

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 11, 2021

N.2. 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: [Randall Nip](#)
To: [Planredondo](#); [CityClerk](#)
Subject: Please distribute RHNA Equitably
Date: Tuesday, May 4, 2021 4:51:55 PM



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

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

From: [Ron & Joan Stolba](#)
To: [Planredondo](#)
Subject: Housing in North Redondo
Date: Tuesday, May 4, 2021 5:11:22 PM

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

Please allocate mandated units equitably. The North Redondo area would be negatively affected by additional housing. Parking and road congestion is already a serious issue in the 90278 zip code.

From: [Thomas Bauer](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Tuesday, May 4, 2021 5:12:04 PM



*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.

Redondo Beach, especially North Redondo, is already far too dense with the concomitant traffic, pollution, crime, noise, parking shortage, lack of enforcement, litter, homeless, blight, recyclable thefts, and congestion.

Dr. Thomas and Dona Bauer

From: [Kush Verma](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#)
Cc: [Nils Nehrenheim](#); [Todd Loewenstein](#); [zo@obagi4redondo.com](#)
Subject: Redondo housing
Date: Tuesday, May 4, 2021 6:33:10 PM



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

Hello my name is Dr Verma, I live in North Redondo Beach and I feel Strongly that additional homes that are zoned for Redondo Beach be equally split between North and South Redondo. It is unfair to have most of housing in North Redondo Beach where the areas already overcrowded.

Please let me know that my voice is heard. This will have a significant impact on my desire to stay in the area

Sincerely,

Kushagra Verma M.D., MS

Adult and Pediatric Spine Surgery
Scoliosis and Spine Deformity
Volunteer, Global Spine Outreach

Faculty, Long Beach Memorial Residency and Sports Medicine Fellowship
Clinical Assistant Professor, Western University of Health Sciences

Long Beach Memorial and Miller Childrens Medical Center
Los Alamitos Medical Center

[3851 Katella Ave, suite 255](#)
[Los Alamitos, CA 90720](#)

From: [Anne Oliver](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Tuesday, May 4, 2021 8:28:00 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: [sue.cooper](#)
To: [Planredondo](#)
Subject: additional housing
Date: Thursday, May 6, 2021 4:39:01 PM



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

South Redondo should be doing their part in sharing this fiasco. Someone here suggested Senior housing (for purchase, not rent)
Smaller places where us seniors might WANT to be. Possibly then, our much bigger homes could become available for younger families.
How about 2 bedroom townhouses for people over 60? Create a village, with activities??

From: DoNotReply=redondo.org@mg.comcate.com <DoNotReply=redondo.org@mg.comcate.com> **On**
Behalf Of City of Redondo Beach - Customer Service
Sent: Thursday, May 6, 2021 5:06 PM
To: Khatirah Nazif <Khatirah.Nazif@redondo.org>
Subject: New Comcate Case: Mayor & Council>Public Comment on Agenda Item (you are owner)



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

Topic>Subtopic: Mayor & Council>Public Comment on Agenda Item

Case ID#: 36742
Case Created: 05/06/2021
Case Location:

Customer: Hogan, Delia
Owner: Khatirah Nazif
Your role on this case: Primary Owner

Case Details: <https://clients.comcate.com/rep/caseDetail.php?ag=23&id=1713427>
First 200 Characters of Case:

I vote for NO HOUSING at the Power Plant site! This should be restored to it's natural state, OPEN SPACE, public recreation! Redondo is too crowded already, more housing will create more traffic, parking is already an issue.

PLEASE DO NOT REPLY TO THIS EMAIL.

From: [Cindy D](#)
To: [Zein Obagi](#); [Planredondo](#); [CityClerk](#); [Bill Brand](#)
Subject: DEMAND that Housing Units be built in both North AND SOUTH Redondo
Date: Thursday, May 6, 2021 8:02:19 PM



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

Hello!

First of all, I would like to express my disappointment at how UNFAIRLY the city planning committee and the city council have been treating the residents of North Redondo. I personally voted for Councilman Obagi over Mr. Gran and encouraged others to do the same. I am deeply disappointed and ashamed to find out that Councilman Obagi's first vote in office is to sell out the residents of North Redondo. I hereby demand that the city planning committee fairly distributes the planned mandated housing equitably between North AND SOUTH Redondo! The residents of North Redondo pays their share of taxes. It's about time that we get fair representation and treatment by our city council.

Furthermore, if the City of Redondo plans to continue with its plans to build low income housing and additional homeless pallets in North Redondo, please consider turning the Community Center located on the corner of Artesia Blvd and Green to an actual, full service police substation in order to protect the residents of North Redondo from any increased crime and public disturbance.

Thank you!
C. Del Rosario
Axenty Way
Redondo Beach

From: [The Tiffanys](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Please distribute RHNA Equitably
Date: Friday, May 7, 2021 9:50:47 AM

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Since equitable justice is on everyone's mind these days, justice dictates that the entire city must share equitably in the burden of providing the 2,490 homes mandated by the state. Inflicting this entirely on District 5 is unreasonable and unfair. Those of you who do not reside in this district, will not have to live with the consequences of not doing the right thing. It is entirely unfair to expect us to carry the entire burden of this mandate.

El Segundo only received a RHNA of 491 partly because they do not have any housing next to their Green Line Stations. They have Zero HQTAs Population.

If we add housing next to a Green Line Station where we currently have none, then we will be given a bonus/penalty(depending on your point of view)on the next RHNA Cycle.

If we use our industrial land for housing we will further damage our jobs to housing ratio.

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,
Dan and Pam Tiffany
District 5 Residents

From: [The Tiffanys](#)
To: [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)
Subject: Re: Please distribute RHNA Equitably
Date: Friday, May 7, 2021 10:20:43 AM

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

Furthermore, past attempts to revitalize the harbor area have met with resistance from various council members and the voting public. One of the reasons for rejecting the larger proposals offered, has been the issue of excessive traffic on the local streets in the region. The same argument applies in this instance. Expecting the surrounding area of District 5 to carry the entire burden of 2490 additional housing units is hypocritical when compared to revitalizing the harbor and surrounding area. You can't have it both ways.

-Dan Tiffany

> On May 7, 2021, at 9:50 AM, The Tiffanys <ptiff1183@aol.com> wrote:

>

> Since equitable justice is on everyone's mind these days, justice dictates that the entire city must share equitably in the burden of providing the 2,490 homes mandated by the state. Inflicting this entirely on District 5 is unreasonable and unfair. Those of you who do not reside in this district, will not have to live with the consequences of not doing the right thing. It is entirely unfair to expect us to carry the entire burden of this mandate.

>

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>

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>

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

>

> Sincerely,

> Dan and Pam Tiffany

> District 5 Residents

>

>

From: [Donna Phelan](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 12:32:59 AM

[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.

