imposing this on our city?

Thanks-John Calcagnini

Sent from my iPhone

**From:** [Brent McCarthy](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please consider South Redondo ADU's  
**Date:** Monday, May 3, 2021 12:30:22 PM

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

Use ADU units in SOUTH REDONDO!

The Avenues have plenty of parking, parks, and open spaces. North Redondo was overbuilt by previous administrations, not our fault, and not appropriate for more traffic and people with the lack of open spaces.

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

I don't think building housing on the AES site is the answer. I'd rather have a power plant.

Brent McCarthy

**From:** [Steve Collins](#)  
**To:** [Planredondo](#); [CityClerk](#); [City - Gmail](#)  
**Subject:** Please distribute RHNA Equitably - Give me a break!  
**Date:** Monday, May 3, 2021 1:27:21 PM

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

Hi RB Planning,

As we battle to breath clean air, get by with less and less water, fight ever increasing traffic all due to overcrowding; the State thinks what we need is more density? Good grief! Please vote them all out.

Meanwhile:

Please do not put all or the majority 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,  
Steve Collins  
509 Green Lane  
Redondo Beach, CA 90278

**From:** [Chris Colinsky](#)  
**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 2:22:27 PM

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*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 are 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.

It's 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 on both sides of town.

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

Thank you,  
Chris Colinsky

#### 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 replacement 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...



**From:** [Domenica Cresta](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably!!!!!!  
**Date:** Saturday, May 1, 2021 7:34:36 PM

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

Dear RB Planning and Mayor Brand,

Mayor Brand- as a North Redondo home owner and resident with a family here, I want to kindly remind you that you were elected by residents from ALL of Redondo Beach, NOT just South Redondo. As OUR Mayor, we need you to help and represent us here. Please step up and fight for us to have a fair and balanced plan.

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.

Thank you for your time and consideration.

Domenica Cresta

**From:** [Dalquist Family](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#); [Zein Obagi](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 30, 2021 9:35:09 PM

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

All,

Please do not put all the housing on one side of town. It should be distributed as equally as possible between North and South Redondo. The North side of town has 13 areas where the density is over 16,000 people per square mile while the South side of town only has 2 areas that dense. It is ridiculous that you would even consider putting all housing on the North side when it is already impacted by high density. Drive down any street in North Redondo and good luck finding a parking spot!

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. While I understand a vocal portion of the city would like to see the AES site as a park or have very limited development, this may not be feasible. The developer who bought the site will try to make it profitable and will most certainly include mixed use development.

Unless the state decides to allow local control, you cannot put all the housing in one section of town. It must be distributed equally in all areas.

Thank you.

Sharon Dalquist

**From:** [Kathy Compratt](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:34:55 PM

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

Please do not put all or the majority 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:** [Melissa Dagodag](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:38:34 PM

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Please do not put all or the majority of the housing units on one side of town. ***The units 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,

Melissa K. Dagodag, Esq.

**From:** [Cynthia Esparza](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:41:31 PM

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

Please do not put all or the majority 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:** [Maureen Moody](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:42:59 PM

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

Please do not put all or the majority 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:** [Mike H](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:43:59 PM

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

Please do not put all or the majority 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:** [DAVID MCGRORY](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:44:00 PM

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

Please do not put all or the majority 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:** [l0723@aol.com](mailto:l0723@aol.com)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:45:12 PM

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

Please do not put all or the majority 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.

Loren Blumberg

**From:** [Carolyn Pichotta](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:46:03 PM

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

Please do not put all or the majority 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:** [romanellica@gmail.com](mailto:romanellica@gmail.com)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:48:39 PM

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

Please do not put all or the majority 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 is overcrowded.

Carolina A. Schwalbach

**From:** [Knoxville5](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:53:26 PM

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**I'm in favor of tell the State we have no intention of letting them dictating how we will overcrowd Redondo.**

**We are capable of doing that without their dictates and will kindly forgo their intrusion into our city planning.**

**Dan Dickson**

**From:** [susan wang](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:02:59 PM

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

Please do not put all or the majority 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:** [Zsa Zsa Christopher](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:03:11 PM

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

Please do not put all or the majority 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:** [Shaunna S.](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:04:34 PM

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

Please do not put all or the majority 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:** [jrmmgr@aol.com](mailto:jrmmgr@aol.com)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Cc:** [Laura Emdee](#); [John.Gran@gmail.com](mailto:John.Gran@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:05:32 PM

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In the interests of equity and city harmony, please do not put all or the majority the housing on the north side of town. It should be distributed as equally. Accept the Planning Commission Recommendations-to use the AES site.  
Thank You,  
Jim Mueller and Patricia Digre  
2010 Mathews Ave #B

Sent from my iPhone



**From:** [Mark Levy](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:05:48 PM

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

Please do not put all or the majority of 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.

Totally unacceptable to burden 90278 with the majority of the units

**From:** [Victoria Oetzell](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:08:25 PM

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

Please do not put all or the majority of 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.

Steven and Vicky Oetzell

**From:** [hesketh](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:09:01 PM

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

Please do not put all or the majority 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:** [Keith Hesketh](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:09:57 PM

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

Please do not put all or the majority 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:** [elaineblumberg](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:11:08 PM

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

I think we are already crowded enough. People are living on top of each other with no yards. We are asked to consume less water and gas. How is this fair to the homeowners and renters who are already living on less resources?

This is not right!!!!!!!!!!

