

**Public written comments on
GPAC recommended Land Use Plan received up
to the time of agenda release
for City Council meeting of May 11, 2021**

From: [Art Salazar, CPA](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Wednesday, May 5, 2021 9:17:36 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: [maria cruz cummins](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Wednesday, May 5, 2021 5:05:25 PM

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Sent from my iPhone

From: [yvonne.guam](#)
To: [Planredondo](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, May 6, 2021 6:20:51 AM



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From: [Marilyn Politakis](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Thursday, May 6, 2021 6:25:11 AM



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Kind regards,
Marilyn Politakis

From: [Levon Berberian](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Thursday, May 6, 2021 7:55:17 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.

This is absolutely absurd. Fight back. Don't destroy this beautiful area with more traffic, angrier citizens due to increased housing, and increased population density.

Thank you,

Lev Berberian
Redondo Beach Resident

Sent from my iPhone

From: Mark Nelson

Sent: Tuesday, May 4, 2021 8:41 PM

To: CityClerk <CityClerk@redondo.org>; Zein Obagi <Zein.Obagi@redondo.org>; Brandy Forbes <Brandy.Forbes@redondo.org>; Todd Loewenstein <Todd.Loewenstein@redondo.org>; Nils Nehrenheim <Nils.Nehrenheim@redondo.org>; Laura Emdee <Laura.Emdee@redondo.org>; Christian Horvath <Christian.Horvath@redondo.org>; Bill Brand <Bill.Brand@redondo.org>

Subject: MAYOR AND COUNCIL PUBLIC COMMENT - The Public Vote on Kensington was SPECIFIC to the Coastal Zone



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I strenuously object to the addition of RCFE to Public zoning. It is a fallacy that the public voted for RCFE in P. They voted one off for the Kensington facility on a specific lot. The ballot question and City Attorney's statement is below. It is very clear.

Text of measure

Ballot question

The following question appeared on the ballot:[\[2\]](#)

“ Shall the City approve amendments to the City Charter, General Plan, Coastal Land Use Plan, and Coastal Zoning Ordinance **to conditionally allow residential care facilities for the elderly in the P-CF zoning district on properties over one acre in the Coastal Zone** pursuant to a request from the School District to rezone surplus school property?[\[3\]](#) ”

Impartial analysis

The following impartial analysis of the measure was prepared by the office of the Redondo Beach City Attorney :

“ Background. The land use regulations in the City of Redondo Beach are generally governed by the city's General Plan, Coastal Land Use Plan and Coastal Zoning ("Planning Documents"). ***This Measure amends the land use regulations for a 3.37-acre surplus school site owned by the Redondo Beach Unified School District ("RBUSD") zoned P-CF Community Facility, located at 320 Knob Hill Avenue ("Site").*** ”

In 2007, the RBUSD Surplus Property Advisory Committee recommended that RBUSD lease the Site for fair market value. The RBUSD selected a developer to lease, construct, and operate a Residential Care Facility for the Elderly ("RCFE") on the Site, which is not currently a permissible or conditional land use in the City's Planning Documents.

The existing land use regulations for the Site allow for a structure with a maximum height of three stories which may contain a variety of land uses, including, but not limited to, government buildings, hospitals, medical offices, schools, recreational facilities and child day ”

care facilities. To facilitate the project, RBUSD and the developer must obtain amendments to the Planning Documents from the City.

RBUSD generally has a statutory right to request a zone change for unused school sites. Earlier this year, the Redondo Beach City Council approved a request from RBUSD and the developer to amend the City's Planning Documents. However, before these amendments can become effective they must be approved by the citizens of Redondo Beach pursuant to Article XXVII of the City Charter and approved by the California Coastal Commission ("CCC").

The Measure. Measure K, which was placed on the ballot by the City Council, would amend these Planning Documents for the Site. The Measure would amend the P-CF land use regulations in the Coastal Zone to add RCFE to the list of additional uses which can operate on the Site. The Measure would not modify the existing three story height limit regulations. Once effective, the Measure would allow for the construction of an RCFE on the Site, which was conditionally approved by the City Council as a two story development. The lease revenue from this development would be used to support the RBUSD's educational purposes.

Under State law, the City is required to submit Coastal Land Use Plan and Coastal Zoning amendments, such as the ones necessary for this project, to the CCC for certification. As part of this certification process the CCC can suggest modifications to the Coastal Land Use Plan and Coastal Zoning ("Suggested Modifications") to ensure consistency with the Coastal Act. Measure K also contains an amendment to the City Charter which exempts the City Council's adoption of the Suggested Modifications for the site from a second subsequent vote under Article XXVII of the City Charter).

Measure K requires approval of a majority of the voters in the City voting on it to become effective. A "yes" vote favors the changes for the RCFE project, a "no" vote opposes them.^[3]