Donna Phelan
1904 Clark Lane
RB 90278

Sent from my iPhone

From: [Jeff Rieth](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 7:15:09 AM



*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 evenly 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,

~Jeff Rieth
Redondo Beach resident since 1985

From: [Evan Deems](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 7:39:01 AM

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Evan Deems

*Sent from my mobile device

From: [Mike H](#)
To: [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 7:45:34 AM



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From: [anh vo](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 7:47:00 AM

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

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Anh Vo Dumont

From: [Jean Chamberlin](#)
To: [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 7:47:47 AM



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First, I believe it is wrong for the state to tell the cities they need to increase density, especially in already dense areas, ie beach community cities. There is already too traffic, we have a water shortage, and with all electric in the future we will need the AES power. BUT if it's to be so, spread the added homes around the city equitably.

JeanChamberlin

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: [Emily Pinho](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 7:51:10 AM

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Thanks!

Emily Pinho (Huntington lane)

Sent from my iPhone

From: [Jorie Denny](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 7:53:34 AM

[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!!!

Jorie Denny
iPhone, therefore I am.

From: [Mike H](#)
To: [+Horvath.RBD3@gmail.com](#); [Planredondo](#); [CityClerk](#); [horvath.rbd3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 7:53:57 AM



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Mike Harbridge

From: [Laura Geisel](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 7:55:09 AM

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

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Laura Geisel

Sent from Laura's iPad

From: [Archie Cayanan](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:07:12 AM



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From: [Gennaro Pupa](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:12:23 AM



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From: [Alex Broughton](#)
To: [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:13:13 AM



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

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From: [Renee Moilanen](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: General Plan Equity
Date: Saturday, May 8, 2021 8:18:04 AM



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

Dear Mayor and City Council,

I am urging you to reject the proposed General Plan land-use recommendations, which are grossly unfair to the residents of North Redondo Beach. New housing units should be distributed fairly throughout the city - not concentrated in one already dense area. The Council majority and mayor have demonstrated their longstanding opposition to housing equity in the city by previously opposing housing developments in South Redondo, such as Sea Breeze (54 units) while happily approving housing in North Redondo, such as the Galleria project (300 units). This state law is an opportunity to address the housing crisis, but it cannot come at the expense of the quality of life for one segment of the Redondo population.

I urge you to go back to the drawing board on these recommendations.

Thank you,
Renee Sorgen
1606 Armour Ln, RB

From: [Manny Olivares](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:19:32 AM



*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 the northern side 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.

Thank you,

Manuel Olivares

From: [craig arima](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:21:36 AM

[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.

The spread of the housing should be split evenly and not loaded into our area like always ..our streets are already overly crowded to the point of no parking for the current residence and now you want to DUMP all the new housing into our neighborhood ... this is unfair !

Sent from my iPhone Craig

From: [Kristin Noelle Anderson](#)
To: [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:25:03 AM



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Sincerely,
Kristin N. Anderson

--

Kristin N. Anderson

From: [Jon Schwalbach](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:33:44 AM



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

Hi,

My name is Jon Schwalbach. I live with my wife and two kids at 2209 Earle Ct, Redondo Beach, CA 90278. We love this city since moving here 4 years ago. Thanks to our councilmember, Christian Horvath, about recent events and the upcoming votes. We don't think it is fair to put all or the majority of housing on one side of town. North Redondo is already more saturated. Not only would be unfair, it will more dramatically hurt our city as a whole to make North Redondo more saturated.

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 for listening.

Jon

From: [marc mitchell](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:34:58 AM



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Thank you for your consideration.

Marc Mitchell & Maryanne Jankovic
1724 Spreckels Lane
Redondo Beach, CA 90278

From: [Tracy Curreri](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:35:00 AM



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Tracy Curreri
Chief Design Officer
Doodat Inc

From: [Brad Ewing](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:36:03 AM

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Brad Ewing
90278

From: [kelsey kern](#)
To: [Planredondo](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:36:32 AM



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

Hello - I am a long time home owner in Redondo Beach and am very concerned about the upcoming housing proposal.

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 purchased our home in Redondo Beach because of the look and feel of the neighborhood and 2,500 additional residences would drastically change that.

- Kelsey Good

From: [james decicco](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:44:54 AM

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

Firstly, I say we push back on Sacramento with every thing we have as a city and only talk about moving forward with housing as a last resort.

Of all the choices floated, The corner of Artesia/aviation is not a choice. The traffic is already over congested and there are numerous apartments already in place on the other side.

I've been on the council meetings and I've yet to see any traffic studies or meaningful post-construction scenarios that truly support the decision to put increased housing in any area.

True and clear infographics will tell the story instantly and this data must be rendered before any decision.

Regardless, 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.

James DeCicco

Sent from my mobile

From: [Glen Eichenblatt](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 8:56:53 AM



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Glen Eichenblatt
503 Green Ln, Redondo Beach, CA 90278

Typed by thumb on my smartphone, so please excuse brevity and autocorrect/grammar/spelling errorrrs.

From: [Marlene](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:05:00 AM



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From: [Mark](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:11:32 AM



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Mark Bixler
Sent from my iPhone

From: [msromosr](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:17:13 AM



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Sent from my Galaxy

From: [Joe Maletta](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:19:07 AM

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Joseph Maletta

Signature via iPhone

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

From: [msromosr](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:19:11 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 Galaxy

From: [Linda Maroko](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:25:54 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: [Joan Ayton](#)
To: [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:26:56 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: [Monika Dees](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:39:06 AM

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Sent from my iPhone

From: [Robert Folkman](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:40:07 AM

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

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Bob Folkman

1905 190th St.

Sent from my iPhone

From: [alan james](#)
To: [Planredondo](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:42:50 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: [Dylan Thomas](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 9:43:03 AM

[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: [Elizabeth Shiozaki](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 10:02:21 AM

[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 iPad

From: [SILVANO MERLO](#)
To: [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 10:07:37 AM

[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.

Silvano Merlo

Sent from my iPhone

I am truly sorry for any misspelling between failing eye site and big thumbs some errors might occur

From: [John Grentzinger](#)
To: [Planredondo](#); [CityClerk](#); Horvath.RBD3@gmail.com
Subject: Please distribute RHNA Equitably
Date: Saturday, May 8, 2021 10:20:47 AM

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

There's no reason we shouldn't meet this mandate by distributing the new units throughout the entire city.

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.