Please do not put all or the majority 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,

Elaine Blumberg  
North Redondo Beach longtime Resident

**From:** [vm818](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:13:10 PM

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

Please do not put all or the majority 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 already has it unfair share of the housing with the Galleria project and the areas surrounding it. I don't see the same amount of housing being planned for South Redondo. Maybe the resident did not want the waterfront to be a mall, but in its renovation, it can handle a lot more residential housing than North Redondo. There is more open land in South Redondo than in North Redondo . Traffic is already too heavy in North Redondo with all these 2 and 3 on a lot residences. North Redondo can no longer be the stepchild to South Redondo. We are all one city.

Thank you for your reconsideration in distributing RHNA equitably.

Best regards,  
Victor Moy  
North Redondo Resident

**From:** [PAUL GEISEL](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:14:45 PM

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

Please do not put all or the majority 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.

Paul Geisel  
Redondo Beach  
90278

**From:** [Brad Walker](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:20:05 PM

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

Please do not put all or the majority 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:** [DAWN/ERIC TELLESON](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:22:40 PM

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

Please do not put ALL or the MAJORITY of 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.

Its enough that the Homeless Pallet is ONLY in No RB, this is not equitable to keep assuming this area will carry the needs fo the whole of RB

**From:** [Vickie Vega](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:28:46 PM

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

Please do not put all or the majority 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.

It is unfair to the North Redondo neighborhoods that major building required by the state be constructed here. South Redondo must build their fair share of this required building. It is past due.

**From:** [Katie Hunt](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:33:11 PM

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

Goode evening,

I'm writing to ask that you do not put all or the majority the housing on one side of town. It should be distributed as equally as possible. 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.

I am a North Redondo resident and I appreciate the density in our part of town—it feels like a city, and I like living in a city. But the area is already so dense, and it's simply not fair to cram all of the require units into one, already crowded, part of town.

Thank you,  
Katie Hunt

**From:** [LISA MARIE THOMPSON](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:34:46 PM

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

Please do not put all or the majority 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,

Lisa Stanley

Redondo beach resident

Sent from my iPhone

**From:** [Janet Lindquist](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:36:49 PM

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

Please do not put all or the majority 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:** [fmjperf](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:46:31 PM

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Please do not put all or the majority 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.

George Manolis  
Cathy Manolis  
2413 Carnegie Lane  
Redondo Beach, CA 90278

**From:** [Noreen Shaffer](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:48:48 PM

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Please do not overburden one side of town with the required housing. We all pay our fair share of taxes - why shouldn't the housing distribution be fair? Imposing more housing in North Redondo is a recipe for disaster, overcrowding the small streets, schools, and parks. North Redondo, in particular, is already strained by the current overabundance of multifamily dwellings that have been developed without consideration for the increased traffic, lack of parking, and additional stress on community services. Don't put all or even the majority of the required housing on one side of town. It must be distributed equitably. 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:** [Anne](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:50:49 PM

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Please do not put all or the majority 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,

Anne Shea (North Redondo Beach resident for more than 20 years)



**From:** [Kenny Stein](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:07:55 PM

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Look, enough is enough. What's going on here anyway? With the Galleria being over built soon, you're now saying that's not going to be enough. With the new train line just feet from our Condo buildings, and your massive building spree ready to be constructed, you're disregarding the living conditions of the people who are living in No. Redondo Beach, Galleria area. It's a struggle to drive down Artesia now. I can only imagine what it will be like if you get your way and over build. Also, with the Green Line running just feet away from people's bedroom windows, you'll be turning this area into a slum in no time. I guess the people of Redondo Beach will need to be more selective in choosing the managers of their city next time. I know I will!

Kenny Stein, resident of RB

Please do not put all or the majority of 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:** [Anne Lopez-Gallego](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:17:57 PM

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Please do not put all or the majority 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:** [Russ Gilliam](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:23:24 PM

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I am a lifelong Redondo resident. I attended Franklin Elementary, Adams Jr High and Redondo Union High School. My parents have lived here for 70 years in their central Redondo neighborhood. The amount of housing and traffic in our neighbor has been ever increasing. Getting onto Inglewood Ave at 5 pm on a weekday has become a near impossibility. Central and North Redondo residents have been ever increasing and our city should have a balanced and fair share distribution of the State mandated housing . Please do not put all or the majority 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. #fairshareredondo

Russ Gilliam  
2723 Fisk Lane  
Redondo Beach, CA 90278

**From:** [Pam Sellars](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:37:22 PM

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Please do not put all or the majority 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:** [Helene Diamond](#)  
**To:** [Planredondo](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:46:43 PM

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Please do not put all or the majority 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:** [Domenica Cresta](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:47:58 PM

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Please do not put all or the majority 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 you  
Domenica Cresta  
(North redondo Home Owner)

**From:** [a25chen](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:52:04 PM

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Sent from my iPhone

**From:** [Patt](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 6:05:13 PM

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

Please do not put all or the majority 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.

Warm Regards,  
Patricia Lott  
90278



**From:** [Elizabeth Yi](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 6:35:21 PM

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Please do not put all or the majority 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:** [Richard Bright](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 6:37:14 PM

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

To whom it may concern,

Please do not put all or the majority 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:** [Jim Vita](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 7:03:03 PM

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

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A park only at the AES site makes no financial sense. Brings no revenue and invites homeless camps. The fantasy the mayor has been pushing for years will never find finance. Quit treating 90278 like the ugly stepchild.

