

## **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**

- Letter from Sea Lab property owner

May 11, 2021

**VIA ELECTRONIC MAIL**

Mayor Brand and Honorable Members of  
Redondo Beach City Council  
415 Diamond Street  
Redondo Beach, CA 90277  
cityclerk@redondo.org

Re: Housing Element Update (RHNA Allocation for 1021 N. Harbor); Agenda Item  
N.2, 5/11/21 City Council Meeting

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Dear Mayor Brand and Honorable Members of the Redondo Beach City Council:

This office represents New Commune DTLA LLC, the owner of the only privately owned fee interest within the Harbor located at 1021 N. Harbor. The approximately 1 acre site is primarily surrounded by multifamily to the north and west and commercial uses to the south and east. The site is at the end of the Strand in Hermosa Beach developed at in excess of 17.5 units per acre and is adjacent to both the Crystal Cove Apartments and the King Harbor Apartments, developed at in excess of 50 units and 100 units per acre respectively.

The site is currently zoned CC-4 with allowed uses including but not limited to retail and restaurant on the ground floor and hotel and office above the ground floor. My client would respectfully like to request that the City Council consider allowing residential uses in addition to the other approved uses for the site at a density of not less than 30 dwelling units per acre. This change would allow my client to plan for the redevelopment of the site in the post-Covid era where more and more people are working from home while at the same time allowing the City of Redondo Beach satisfy its some of its most recent Regional Housing Needs Assessment ("RHNA") requirements.

We thank you for your consideration of this matter and look forward to working with the City through this Housing Element update.

RUTAN & TUCKER, LLP



Douglas J. Dennington

DJD:pj