~John

~~~~~

Sent from my iPhone

**From:** [Yoonhee Kim](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 10:27:00 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:** [Willie Chan](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 10:27:39 AM

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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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Willie Chan

**From:** [DAVID MCGRORY](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 10:35:22 AM

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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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**From:** [Margaret Willers](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:15:10 AM

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Sent from my iPhone

**From:** [Jennifer Pope](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:37:00 AM

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

**From:** [abatefrank](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:46:29 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:** [hunting4e](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:50:56 AM

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Emily and David Manatan  
Rockefeller Ln

Sent from my T-Mobile 4G LTE Device



**From:** [Tyler Caden Telleson](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:58:42 AM

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**From:** [Dawn Schroeder Telleson](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:58:57 AM

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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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**From:** [Eric Telleson](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:59:12 AM

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**From:** [Sara Aguilar](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:59:20 AM

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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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**From:** [Tyler King Telleson](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:59:28 AM

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**From:** [Dawn Schroeder Telleson](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:59:39 AM

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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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**From:** [Michelle Ami](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 12:14:09 PM

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Sent from my iPhone

**From:** [Nancy Davis](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 12:17:05 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:** [odette.pringle](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 1:06:19 PM

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Sent from my Galaxy

**From:** [Robert Friend](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 1:12:10 PM

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I've lived in North Redondo for 35 years, 30 as a home owner. I am extremely tired of the City treating North Redondo as 1) an afterthought, and 2) An area to be dumped on because the residents are less affluent. Examples abound of city activities, functions, and other things focused or based in South Redondo but no efforts seem to be based in North, other than things like toxic waste recycling days. Please treat North Redondo fairly. Work to fight the institutionalized racism inherent in putting all affordable housing at one end of the city. Please do not put all or the majority the housing on one side of town. It's time to distribute things not everyone likes 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.

Bob Friend  
North Redondo Home Owner

**From:** [krksquash](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 1:14:46 PM

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North Redondo matters, too.

Krish Krothapalli  
20+ year resident of North Redondo Beach

**From:** [Odette](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 1:17:39 PM

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**From:** [Allen Victor](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 1:24:33 PM

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**From:** [Candice Gamboa](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 1:34:01 PM

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Candice Gamboa

**From:** [Melissa Dagodag](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 1:41:22 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. This is simply NOT EQUITABLE. 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.

When engaging in city planning, equity must be considered. It is not fair to put the vast majority of new units in one zip code in a community.

Thank you for your consideration,

Melissa K. Dagodag, Esq.  
1525 Wollacott St, Redondo Beach, CA 90278

**From:** [hesketh1](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 1:54:29 PM

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Sent from my iPhone



**From:** [Lily Morgan](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 2:05:27 PM

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**From:** [MONIKA OLMOS](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 2:17:55 PM

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Monika Olmos  
Sent from my iPhone

**From:** [Nannette Bucan](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 2:19:32 PM

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Each community deserves the opportunity to share responsibility for new resident housing in a more equitable way. And please do not make this a “North vs South” issue. The last thing we need is more anger and finger pointing.

Thank you for listening to the residents of Redondo Beach and recognizing their voice in such important decisions that impact us all.

- Nannette Bucan

**From:** [Neil Lieberman](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 2:31:21 PM

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Neil Lieberman & Associates  
811 North Catalina Ave.  
Suite 3004  
Redondo Beach CA 90277  
Phone  
Fax

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**From:** [Pamela Regan](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 2:53:50 PM

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Hello!

I am a long-time North Redondo resident (have lived in the "condo dense" area along Artesia Blvd and now, finally, am in a single family zoned area along Rindge Lane. I am writing with two requests:

1. Please do NOT rezone. Those of us who saved for years to move to single family homes should not be punished with increasing density caused by rezoning. We moved here for a reason, and we pay the exorbitant taxes that go along with it. Don't penalize us any more.
2. Please do not put the majority of the proposed new housing on one side of town - because it will undoubtedly be MY side of town (!), North Redondo. Any proposed increase in density 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 listening.

Sincerely,

Dr. Pam Regan

504 Rindge Lane

Redondo Beach, CA 90278

**From:** [Fernando Garcia](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 2:56:00 PM

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If Redondo Beach must add more housing units to the city, it is imperative that housing be distributed equally across the entire city. It is unjust to burden only one part of the city, North Redondo, with all of the new housing units.

Please do the right thing; if the city must generate new housing units, balance it across the entire city.

--Fernando Garcia

**From:** [Pam Sellars](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 4:41:53 PM

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Pam Sellars

**From:** [Danny Travieso](#)  
**To:** [Planredondo](#); [CityClerk](#); [horvath.rbd3@gmail.com](mailto:horvath.rbd3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 5:31:22 PM

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Sent via the Samsung Galaxy Note10+, an AT&T 5G Evolution capable smartphone  
Get [Outlook for Android](#)



**From:** [Claire Stevens](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 5:53:27 PM

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**From:** [Lynette V](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 6:36:44 PM

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There is barely enough parking as it is! We here in 90278 are houses on top of houses.