Sent from my iPhone

**From:** [robert taylor](#)  
**To:** [Planredondo](#); [+CityClerk@Redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 7:08:00 PM

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

Please let them put all or the majority 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:** [Carine Cooper](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 7:43:20 PM

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Please do not put all or the majority 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.

Also where are we to park the 6k cars that will come with these homes?  
Assuming each home has 2.3 kids do we have the room in the schools to place them all?

This is absurd and both parts of Redondo need to share the weight on where these homes are going to be placed!

Carine Cooper  
N. Redondo Resident

**From:** [Joel P](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 7:50:25 PM

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Please do not put all or the majority 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.

- Joel -

**From:** [Ann Doherty](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 8:05:33 PM

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

Please do not put all or the majority 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:** [Martha Edmundnson](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 9:16:10 PM

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Please do not put all or the majority 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:** [Jennifer Ando](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 9:18:13 PM

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Please do not put the majority of the housing on one side of town. It should be distributed equally between North and South Redondo.

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,

Jennifer Ando

**From:** [DMS](#)  
**To:** [+CityClerk@redondo.org](mailto:+CityClerk@redondo.org); [+Horvath.RBD3@gmail.com](mailto:+Horvath.RBD3@gmail.com); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 11:00:13 PM

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Please do not put all or the majority 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:** [linda@lindamackenzie.net](mailto:linda@lindamackenzie.net)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 11:39:08 PM

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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.

--

Linda Mackenzie

**From:** [Dylan Thomas](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 1:17:06 AM

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Please do not put all or the majority 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:** [Dylan Thomas](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 1:17:06 AM

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Please do not put all or the majority 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:** [Brad Ewing](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 5:59:27 AM

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Please do not put all or the majority 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.

Brad Ewing

**From:** [Annie Kim](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 6:23:15 AM

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Please do not put all or the majority 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.

Annie Kim

Sent from my iPhone

**From:** [Justin Yoshida](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 7:51:31 AM

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Please do not put all or the majority of 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.

Justin Yoshida  
1531 Steinhart Ave  
Redondo Beach, CA 90278



**From:** [Dana Icaza](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 8:35:54 AM

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**From:** [Elizabeth Shiozaki](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 8:54:38 AM

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Sent from my iPad

**From:** [Aaron Wright](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 10:02:54 AM

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Please do not put all or the majority of 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:** [Aaron Wright](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 10:13:12 AM

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Please do not put all or the majority of 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:** [Pam Tschumi](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 10:53:23 AM

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Please do not put all or the majority 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.  
Pamela Tschumi

**From:** [Marlene J.](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 11:04:34 AM

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Please do not put all or the majority 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:** [Rose Woodin](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 11:45:39 AM

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Please do not put all or the majority 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:** [June Kataoka](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 2:05:13 PM

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Please do not put all or the majority 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:** [Michelle Redding](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 2:47:17 PM

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Please do not put all or the majority 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:** [Craig Arima](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 3:42:14 PM

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

Please do not put all or the majority 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 Craig

**From:** [Charles Hurd](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 4:41:40 PM

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Please do not put all or the majority 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 is already has more housing density than South Redondo. The imposed State requirement (pain) should be shared by all Redondo Residents.

**From:** [Winsome Huffman](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 5:05:57 PM

---

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

Please do not put all or the majority the housing on one side of town. To be fair to ALL residents of Redondo Beach, 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.

All the best,

Winsome Huffman  
Resident of Redondo Beach, 90278

**From:** [Todd Pearl](#)  
**To:** [Planredondo](#); [+CityClerk@Redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 6:01:51 PM

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Please do not put all or the majority 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.

Todd Pearl

**From:** [Lena Ng](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 7:22:05 PM

---

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

Please do not put all or the majority 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,  
Lena Ng

**From:** [Michael Christensen](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 7:50:39 PM

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This issue is of great importance to the residents of North Redondo! **Please** do not put all the housing expansion 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. Residents of South Redondo are passionate about controlling development of the waterfront and other areas of their side of town. Do the same principles not apply to North Redondo?

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.

Michael Christensen

---

**From:** [ebox pillay](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 7:59:24 PM

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Please do not put all or the majority 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.

Signed -

Suresh & Gertrud Pillay  
1642 Haynes Ln  
Redondo Beach, CA 90278



**From:** [Christensen Family](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#); [Michael Christensen](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 8:16:52 PM

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Redondo Beach City Council,

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.

Thank you,  
Lisa Christensen

**From:** [Cin Dee](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](mailto:+CityClerk@redondo.org); [+Horvath.RBD3@gmail.com](mailto:+Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
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Please do not put all or the majority 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:** [Cory O'Meara](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](mailto:+CityClerk@redondo.org); [+Horvath.RBD3@gmail.com](mailto:+Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 11:17:27 PM

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Please do not put all or the majority of 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,

Cory O'Meara  
Grant Avenue, North Redondo

---

**From:** [Vished Kumar](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 6:19:19 AM

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Please do not put all or the majority 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:** [joelsawai@aol.com](mailto:joelsawai@aol.com)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
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Please do not put all or the majority 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:** [JIM EDMUNDSON](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 7:04:27 AM

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Please do not put all or the majority 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:** [Lisa Painter](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 8:08:51 AM

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Hi All,

Please do not put all or the majority the housing in North Redondo. 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,  
Lisa Painter

**From:** [David Collora](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
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Sincerely,  
Dave



**From:** [Mary](#)  
**To:** [Planredondo](#); [+CityClerk@Redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 8:56:25 AM

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Jim & Mary St. John  
Get [Outlook for iOS](#)

**From:** [Jessica Krug](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 9:10:13 AM

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Dear Redondo Beach City Council,

Please do not put all or the majority of 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 for your consideration,

Jessica Krug  
1908 Spreckels Lane

**From:** [Sydney Arfin](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](mailto:+CityClerk@redondo.org); [+Horvath.RBD3@gmail.com](mailto:+Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
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Please do not put all or the majority 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.