PLEASE DO NOT DISTRIBUTE ALL THESE HOMES IN 90278. YOU MUST DISTRIBUTE THEM EQUALLY IN REDONDO BEACH, or better yet, not at all!

Lynette Vandever  
2012 Belmont Lane unit A  
Redondo Beach 90278

**From:** [Eduardo Kneler](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 7:14:26 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.

Eduardo S Kneler M.D.

Graciela Kneler

**From:** [David Morano](#)  
**To:** [Planredondo](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 7:17:29 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 Yahoo Mail on Android](#)

**From:** [Susan](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 9:30:41 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. Or find other options, stop this unequal plan.

- Susan DeCosta  
1643 Spreckels Ln  
90278

**From:** [Amy Luthra](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 9:42:22 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.

Thank you,

Amy  
Redondo Beach resident

Sent from my iPhone

**From:** [Poy Sakjirapapong](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 11:18:06 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 mobile device.  
Dr. Poy S. Yamada

**From:** [Lois Sheridan](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 7:03:33 AM

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Dear Redondo 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.

As a homeowner in the already densely populated area of 90278 I understand the importance of equity. Please distribute these housing units equally in both North and South Redondo.

Kindly,

Ms. Lois Sheridan  
609 Meyer Lane, Unit 9  
Redondo Beach, CA 90278  
HOA Board of Directors, Secretary  
2021



**From:** [Jonathan Wright](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 7:33:33 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.

North Redondo already faces significant traffic and loss of access to open space.

Jonathan Wright

**From:** [Kurt Wells](#)  
**To:** [Planredondo](#); [CityClerk](#); [Christian Anthony Horvath](#)  
**Subject:** Distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 8:29:42 AM

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Please do not put all or the majority the housing in the North end of town.

It needs to 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:** [Donna Spielberg](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 9:31:55 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.

Donna Spielberg  
90278 Resident

--

***Donna***

---

*NOTE: I may have replied off my phone so please forgive fat-fingered typos. Thanks!*

**From:** [Patrick S](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 10:30:23 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.

Patrick Sarian  
1708 Ruxton Ln B  
Redondo Beach CA 90278

**From:** [Kyrie Sillers](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 11:02:48 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:** [bob.carol](mailto:bob.carol)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 11:29:23 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.

I don't agree with any of this over building. The traffic in North Redondo is already to capacity. You can not move on PCH after 2:30, when everyone is back to work.

Just over crowded right now.

We have cars speeding up and down all the side streets and not stopping at the stop signs. Now add 17,000 plus more cars to the area and it will be grid lock.

No one should be able to tell us that we have to put more than one home on our property, no matter what size our lot is. We bought and paid for our homes and pay the tax's on them.

But, just like every other decision that has been made for this city, we do not really have a say....the council does what they want.

We should not be having a rail line moving into this area. I can not even imagine what problems this will bring and the homes and businesses you are taking away from us, to do this. Crime has already risen this last year in this area. When I moved in here 45 years ago it was all gangs. Redondo has worked hard to correct this problem, and now all you are doing, is putting us back to that space in time. We have had a lovely city here for some time now, with families moving in that have worked hard to get where they are, no crime to speak of, feeling safe to walk the streets and by your vote, you will put us back to gangs and robberies once again here, after all the hard work of our previous Mayors, and council people have done..

And for building houses where the AES plant is, the soil needs to be cleaned of all the toxicants and usually needs to stand years before safe to build on.

Who is going to pay for this, US the taxpayers in Redondo. The plant should have been remolded like AES plant wanted to do and they were going to pay for all of this. Now we have power shortages, rolling black outs and paying high prices for electricity. Do none of you have any foresight of the future of this area and the strain all of this will bring to our area.

People who choose to live in this area have paid good money for the homes here, now your telling us you are moving low income housing in here and more homeless.

You better visit, Venice, Santa Monica, Pasadena, LA and other areas to see what that has got them. They just want to move their problems to our area.

Stand up to the government that is turning to Socialism more and more each day, taking our rights away and telling us what we have to have in our cities, just because they have ruined theirs.

These are not only my feelings. We have many wonderful neighbors moving out of here already, as they see what is coming and do not want this for their family.

**From:** [Matt Pope](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 11:39:25 AM

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Sent from my iPhone

**From:** [Sundeep Gill](#)  
**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 9, 2021 2:56:12 PM

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Hello Redondo Beach 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.
- We need to create mixed use buildings in order to drive foot traffic, create safe public spaces, drive tax revenues, and overall sustainability for the communities so not everyone is just going to 2-3 grocery stores.
- Can we zone in a way by Artesia and Aviation that would be more conducive for restaurants or businesses similar to Catalina Ave in South Redondo Beach?

- Sunny, North Redondo Resident



**From:** [John Calcagnini](#)  
**To:** [Planredondo](#)  
**Date:** Sunday, May 9, 2021 7:51:35 PM

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To Whom it may concern,

**California's population** fell by more than 182,000 people in **2020**, marking the first year-over-year **loss** ever recorded for the nation's most populous state. State officials announced Friday that **California's population** dipped 0.46% to just under 39.5 million people from January **2020** to January 2021.

So why do we need to accept the state proposing putting 2500 new housing units in Redondo Beach! The city of redondo should take legal against the state and furthermore the city could just pay state fines if they impose them and reject the states prooosal

Sent from my iPhone

**From:** [joycorra](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 8:22:03 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,  
Joy Corradetti

Sent from my iPhone

**From:** [yvonne Daugherty](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 9:25:26 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:** [Alexandros Martinez](#)  
**To:** [CityClerk](#); [Planredondo](#)  
**Subject:** Fair Share in Housing  
**Date:** Monday, May 10, 2021 12:04:30 AM

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Hi,

The city wants to add 1,000 housing units in the Tech District. Adding all 1,000 homes in the same area calls for disaster, especially when all the school-aged kids are assigned to Lincoln.

Redondo Union High School is already at the end of the rope with over 3,000 students in 2021 as opposed to a smaller population (~2,300 students) over 10 years ago.

If the RBUSD wants to alleviate overcrowding at Redondo Union, Mira Costa High (MBUSD), and Adams Middle Schools, then the city and the school district could at least plan a possible joint (6-12) middle and high school anywhere in North Redondo Beach (particularly in the Tech District). This happened in Carson with Rancho Dominguez Preparatory School (which is a 6-12 school) when the school opened in 2011.

Let North and South Redondo have equal share of homes.

Alexandros Martinez  
2107 Robinson St  
Redondo Beach, CA 90278