Residents of Redondo Beach should the bear the benefits and the burdens equitably and fairly, including in housing.

With warm regards,

Sydney Arfin

**From:** [gary mlynek](#)  
**To:** [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 6:00:39 PM

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W. Gary Mlynek, Dist 5. 5-2-2021

Here's my take on this. I think we are over -reacting. To my knowledge, we dont even have access to a large tract of land around Redondo Ave. & Manhattan Beach Blvd. If we dont have it , then please, do tell, let us know exactly where these **1225** units will be located on the north side. Maybe Northrup or some other company in this area is going to sell their land.? So will we pony up millions of \$\$\$\$ , follow all the state/county rules & regulations and build a multi-unit facility. ? Will we sell the units & act as the real estate agent ? At least that would create some income for Redondo.

Another problem will be our schools, especially high school. Could RUHS handle potentially 1000 or more new students ? ? ! I would also like to know what the state could or would do to us if we **don't** meet their 2450 RHNA number. Perhaps our state senator could address that, if he dare. Seems to me , and I have told city council this before, there is a whole lot of land north of Barstow & east of Riverside. There is no good, logical reason for the state to impose these kind of rules, regulations & laws on small, already crowded cities. Not to mention the fact that it might even be against the state constitution. I will leave that research up to Mike Webb & RB legal team.

The best answer to this problem, start paying attention to who you elect. Are we subjects or are we citizens ? Maybe it's time for a totally new, lower tax, less dictatorial type of government in this state, but then, thats up to the voters. Thank You , W. Gary Mlynek

**From:** [Janis Stokes](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 11:42:28 AM

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We \*all\* need to help correct the unfair zoning in CA. Let's not cling to the prejudicial zoning practices that got our state in the unequal housing mess we've made. I'm proud to live in RB, and I'd hate to think my City Council is trying to give the Sneetches in 90277 all the stars.

- Janis Stokes (90278 for 40 years)

**From:** [Heseon Park](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
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Thank you.

A concerned citizen of North Redondo Beach.

Heseon Park

**From:** [Stephanie Friedman](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
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**From:** [Anthony Chan](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 11:58:59 AM

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**From:** [Ari Wilson](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 12:08:29 PM

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**From:** [Rutchland, Jennifer \(00460\)](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 12:10:10 PM

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**Jennifer Rutchland-O'Flynn**  
**1904 Huntington Lane**  
**Unit B, Redondo Beach, 90278**

**From:** [Jim Maurer](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
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Sent from my iPhone

**From:** [Oliver P. Shagnasty](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 12:11:24 PM

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Sent from my iPhone

**From:** [K.N.V](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 12:14:43 PM

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Good Afternoon:

Please do not put all or the majority 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 have lived in Redondo Beach for over 25 years. My husband and I felt that this was such a wonderful, perfectly sized town in which to put down roots and raise our family. We have been so impressed with the RBUSD, RBPd, RBFD, and all of the services and great people who have also chosen to live and work in this special beach town.

Sadly, over the past few years, it has slowly turned into a city which is not as safe, not as clean, and not as much of a "small town in a Big City." The charm of Redondo Beach is being taken for granted, and is being *allowed* to be squandered. In the blink of an eye, it will all be gone and we will have no one to blame but ourselves. We will be turned into a Venice Beach.

I sincerely hope that our city officials are willing to fight as hard for our little town as they promise to do each election cycle. Thank you very much.

Respectfully,  
Karen Vargas

**From:** [Ashita Johnson](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 1:30:37 PM

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**From:** [gina keliher](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 1:53:33 PM

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Sent from my iPhone

**From:** [John Delaney](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 3:00:48 PM

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Please do not put all or the majority of 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.

John P. Delaney III  
2707 Armour Ln, Redondo Beach, Ca 90278



**From:** [Sandra Bignone](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 3:26:22 PM

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To Whom It May Concern:

Please do not put all or the majority of 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,

Sandra

**From:** [Inan Beydilli](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 3:52:10 PM

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Please do not put all or the majority 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.

Inan

**From:** [Michael Do](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 4:49:36 PM

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**From:** [Jeff Meltzer](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 5:35:27 PM

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**From:** [Brian Polun](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Cc:** [Marian M Polun](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 5:41:04 PM

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Dear Redondo Beach City Council,

Please do not put all or the majority 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.

My wife and I have lived in Redondo beach since 1998. We love this city and have been fortunate to raise a family here. However, living in a city that treats certain members of its residence with greater respect or with more voice is not a city I can stand behind.

The possible plan to add all the required stated mandated housing allotment to solely the Northside of town is simply not just for obvious reasons!

I understand the responsibility involved to provide needed housing. Your job is to make sure that the plan spreads the burden across the entire city- Not just the Northside!

Sincerely,  
Brian & Marian Polun

2229A Gates Ave. 90278

**From:** [Robert Moore](#)  
**To:** [Planredondo](#); [CityClerk](#); [Christian Horvath Councilman District 3 RB](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 5:41:35 PM

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Please do not put all or the majority 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.

Tell the State to leave local control to the local cities!!!!

**From:** [Jeanne McGraw](#)  
**To:** [Planredondo](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 5:52:35 PM

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Please do not put all or the majority 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.

Very respectfully,

Jeanne McGraw  
2016 Bataan Rd Unit A  
Redondo Beach 90278



**From:** [Higgs2829](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 6:10:24 PM

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There is space for additional housing and it is not right for North Redondo to take the brunt of the development. It is unacceptable to take public parkland or areas currently accessed as recreation. These areas are important to the community and are regularly enjoyed by citizens of all ages. Considering the flat and declining rate of population growth in the State, Mixed purpose development and encouragement of ADU's make the most sense and will further to maintain the quality of life for ALL citizens of Redondo Beach. There must be equity and South Redondo must share and find space for the additional units required by the State. The public access areas in Redondo Beach are not only important to the residents, but access to these areas are important to tourism and as use by surrounding communities as well.

Please do not put all or the majority 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.

Leslie Higgins  
District 3

**From:** [Jennifer](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 6:42:37 PM

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Jennifer Hesketh  
Sent from my iPhone

**From:** [Bill Heuisler](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 7:36:42 PM

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Hello,

Please do not put all or the majority 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 hope that the council members will advocate for ALL of Redondo Beach equitably.

Thanks,

Bill Heuisler

**From:** [Lisa Collins](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 7:49:35 PM

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Lisa Nash

Please excuse the typos. Sent from my iPhone

**From:** [Anne Oliver](#)  
**To:** [Planredondo](#); [+CityClerk@Redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 8:00:48 PM

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**From:** [Theresa Leone](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 8:06:45 PM

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

Please do not put all or the majority 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:** [Eric Sund](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 9:30:26 PM

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

Please do not put all or the majority the housing on one side of town. It should be distributed equally between North and South Redondo. 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,

Eric Sund  
1624 Van Horne Ln (90278)

**From:** [John E. Nemeth](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 9:42:18 PM

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

Dear Plan Redondo and City Clerk,

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.

Thank you,

The Nemeth Family  
North Redondo Beach residents since 1999



**From:** [Ronni Do](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 9:45:18 PM

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

Please do not put all or the majority 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.

Have a great day:)  
Ronni

**From:** [Tim Callahan](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 10:46:29 PM

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

Please do not put all or the majority 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.

Let's use common sense and do the right thing — share the burden fairly from north to south.

Thank you,  
T. Callahan

**From:** [Joe Maletta](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 9:51:03 AM

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

Please do not put all or the majority 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.

Joseph R. Maletta

Signature via iPhone

Please excuse any typographical errors as this message may have been dictated.

**From:** [Rich Son](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 9:54:54 AM

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

To whom it may concern,

I am very concerned with having the majority of new housing on one side of town. North Redondo already exhibits what I believe to be overcrowding, with the infrastructure not able to support the growth we are experiencing.

Please do not put all or the majority of 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,  
Rich

**From:** [R Tuey](#)  
**To:** [Planredondo](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 11:17:58 AM

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I wholeheartedly concur with wording provided by Mr. Horvath.

Please do not put all or the majority 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.

Rick Tuey  
1638 Goodman Ave  
RB 90278

**From:** [Angela Nguyen](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 1:54:55 PM

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

Please do not put all or the majority 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,

Angela Nguyen  
Resident of North Redondo Beach

**From:** [Steve Goldstein](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 1:59:59 PM

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

Please do not put all or the majority 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 am urging City Council, especially our newly elected District 4 Council Member Mr. Obagi to do what's right for his district. Join your fellow North Redondo Council Members in fighting for Housing Equity. The AES site would be a perfect place to start, especially if the owner of the property, Leo Pulstilnikoff agrees, which I hear he does.

Thank you,

Steve Goldstein  
District 4 Resident

**From:** [G Wassil](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 2:08:23 PM

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

Please do not put all or the majority 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 have lived in both zip codes. Share the burden.  
George Wassil



**From:** [Mercedes Ca](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 2:30:23 PM

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

Dear Sir or Madam,

As a person who was BORN in Redondo Beach I ask that you please do not put all or the majority 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.

Mercedes Van Pelt  
Redondo Beach Resident

**From:** Abbes Khaki  
**Sent:** Tuesday, May 4, 2021 8:44 AM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Please No Zoning Change



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

Redondo Beach City Council Re: Agenda May 5, 2021 Item  
N.5. Dear Mayor and City  
Council:

I am writing in **opposition** to the proposed change of the existing land designation from P-CF [Public Community Facilities] to P/I [Public Institutional] that will permit RCFE [Residential Care Facilities for the Elderly] to be constructed without the following process of CUP [Conditional Use Permit].

The proposed change is a political strategy designed to prevent the concerned residents the right to speak and express their opinions. Please be mindful of the health and well-being of those residents that live in the vicinity of BCHD by casting your no vote.

Sincerely,

Sent from my iPhone

**From:** Tim Ozenne  
**Sent:** Tuesday, May 4, 2021 1:11 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Public Comment for 5/4/21 Council Meeting



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

Agenda Item N.5

Dear Council:

I don't understand all the political or administrative issues involved here, but it is my understanding that the Council may consider revision of land use planning rules to both (1) permit residential care facilities for the elderly (RCFEs) to be located on Public Land (P or P-CF) and (2) allow such facilities to escape the conditional use permit process that currently applies to virtually all uses of public lands. I oppose such revisions.