**From:** [Austin Krauss](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 10, 2021 7:22:22 AM

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Hello,

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.

Best,

Austin Krauss  
North Redondo Beach, District 3

**From:** [Jon Schwalbach](#)  
**To:** [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com); [Planredondo](#)  
**Subject:** Fwd: Please distribute RHNA Equitably  
**Date:** Monday, May 10, 2021 8:45:34 AM

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Hi,

My name is Jon Schwalbach. I live with my wife and two kids at 2209 Earle Ct, Redondo Beach, CA 90278. We have loved this city ever since we moved here four years ago. We chose this city because we think it will be a great place to raise our kids. Thanks to our councilmember, Christian Horvath, my wife and I are aware of and concerned about recent events and the upcoming votes. We don't think it is fair to put all or the majority of housing on one side of town. North Redondo is already more saturated. Our schools are more crowded. It would be unfair and will more dramatically hurt our city as a whole to make North Redondo more saturated. I imagine no one in our city is happy about recent legislation that requires our city to become more dense. But the solution isn't to affect only one half of the city (especially the half that is already more crowded).

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 for listening.

Jon Schwalbach

**From:** [Patricia Jones](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 10, 2021 9:01:53 AM

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Patricia Jones  
Founder, P.S. I Love You Foundation  
Educational Rights Holder, Foster Youth Advocate, Author, CBEST, CDP Certified Diversity Professional, Social Emotional Development Trainer

[www.PSILoveYouFoundation.org](http://www.PSILoveYouFoundation.org)

We are all connected by a powerful thread of vibrant energy; whatever you choose to give to others, eventually connects back to you.

**From:** [Cheryle](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 10, 2021 11:00:10 AM

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Sent from my iPad



**From:** [Maria Celia Corvalan](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 10, 2021 11:11:33 AM

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Thank you for your consideration.

From: roberleigh59  
Sent: Monday, May 10, 2021 12:51 PM  
To: Brandy Forbes <[Brandy.Forbes@redondo.org](mailto:Brandy.Forbes@redondo.org)>  
Subject: Rezoning Process

Dear Ms Forbes,

For the record I'd like to give my input on the zoning for the state mandate.

First of all I agree with the majority of the planning commissioners that the AES plant has more positives than negatives in terms of utilizing 13 acres at that site.

I hope the council puts some fair minded thought into this process and not let it become a major political football.

This mandate is completely absurd in my opinion. We need to have fairness in the rezoning process by utilizing as much of the city as we can. This is something that's going to last for generations to come.

Thank you for your time. If you have any questions please contact me.

-Robe Richester

**From:** [Lori-Ann Harbridge](#)  
**To:** [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 10, 2021 1:21:53 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.

Lori-Ann Harbridge  
1111 Ford Avenue

**From:** [Jon Bucci](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 10, 2021 5:05:46 PM

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

I am a 38 year resident in South RB and I am asking the Council to put some of the housing in South RB.

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

Jon Bucci

District 1 resident

**From:** [Anthony Dedousis](#)  
**To:** [Planredondo](#); [CityClerk](#); [Bill Brand](#); [Joe Hoefgen](#); [Brandy Forbes](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Christian Horvath](#); [Zein Obagi](#); [Laura Emdee](#)  
**Cc:** [Leonora Camner](#)  
**Subject:** Redondo Beach Housing Element - Comment Letter  
**Date:** Monday, May 10, 2021 5:21:08 PM

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Dear Mayor Brand, Councilmembers, and Planning Staff:

Hope your week is going well. I'm reaching out to [share a letter from Abundant Housing LA regarding Redondo Beach's draft housing element](#). As you will see, our letter expresses major concerns about the City's intended approach to updating the housing element. We believe that the City's intended approach does not satisfy the intent of state law, which is to expand housing availability at all income levels. We are particularly concerned the City has failed to identify enough sites where the RHNA housing growth goal can be accommodated by 2029.

The attached letter contains a detailed explanation of where we view Planning as having fallen short of HCD's standards and state law. I've also included a [link to our letter to the City](#) from October 2020, highlighting the need for a high-quality housing element based on HCD's guidance and interpretation of state law.

We respectfully request the opportunity to address our concerns with you. Please let us know when you might have availability to meet in the next few weeks. Thank you for your consideration.

Best,

Anthony

**From:** [Kelley](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please Reconsider RHNA Distribution Across Entire City  
**Date:** Monday, May 10, 2021 10:53:09 PM

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To whom it may concern,

As a resident of ZIP code 90277, and as someone who works in ZIP code 90278, I am writing to urge the Redondo Beach City Council to work with the General Plan Advisory Committee and Planning Commission to adopt a response to the Regional Housing Needs Assessment (RHNA) that includes a more balanced distribution of mixed-use and higher-density housing across both Redondo Beach ZIP codes than the 313 of 2,490 units currently allocated to 90277. I do not mean to suggest there must be an equal split between the two ZIP codes (90278 arguably has greater access to public transportation and large employment opportunities), but instead thoughtful reconsideration of the distribution across similar types of spaces all across the city. Addressing housing shortages and access to affordable housing is something we need to take responsibility for as an entire city.

While I agree a reassessment of the RHNA distribution across South Bay cities may be warranted (particularly in regard to the allocation assigned to El Segundo), people who work in grocery stores, restaurants, gas stations, hair salons, and other service-oriented businesses within Redondo Beach (which often translates to lower wages) should have more opportunity to live in the city where they work and to more fully be a part of the community. The City Council, General Plan Advisory Committee, and Planning Commission have an opportunity to enact policy that shows a more wholistic approach to addressing housing scarcity while also likely increasing diversity across the entire city.

Specifically, I would like to voice my support for the following recommendations made by the Planning Commission:

- Consider the area east of Aviation Park and Aviation Track for mixed use
- Consider mixed use with 30 du/acre for a portion of the AES site, with a caveat that 50% of the entire site acreage seems like a large proportion, and further discussion/assessment should be had to determine the appropriate percentage of the site to be allocated, as well as public transportation solutions that may make such a design more realistic
- Consider PCH North industrial and commercial flex zones residential overlay with 30 du/acre
- Consider mixed use PCH Central, including at PCH and Torrance
- Consider North Tech district (North of MB Blvd & South of Marine Avenue) overlay be reduced to only include any additional units IF needed

Additionally, I suggest exploration of additional mixed-use and/or higher-density zoning:

- Along the east side of Catalina Blvd, particularly north of Torrance Blvd,
- All along Torrance Blvd,
- On the eventual right-of-way land that will become available with the decommissioning of the AES power plant,

- For a certain percentage of select lots within existing R1-R3 residential areas,

as well as serious conversation around transportation solutions, architecture, and setback requirements that will make higher-density living more appealing (take many European cities as examples).

I enjoy walking around my current neighborhood and having apartment buildings interspersed with lower-density townhomes and single-family residences. The reality is Redondo Beach remains unaffordable for many people, and more mixed styles of housing will likely help increase diversity in the city. A 1,600+ square foot home is not required to enjoy, benefit from, or contribute to the amazing infrastructure, services, and natural beauty we enjoy in Redondo Beach.

Sincerely,  
Kelley Ristau  
District 3

**From:** [melissa.sullivan](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 10, 2021 11:14:40 PM

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**From:** [karen yoder](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 11, 2021 5:24:46 AM

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[Sent from Yahoo Mail on Android](#)

**From:** [Dave Nash](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 11, 2021 6:56:43 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.

Dave Nash

Sent from my iPhone

**From:** [Wendy G.](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably: NO MORE HOUSES!!  
**Date:** Tuesday, May 11, 2021 6:59:20 AM

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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. In reality, Redondo Beach shouldn't put any more houses in. We are surrounded by 3 cities and the ocean. We don't have room to expand with that many houses. Our streets and schools aren't built for it!

Please don't do this to our already crowded section of Redondo Beach. I live in North Redondo where the streets are already crowded. There is nowhere to park as it is...we only have 2 parking spaces on our street! The streets are narrow and traffic is already crazy on PCH and 190th during morning/evening commute and on nice beach weekends. There isn't room for more cars.

Our schools are filled to the brim with students. There is NO WHERE put the possibility of 3,000-5,000 more students! Our class sizes are at the maxim and the campuses are full. Our real estate values are so high because people want to move here for the schools. Well, the schools are having a hard time with the number of students now. With thousands of more students, the schools won't be able to function and the quality of education will go down.

I have had it with the cottages being torn down and -4 houses going up in it's place. I can't imagine if there are 2,500 more houses! There just isn't that much room left in Redondo for that many people. If this goes through, I will move out of Redondo Beach after my daughter graduates from high school in the next few year. I will leave after 20 years of being here. Enough is enough with this city and its poor decisions that effect us the citizens so much.

Wendy

Redondo Beach City Council\*Agendas 05-05-2021 Item N.5./05-11-21 N.2.  
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:** [marina.mora](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 11, 2021 9:27:08 AM

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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 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.

**From:** [kaffatschool](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 11, 2021 12:57:18 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. Kathleen Gerds

**From:** [kaffatschool](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 11, 2021 1:03:14 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.

Having lived in the city and area for many years we need to equally distribute new housing resources. While I know we need senior housing as well, all the vacant lots and new projects seem to be for profit housing.. We may need to revisit the housing issue looking at the whole city, not just in the 90278 . Thank you Kathleen Gerds

**From:** [Mike O'Connell](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 4:15:50 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:** [Glen and Nancy Yokoe](#)  
**To:** [CityClerk](#)  
**Subject:** PUBLIC COMMENT OPPOSE - PUBLIC Land Use Definition Change  
**Date:** Monday, May 10, 2021 12:12:09 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,

We oppose changing the PUBLIC Land Use definition removing the FAR and adding RCFE. Additionally, any RCFE projects should continue to require Conditional Use Permits.

The Planning Commission, based on several GPAC member comments, made these recommended changes bypassing the GPAC. Therefore, such changes should return to the GPAC for review before submission to the Council again.

Appropriately, Councilmembers Todd Loewenstein and Zein Obagi, Jr. should be commended for probing this matter at the last Tuesday meeting.

As affected residents concerned with the many adversities of the 5+ years BCHD HLC overdevelopment project, we ask for the Council's support in tabling any changes to PUBLIC Land Use definitions, RCFE, or the related CUP at this time.

Respectfully, Glen and Nancy Yokoe

**From:** [Aileen Pavlin](#)  
**To:** [CityClerk](#)  
**Subject:** PUBLIC COMMENT OPPOSE: PUBLIC LAND USE DEFINITION CHANGE  
**Date:** Monday, May 10, 2021 9:33:34 AM

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

Mayor and Council,

I live in Torrance with my home bordering Redondo under BCHD. My husband and I oppose any change to the PUBLIC Land Use definition to remove the FAR and add RCFE. We also support returning the PUBLIC Land Use discussion to GPAC for their review.

Appreciate Councilmembers Obagi and Loewenstein for probing this issue at your last meeting. Please continue to investigate this proposal.

Aileen and John Pavlin

**From:** [Candace Allen Nafissi](#)  
**To:** [CityClerk](#)  
**Subject:** PUBLIC COMMENT OPPOSE – PUBLIC Land Use Definition Change  
**Date:** Sunday, May 9, 2021 8:34:44 PM

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

Dear Honorable Mayor and Council:

I oppose the recommended changes to the PUBLIC Land Use definition to remove the FAR and add RCFE. Further, I request that all current and future RCFE projects continue to require Conditional Use Permits. Last, this Planning Commission recommendation to add RCFE and abandon the existing FAR appears to have bypassed GPAC. Several comments have been made by myself and other GPAC members. These and any future changes should return to GPAC prior to submission to the Council again. If you want to ensure that the general plan is reflective of public input, please send it back.

I also thank Councilmembers Obagi and Loewenstein for their investigation into this matter at the May 4<sup>th</sup> meeting, and ask for Council support to table any changes to PUBLIC Land Use definitions, RCFE, or the related CUP at this time.

Thank you,

Candace Nafissi, District 3 & General Planning Commissioner

**At your service,**

**Candace Allen Nafissi, MPA**

Los Angeles County Beaches & Harbor Commissioner

Redondo Beach Library Commissioner

Redondo Beach General Plan Advisory Committee Member

Telephone:

Email:

**From:** [Allegra Levy](#)  
**To:** [CityClerk](#)  
**Subject:** Opposition to proposed RCFE  
**Date:** Sunday, May 9, 2021 1:28:55 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.**

**Allegra Levy,**

**Daughter to Redondo Beach & Torrance property tax homeowners**

**From:** [Doug Field](#)  
**To:** [CityClerk](#)  
**Subject:** PUBLIC COMMENT OPPOSE – PUBLIC Land Use Definition Change  
**Date:** Saturday, May 8, 2021 12:04:48 PM

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

Mayor and Council:

I oppose the recommended changes to the PUBLIC Land Use definition to remove the FAR and add RCFE.

Further, I request that all current and future RCFE projects continue to require Conditional Use Permits.

Last, this Planning Commission recommendation to add RCFE and abandon the existing FAR appears to have bypassed GPAC, based on the comments of several GPAC members.

These and any future changes should return to GPAC prior to submission to the Council again.

I also thank Councilmembers Obagi and Loewenstein for their investigation into this matter at the May 4th meeting, and ask for Council support to table any changes to PUBLIC Land Use definitions, RCFE, or the related CUP at this time.

Doug Field

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [CityClerk](#)  
**Cc:** [Judy Rae](#)  
**Subject:** Comments for 5/11/21 Council Meeting and Proposed Letter to the Editor  
**Date:** Saturday, May 8, 2021 11:30:56 AM  
**Attachments:** [image.png](#)

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

Dear Mayor and Council:

Despite a 1,200+ signature petition to reduce the size of the 2019 BCHD design, they instead increased both its height and its square footage of surface building. The surrounding neighborhoods have been ignored by BCHD, and we need our day at the Planning Commission, the City Council, and then court as needed in order to be protected from another 50-100 years of environmental and economic injustice from the facility. As you know, the facility will house 80% non-residents of the 3 beach cities and 92% non-residents of Redondo Beach. As a facility in Redondo Beach, there is no scenario where this facility's benefits outweigh its local EJ and associated health damages.

We must not allow RCFE by right in Public land use, especially not \$12,500 per month rent, market-priced RCFE. The market has no problem providing market-priced RCFE on commercial land, and if Public land is to be used for RCFE, it must be publicly financed, owned and operated as a cost-based, non-profit operation at affordable rents.

Deny any changes to the Public land use definition and require a Conditional Use Permit process so that the public's voice can FINALLY be heard.

Mark Nelson  
3+ Year BCHD Volunteer, Community Working Group  
Redondo Beach



**From:** [Paul Lieberman](#)  
**To:** [CityClerk](#)  
**Subject:** PUBLIC COMMENT OPPOSE – PUBLIC Land Use Definition Change  
**Date:** Friday, May 7, 2021 10:01:43 AM

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

Mayor and Council:

I oppose the recommended changes to the PUBLIC Land Use definition to remove the FAR and add RCFE. Further, I request that all current and future RCFE projects continue to require Conditional Use Permits. Last, this Planning Commission recommendation to add RCFE and abandon the existing FAR appears to have bypassed GPAC, based on the comments of several GPAC members. These and any future changes should return to GPAC prior to submission to the Council again.

I also thank Councilmembers Obagi and Loewenstein for their investigation into this matter at the May 4<sup>th</sup> meeting, and ask for Council support to table any changes to PUBLIC Land Use definitions, RCFE, or the related CUP at this time.

Paul and Gretel Lieberman  
19815 Mildred Avenue  
Torrance, CA 90503-1121

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**From:** [joyce field](#)  
**To:** [CityClerk](#)  
**Subject:** SUBJECT: PUBLIC COMMENT OPPOSE – PUBLIC Land Use Definition Change Mayor and Council:  
**Date:** Friday, May 7, 2021 9:10:36 AM

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

I oppose the recommended changes to the PUBLIC Land Use definition to remove the FAR and add RCFE. Further, I request that all current and future RCFE projects continue to require Conditional Use Permits. Last, this Planning Commission recommendation to add RCFE and abandon the existing FAR appears to have bypassed GPAC, based on the comments of several GPAC members. These and any future changes should return to GPAC prior to submission to the Council again. I also thank Councilmembers Obagi and Loewenstein for their investigation into this matter at the May 4<sup>th</sup> meeting, and ask for Council support to table any changes to PUBLIC Land Use definitions, RCFE, or the related CUP at this time.  
Joyce Field



**From:** [Joyce Stauffer](#)  
**To:** [CityClerk](#)  
**Subject:** PUBLIC COMMENT OPPOSE – PUBLIC Land Use Definition Change  
**Date:** Friday, May 7, 2021 6:32:30 AM

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

Mayor and Council:

We oppose the recommended changes to the PUBLIC Land Use definition to remove the FAR and add RCFE. Further, we request that all current and future RCFE projects continue to require Conditional Use Permits. Last, this Planning Commission recommendation to add RCFE and abandon the existing FAR appears to have bypassed GPAC, based on the comments of several GPAC members. These and any future changes should return to GPAC prior to submission to the Council again.

We also thank Councilmembers Obagi and Loewenstein for their investigation into this matter at the May 4<sup>th</sup> meeting, and ask for Council support to table any changes to PUBLIC Land Use definitions, RCFE, or the related CUP at this time.

Joyce and John Stauffer  
19411 Linda Drive  
Torrance, CA

**From:** [William Shanney](#)  
**To:** [CityClerk; BCHD.DEIR@gmail.com](#)  
**Subject:** Public Comment Oppose - Public Land Use Definition Change  
**Date:** Friday, May 7, 2021 5:57:33 AM

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

Mayor and Council:

I oppose the recommended changes to the PUBLIC Land Use definition to remove the FAR and add RCFE. Further, I request that all current and future RCFE projects continue to require Conditional Use Permits. Last, this Planning Commission recommendation to add RCFE and abandon the existing FAR appears to have bypassed GPAC, based on the comments of several GPAC members. These and any future changes should return to GPAC prior to submission to the Council again.

I also thank Council members Obagi and Loewenstein for their investigation into this matter at the May 4<sup>th</sup> meeting, and ask for Council support to table any changes to PUBLIC Land Use definitions, RCFE, or the related CUP at this time.

Sincerely,

William and Vivian Shanney

**From:** [Fred Fasen](#)  
**To:** [CityClerk](#)  
**Subject:** Re : zoning  
**Date:** Thursday, May 6, 2021 9:19:00 PM

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

Mayor and Council:

I oppose the recommended changes to the PUBLIC Land Use definition to remove the FAR and add RCFE. Further, I request that all current and future RCFE projects continue to require Conditional Use Permits. Last, this Planning Commission recommendation to add RCFE and abandon the existing FAR appears to have bypassed GPAC, based on the comments of several GPAC members. These and any future changes should return to GPAC prior to submission to the Council again.

I also thank Councilmembers Obagi and Loewenstein for their investigation into this matter at the May 4<sup>th</sup> meeting, and ask for Council support to table any changes to PUBLIC Land Use definitions, RCFE, or the related CUP at this time.

Sent from my iPhone

Sent from my iPhone

**From:** [Stacey Brucia](#)  
**To:** [CityClerk](#)  
**Subject:** Re: Housing zoned equitably  
**Date:** Wednesday, May 5, 2021 11:39:03 AM

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

We own a home on Nelson Ave. Redondo is so crowded to begin with, but it is absolutely ridiculous to think that all of the state-required housing units would land in 90278. Please share the pain, inconvenience and school crowding equally with South Redondo. It is not fair to treat North Redondo as the dumping ground for all unwanted things.

Thank you,  
Stacey Brucia

--

**From:** Marcia Gehrt  
**Sent:** Tuesday, May 11, 2021 9:44 AM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Public Comment Oppose-Public Land Use Definition Change



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

Mayor and Council:

I oppose the recommended changes to the PUBLIC Land Use definition to remove the FAR and add RCFE. Further, I request that all current and future RCFE projects continue to require Conditional Use Permits. Last, this Planning Commission recommendation to add RCFE and abandon the existing FAR appears to have bypassed GPAC, based on the comments of several GPAC members. These and any future changes should return to GPAC prior to submission to the Council again.

I also thank Councilmembers Obagi and Loewenstein for their investigation into this matter at the May 4<sup>th</sup> meeting, and ask for Council support to table any changes to PUBLIC Land Use definitions, RCFE, or the related CUP at this time.

Thank you,

Marcia Gehrt

19935 Redbeam Ave.

Torrance, CA

**From:** [msljs](#)  
**To:** [Planredondo](#)  
**Subject:** Oppose Additional Units in North Redondo Beach  
**Date:** Tuesday, May 11, 2021 3:02:53 PM

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

I strongly oppose building more houses/units in N. Redondo Beach and I am urging the City Council Members to continue to strategize and be creative to include housing at the Power Plant site in S. Redondo Beach and/or other sites in S. Redondo Beach. N. Redondo Beach has already been zoned to take 1,200 homes. The housing units should be split equitably between North and South Redondo Beach. Good neighbors should find a way to share this challenge in a fair and equitable way. Additionally, it is imperative that our city fight back against the RHNA allocations “mandates” by the state. We need you to please stand up and speak up for our city so that we are in control of our local zoning.

Thank you,

Leslie Sutphin

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