Presently, in this area the only proposed use of public lands for an RCFE-like facility is pending "redevelopment" of the Beach Cities Health District property on Prospect Avenue. BCHD would erect over 200 apartments in a truly huge building—higher and wider than Torrance Memorial Medical Center—and the BCHD project would sit in a residential area painfully visible to neighbors in Redondo and Torrance. These would be very expensive units, renting for more than \$12,000 per month. The admitted reason for this real estate development is to increase District cash flow which is dropping substantially, and renting apartments to old people appears to be a moneymaker.

As Redondo Beach publicly declared when it approved the Kensington facility, converting a school property to RCFE use replaces a public use with a private use. The same thing is planned for the BCHD redevelopment. Make no mistake: BCHD proposes to own and operate a private-use facility, free of property taxes and income taxes while directly competing with commercial firms and nonprofits.

As it is, there are *already* many RCFE facilities on private land in Redondo and surrounding cities, and there will be more as the population ages. It makes no sense allow RCFEs on scarce public lands. But there is more. Namely, BCHD, as a state-created health care district, lacks legislative authority to own and operate a residential facility, including its proposed RCFE, on its land. I would hope that Redondo would not give BCHD a pass when healthcare district law does not permit residential facilities such as the proposed RCFE.

Tim Ozenne

West Torrance Resident

**From:** ashley sibley

**Sent:** Friday, April 30, 2021 3:58 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition



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

**Dear Mayor and Council:**

**I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

A. Monaghan

**Redondo Beach Resident**

**From:** [Mike Conover](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Sunday, May 2, 2021 9:38:37 PM

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

Dear Mayor and City Council,

I am writing to oppose the proposed inclusion of assisted living in the definition of a PUBLIC land use. RCFE, especially those that change market rents like \$12,000 per month, must be required to obtain Conditional Use Permits. The public has a right to review and protect itself from commercial uses on our public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require an RCFE on public land to have a Conditional Use Permit.

Respectfully,

Jill and Michael Conover

\*\*\*\* \*  
\*\*\*\* \*  
\*\*\*\* \*  
\*\*\*\* \*

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete the message.

**From:** [Doug Field](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 3:03:16 PM

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

Dear Mayor and Council:

I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.

Thank you.

Doug Field

**From:** [joyce field](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 2:57:59 PM

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

**Dear Mayor and Council:**

**I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

**Name Joyce Field**

**From:** [Mark & Donna Miodovski](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 11:44:11 AM

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

**Dear Mayor and Council:**

**We oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

**Donna and Mark Miodovski**

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



**From:** [Rachel Levy](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 11:17:00 AM

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

**Dear Mayor and Council:**

**We oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

**Rachel Levy**

**Redondo Beach & Torrance property tax homeowners**

Sent from my iPhone

**From:** [ROBERT LEVY](#)  
**To:** [CityClerk](#)  
**Cc:** [LuJean Levy](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 4:36:06 AM

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

**Dear Mayor and Council:**

**We oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

**LuJean & Robert Levy**

**Redondo Beach & Torrance property tax homeowners**

Dictated but not read to prevent delay.

**From:** [William Shanney](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 5:34:38 PM

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

**Dear Mayor and Council:**

**I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

**William and Vivian Shanney**

**From:** [Frank von Coelln](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 5:32:03 PM

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

Dear Mayor and City Council,

I am writing to oppose the proposed inclusion of assisted living in the definition of a PUBLIC land use. RCFE, especially those that change market rents like \$12,000 per month, must be required to obtain Conditional Use Permits. The public has a right to review and protect itself from commercial uses on our public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require an RCFE on public land to have a Conditional Use Permit.

Respectfully,  
Frank and Nancy von Coelln

**From:** Janet Smolke

**Sent:** Friday, April 30, 2021 2:41 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** Public Comment to Mayor and Council -Oppose change to Public Land Use Definition



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

**Dear Mayor and Council:**

**I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

**Janet Smolke**

**From:** Stephanie Dyo

**Sent:** Friday, April 30, 2021 3:26 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** Public Comment to Mayor and Council- Oppose Change to Public Land Use Definition



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

**Dear Mayor and Council:**

**I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

**Stephanie Dyo**

**From:** Marcia Gehrt

**Sent:** Friday, April 30, 2021 2:40 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** Public Comment to Mayor and Council-Oppose Change to Public Land Use Definition.



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

**Dear Mayor and Council:**

**I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Do not be fooled by this appeal by BCHD that assisted living is for Public land use when it will not benefit people in the Southbay cities. Only those who profit from charging outrageous fees. You must give this more thought and require a Conditional Use Permit.**

**Thank you,**

**Marcia Gehrt**

**From:** [annie wu](#)  
**To:** [CityClerk](#)  
**Subject:** Re: Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 11:50:38 PM

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

Dear Mayor and Council:

I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.

Thank you.  
Annie Wu



**From:** [Healthy Desai](#)  
**To:** [Planredondo](#)  
**Cc:** [CityClerk](#)  
**Subject:** Redondo additional housing  
**Date:** Sunday, May 2, 2021 2:16:39 PM

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

Dear sir or madam,

I am a resident of north redondo and would like to voice my opinion about the additional housing requirements of redondo beach  
I would like to DEMAND EQUITY... Do NOT let ALL the Required Housing be put IN 90278  
I Demand required housing units are spread throughout RB

Reagrds  
Healthy J Desai, MD  
1748 CARVER st, redondo beach, CA 90278  
Sent from my iPad

From: Fred Fasen  
Sent: Tuesday, May 4, 2021 2:29 PM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Subject: Re:zoning

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

Dear Mayors, Councils, Superintendents, and PTA Presidents:

I urge the Cities of Torrance, Redondo, Hermosa and Manhattan Beach, along with the School Districts and PTAs to file comments in the BCHD DEIR process to protect our students and residents from the negative impacts of the proposed development. I oppose the damages from the 103-foot tall, nearly 800,000 sqft BCHD commercial development of \$12,000+ per month assisted living on our publicly paid-for and owned land. The 5-year or longer construction phase will have heavy truck traffic, debris loads, street vibration and 85dB intermittent noise near both West High and Towers on the BCHD truck path. Beryl Heights, Parras and RUHS will face traffic backups from construction vehicles on Del Amo, Prospect and Beryl. Beryl Heights Elementary will suffer both noise and toxic emissions from backups due to BCHD heavy truck traffic.

Please protect our students, elderly and residents from the significant, negative impacts of BCHDs proposed project. My comments are attached. Thank you.

Fred Fasen  
Redondo beach  
Sent from my iPhone

**From:** [Rick Ortiz](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** RHNA in the right place.  
**Date:** Saturday, May 1, 2021 10:20:48 PM

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

I approve of the plan for Residential house next to the Metro line in North Redondo.

Support the Mayor. No to new housing on the AES property in South Redondo.

Sent from Rick Ortiz  
S Gertruda Ave

**From:** [Warren Chun](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** RHNA - Please distribute housing needs evenly between North and South Redondo  
**Date:** Saturday, May 1, 2021 4:36:45 PM

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

Dear Plan Redondo and City Council,

I've been a 21 year resident of North Redondo.

Please do not put all or the majority of housing in North Redondo. Please evenly put the housing to North and South Redondo.

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,

Warren Chun

**From:** [AARIKA ANVARIPOUR](#)  
**To:** [Planredondo](#)  
**Subject:** Split Madated Housing Equitably  
**Date:** Tuesday, May 4, 2021 9:27:28 AM

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

Redondo Beach City Council,

My husband and I are homeowners in the 90278 area. We are asking that you fairly split the mandated housing equitably in Redondo Beach. North Redondo should not be responsible for carrying the majority of this new housing mandate. The burden should be carried equitably throughout our great city. The 1,245 housing units required need to be built on both sides of town. It is important for the unity of our city to establish equity among our community.

Thank You,  
Aarika and Everett Ghent

**From:** [Amy Quan](#)  
**To:** [Planredondo](#); [CityClerk](#); [Amy Quan](#)  
**Subject:** Split the Mandate Housing Equally between North and South Redondo Beach  
**Date:** Monday, May 3, 2021 6:57:02 PM

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

To Whom It May Concern,

I am writing to say that the split of the mandate housing is mostly in North Redondo Beach and want the mandated housing of the homeless to be equally split between North and South Redondo Beach.

I am a retired, single woman that lives in North Redondo Beach. There are already too many homeless in North Redondo Beach that I do not feel safe doing my daily walks or shopping in North Redondo Beach.

I shop at the following merchants near South Bay Galleria: Target, Sprouts, Panera, Ralph and South Bay Galleria. Because more homeless are roaming the area, I am changing where I shop (i.e., Torrance and Manhattan Beach).

I was in my car at the corner of Artesia Blvd and Felton waiting for the street light to change. A homeless and mentally disturbed gentleman was yellin, scratching himself and waving a jacket above and around his head. He kept moving towards the woman near the crosswalk. As he kept moving towards her you could see the fear on her face as she kept moving away from the street corner. When the light changed I didn't know whether to continue straight across worried that the disturbed gentleman would jump out in front of my car. Luckily I was able to cross and the gentleman stayed in the crosswalk but not proceeding forward or staying on the curb.

Another time I was walking to drop a box of my oranges to a friend's place a few blocks away. I was waiting for the lights on the corner of Felton Ln and Artesia Blvd to change so I could cross to the other side of the street. A homeless person got very close to me and kept eyeing me. I did not feel comfortable.

I try to walk from Inglewood Ave to Aviation Blvd for my daily walks. I also walk from Felton Ln to Manhattan Beach Blvd by taking Artesia Blvd to Aviation Blvd to Manhattan Beach Blvd. This also takes me close to the proposed housing on Manhattan Beach Blvd and Aviation Blvd.

The increased crime and safety in the area near me is a concern. I am seriously considering moving out of Redondo Beach and the surrounding area to a safer community. One where I can live, shop and enjoy being outdoors without worrying about my safety.

Please do the mandate of housing equally between North and South Redondo Beach. Are other cities in the South Bay (ie., Hermosa Beach, Manhattan Beach,

Torrance, Lawndale, Rolling Hills, Palos Verdes, Carson, Wilmington, Hawthorne, El Segundo, etc)mandated to house the homeless? If not, why is it not?

**Best Regards**  
**Amy Quan**

**From:** [msljs](#)  
**To:** [Planredondo](#)  
**Subject:** State Mandated 2,940 New Homes Required in Redondo Beach  
**Date:** Monday, May 3, 2021 1:01:20 PM

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In response to the 2,940 new homes required in Redondo Beach by the Regional Housing Needs Assessment, North Redondo Beach (90278) is already zoned to take 1,200 units, therefore, it is critical that South Redondo Beach (90277) be required to find more areas to accommodate this mandate.