**From:** [Holly Osborne](#)  
**To:** [Lina Portolese](#)  
**Subject:** Comments on Land Use Plan Definitions, May 11  
**Date:** Tuesday, May 11, 2021 12:00:01 PM

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

Dear Lina:

I oppose the new land use designations for R1, R2, and R3. (You changed them to RSF, RL and RM) These designations are trying to "subtly" change the uses in R1, R2 and R3 by passing the new definitions as "clean up", but they are not. In fact, they are potentially just as significant as the "clean-up" controversy at the BCHD site, summarized below.

1) BCHD Controversy: (I copied this from another submitter's email, just to refresh your minds)

"I oppose changing the P-CF zone to allow residential care facilities for the elderly (RCFEs) on public land without requiring approval of a conditional use permit (CUP). This was presented to the City Council as a minor change in language, but make no mistake, this is a fundamental change to Public zoning and land use. This is an extremely rare parcel of land zoned P-CF in Redondo Beach, it's essential to keep this basic protection in place, both for the safeguarding of public land, and to provide public transparency and an avenue for public input. "

Now consider the "subtle" ("minor") changes in R1, R2 and R3,

2) **R1: original definition:** Single-family residential uses (Up to and including 8.8 du/ac)

**Modified definition, calling it RSF:**

"Provides for complete neighborhoods composed primarily of single-family detached residential units with neighborhood-serving uses, such as **corner commercial**, and community serving facilities, such as **public open space** and institutional uses. Density range is up to and including 8.8 dwelling units per acre. "

a) What exactly is "corner commercial". If you have a corner store in a neighborhood (as we do in North Redondo), **giving it the same zoning as the housing, RSF, just invites someone to tear down the store or coffee shop and build more residential instead.** No thank you.

b) What about public open space? If you have a small parkette in the middle of an R1 neighborhood, giving it the same zoning as housing (RSF) invites people to build on it, or count it as buildable acreage.

3) **R2 original definition:** "Single-family residential uses, duplexes, townhomes, condominiums, apartments. *Density range is up to and including 14.6 dwelling units per acre.* "

**Modified definition, calling it RL. (residential low)** (By the way, Residential Low is very un-descriptive)

"Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses, such as **corner commercial**, and community serving facilities, such as **public open space** and institutional uses. Single-family attached and detached units and multi-family units such as duplexes, **triplexes (??)**, townhomes, stacked flats, apartments, courtyard homes, and patio homes are allowed in this designation. *Density range is up to and including 14.6 dwelling units per acre.* "

There are multiple problems with this.

a) Including "public open space" in this definition just invites someone to decide we should put housing

there. Maybe put housing on the parkettes, instead of having the open space? No thank you.  
b) All this stuff about "complementary neighborhood serving uses" and "corner commercial" just invites mixed use in there. And again, if there are small stores, it invites tearing them down to put in residential.  
c) **Why were triplexes included?** Do we have any triplexes in our R2 areas?

For other reasons outlined under my section "Potential new legislation" it is very important that we keep our R2 neighborhoods largely defined by the presence of "two on a lots"

4). **R3 Original definition:** (according to you; **I think it is incorrect**) :  
"Single-family residential uses, duplexes, townhomes, condominiums, apartments" *Density range is up to and including 17.5 dwelling units per acre*

Shouldn't it have the word **triplex** in there?

**R3 New Definition: RM** (*I do not like RM, for residential medium. Very un-descriptive*)

Provides for complete neighborhoods that contain a diversity of housing types and complementary neighborhood-serving uses<sup>1</sup>, such as corner commercial, and community serving facilities<sup>2</sup>, such as public open space and institutional uses. Single-family attached and detached units and multi-family units, such as duplexes, triplexes, townhomes, stacked flats, apartments, courtyard homes, and patio homes are allowed in this designation. *Density range is up to and including 17.5 dwelling units per acre*

**Here is a problem: Having the exact word same definition for RM (R3) as RL (i.e R2), except for the density, just invites somebody reading the housing element to MAKE us change all RL to RM.**

I have all the same concerns for the this new "RM" definition for R3 as I did for the new definition for R2.

I am going to add here some potential new legislation which underlies some of my concerns.

Here is the reason I want to emphasize what is R2 and what is R3.

There is a new proposed Senate Bill, SB 478, . It has new breakdowns for 3-7 units on a lot, and 8-10 units on a lot, requiring what FARs to allow. During the hearing, Scott Wiener said this bill would NOT apply to single family zones, or duplex zones. It only applies to where we have specifically zoned for 3 or more units. He was pressed on the duplex to make sure he meant it; he repeated the bill would not affect duplexes. **We want to make sure we protect our R2 neighborhoods, and giving them the EXACT same definition as R3 DOES NOT DO IT.**

Please keep the definition R2, emphasizing the two on a lots, in case SB 478 passes.

If you can stand one more comment, I am going to repeat something I said at the May 4 city council meeting, about the RHNA people counting the cemetery as buildable area (and even worse, in an HQT area.) **In fact, the cemetery is zoned R1.** If the RHNA people were working from a zoning map, then they really might have thought that those 17 acres were "fair game" for housing. **That was a big mistake on our part,** And we do not want to compound that mistake, by calling areas of our present R1, R2 and R3 zones that are open spaces, or "corner commercials" with the same zoning names as the residential. That is what your new zoning names RSF, RL and RM do.

**KEEP THE OLD DEFINITIONS. IS THAT CLEAR?**

**Holly Osborne**  
**Redondo Beach**

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**From:** [Holly Osborne](#)  
**To:** [Lina Portolese](#)  
**Subject:** Land use density tables  
**Date:** Tuesday, May 11, 2021 1:12:36 PM

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

At the May 4 council meeting, you had a power point presentation called "Density distribution by zip code," During the presentation, questions were asked about computing density based on actual residential acreage. (For example, for District 5, people wanted the density without the Northrop Grumman property included). It turned out, you had such a table, and you pulled it out, after much fumbling around.

I thought your presentation for this time would have the additional information included, but it does not. Could you please include the additional information?

Also, for the population estimates: Is that 2020 census data? Is it 2020 data just based on number of houses? Is it 2045 projected data? What exactly is it? Could you please put dates on your tables?

The reason I am asking is, that I got data from the RHNA/SCAG people back in 2019. For Redondo Beach, the data was as follows: (acres. population, pop/acre):

|                    |       |        |      |
|--------------------|-------|--------|------|
| Redondo Beach city | 4,006 | 68,473 | 17.1 |
|--------------------|-------|--------|------|

Your (planning dept) acreage on the tables is  $1739 + 2234 = 3973$  (close enough)

Your Population =  $27000 + 38615 = 65,615$ . That is almost 3000 people short of what SCAG had for us. .

If the lower number (65,615) is really the correct population, then we got "shafted" in the RHNA algorithm, because parts of the algorithm assign RHNA based directly on population.

Also, in other tables for the RHNA algorithm, SCAG had **68,218** for the population in **2016**. Again, if this is too high, this should have been caught.

Here is some other data I would like. It appears we are rather unique in the number of R2 and R3 houses we have (I am talking about the real two on a lots, and real 3 on a lots; not some data from old apartments that may be there).

Is it possible to know the number of houses on "two on a lot" in North Redondo.

Is it possible to know the number of houses on "three on a lot" in North Redondo.

Holly Osborne