I am urging the City Council Members to vote to follow the Planning Commission recommendations to include housing at the Power Plant site in S. Redondo Beach. This is the fair and equitable way to handle this matter in our city.

North Redondo Beach (90278) is already extremely crowded, impacted and it is very difficult to find street parking. This problem will be much worse with the 1,200 units that we are zoned to build. Good neighbors need to work together to solve this issue, therefore, South Redondo Beach (90277) needs to step up and share the additional new housing mandate.

Thank you,

Leslie Sutphin



**From:** [Laura Lighthart](#)  
**To:** [Planredondo](#)  
**Subject:** Subject Line: Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, May 3, 2021 9:42:08 AM

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Dear Sir, Madam,

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.

Laura Lighthart, Redondo Beach Resident, District 5.

Best regards,

Laura Lighthart

**From:** [Gary Dyo](#)  
**To:** [CityClerk](#)  
**Subject:** Subject: Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 10:46:42 PM

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April 30, 2021

**Dear Mayor and Council:**

**I oppose the proposed inclusion of assisted living (RCFE) in the definition of a PUBLIC land use. RCFE, especially those that charge market rents like \$12,000+ per month, must be required to obtain conditional use permits. The public has a right to review and protect itself from commercial uses on our scarce Public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require any RCFE on public land to have a Conditional Use Permit.**

**Thank you.**

**Gary Dyo**

**From:** [dlheredia](#)  
**To:** [Planredondo](#)  
**Subject:** Zoning homes should be equitable  
**Date:** Monday, May 3, 2021 5:47:44 PM

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We in North Edondo do not want to be the only ones to have high density apartments especially on Aviation Blvd. I will send a protest to AQMD. There is no mass transit in this area on the scale to handle this project.

From: John Calcagnini  
Sent: Sunday, May 2, 2021 11:34 AM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Subject: Planning commission

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

To the City Council,

We hope that you are equitable people when you vote on where to put The state's mandated housing of another 2,500 units on May 11. New housing needs to be split evenly between north and south redondo. I recommend that you follow the planning commission suggestion of the power plant site. North Redondo already has too much overcrowding, a lack of parking and too much multi-family housing.

You have consistently treated north redondo unfairly in terms of zoning and have already gone back on your word to move the homeless shelters after six months.

You need to keep your promises to the population of Redondo, and you need to act in their best interests. If you reviewed Nextdoor, you would see that the people don't want any more state mandated housing. You should read the many protests about your behavior on there. What legal action have you taken to bar the state from imposing this on our city?

Thanks-John Calcagnini

Sent from my iPhone

**From:** [Bryan Stone](#)  
**To:** [Planredondo](#); [horvath.RBD3@gmail.com](mailto:horvath.RBD3@gmail.com); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 4:07:16 PM

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Mr. Horvath,

Thanks for your inquiry into my thoughts about growing housing density in Redondo Beach. We should not be kowtowing to the state of California and change Redondo Beach's growth plans to accommodate the state's unreasonable demands. Our state government should not be telling any city how to zone their community. Our city should be making decisions that ensure that RB controls its own destiny and is not dependent on other governments out of our residents' direct control as much as possible. Additionally, we as a community should be standing up to our state law-makers and let them know that we won't be bullied into solving problems that our community isn't built to resolve. The question we should be asking ourselves, is not "how do we distribute the houses forced upon us by the State of California?", but rather "What can we do as a community to get this unreasonable senate bill repealed including lawsuits?"

a north redondo resident,

Bryan Stone

**From:** [Bryan Stone](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Agenda item N5 - Senate Bill No. 166 - Please fight the State of California  
**Date:** Tuesday, May 4, 2021 4:02:49 PM

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Mr. Horvath,

Thanks for your inquiry into my thoughts about growing housing density in Redondo Beach. We should not be kowtowing to the state of California and change Redondo Beach's growth plans to accommodate the state's unreasonable demands. Our state government should not be telling any city on how to zone their community. Our city should be making decisions that ensure that RB controls its own destiny and is not dependent on other governments out of our residents' direct control as much as possible. Additionally, we as a community should be standing up to our state law-makers and let them know that we won't be bullied into solving problems that our community isn't built to resolve. The question we should be asking ourselves, is not "how do we distribute the houses forced upon us by the State of California?", but rather "What can we do as a community to get this unreasonable senate bill repealed including lawsuits?"

a north redondo resident,

Bryan Stone

**From:** [Mike O'Connell](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 4:15:47 PM

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Please do not put all or the majority 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:** [burgess.foshe\\_t](mailto:burgess.foshe_t)  
**Sent:** Tuesday, May 4, 2021 3:07 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Future Housing in North and South Redondo



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

City of Redondo Beach Council Members,

It is not a surprise to any of us who live in California that we have a housing affordability problem, but it is not a problem that can be solved by one city acting alone. All 88 cities in Los Angeles County must do their part. And, in the same way, all areas of the City of Redondo must do their part to meet the State mandated housing requirement. There are numerous small sites in North Redondo that can accommodate more housing, and there is also the large AES site in South Redondo which is an ideal location for a mix of commercial and residential development. I urge you to consider the AES site when planning for future housing units in the City of Redondo.

Sincerely,  
Cynthia Burgess  
3509 Gibson Pl  
Redondo Beach, CA 90278