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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

- Comment letter from Northrop Grumman

From: Ahn, Joe [US] (CO)

Sent: Monday, May 10, 2021 9:14 PM

To: Bill Brand <Bill.Brand@redondo.org>; Laura Emdee <Laura.Emdee@redondo.org>; Joe Hoefgen <Joe.Hoefgen@redondo.org>; Mike Witzansky <Mike.Witzansky@redondo.org>; Michael Webb <Michael.Webb@redondo.org>; Brandy Forbes <Brandy.Forbes@redondo.org>; Sean Scully <Sean.Scully@redondo.org>

Cc: Ahn, Joe [US] (CO)

Subject: Redondo Beach City Council Agenda Item: N2, General Plan Amendment

To: Honorable Bill Brand, Mayor, City of Redondo Beach
Honorable Laura Emdee, Councilmember, 5th District
Mr. Joe Hoefgen, City Manager
Mr. Mike Witzansky, Assistant City Manager
Mr. Mike Webb, City Attorney
Ms. Brandy Forbes, Director, Planning Department
Mr. Sean Scully, Manager, Planning Department

From: Northrop Grumman Corporation

Subject: Redondo Beach City Council Agenda Item: N2, DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN

This is a follow up communication to our April 15 correspondence with Ms. Brandy Forbes, Planning Director and Mr. Sean Scully, Project Manager on the proposed changes to the city's general plan.

As you are aware, Northrop Grumman's historic Space Park site is celebrating its 60th anniversary of continuous operations in Redondo Beach this year. This unique site has delivered hundreds of spacecraft for important missions in space science, environmental monitoring, military satellite communications, national security and missile warning. Each successful mission demonstrating the technical excellence, solid on-orbit performance and exceptional longevity that our customers know they can count on.

In recognition of the site's many technological achievements, the American Institute of Aeronautics & Astronautics (AIAA) designated Northrop Grumman's Space Park facility in Redondo Beach as a Historic Aerospace Site. The AIAA recognized the site for its heritage as a location where many of the world's most technically challenging satellites, rocket engines and astronomical observatories were designed and built.

As the largest employer in the city of Redondo Beach and in the South Bay, we also take our corporate citizenship responsibilities very seriously. We support many programs that benefit the communities where our employees live and work including helping teachers, homeless, veterans, food banks and Habitat for Humanity, and have been recognized for our environmental stewardship and commitment to diversity, equity and inclusion.

This past year, a significant portion of our foundation's resources have been targeted towards COVID-19 relief; providing personal protection equipment to hospitals and first responders, delivering thousands of computer equipment to help local school children, and supporting military families throughout the South Bay. Employees at Space Park also volunteer personal time to support hundreds of other charitable causes throughout the South Bay.

Northrop Grumman currently employs thousands of employees working in close proximity to the proposed north Redondo Tech District, including many employees working in nine buildings located within the area proposed for potential residential dwelling. We also anticipate expanding our operations into an additional leased building in this area very soon.

- We applaud the city's effort to comply with the state's regional housing need assessment and develop a thoughtful plan for increasing housing opportunities within the city.
- We support the recommendations by the Planning Commission and staff to consult with Northrop Grumman to define development standards such as buffers and identification of specific areas within the Tech District that would be most compatible to residential development given its existing industrial makeup.
- We believe that the addition of a residential overlay **within limited areas** of the proposed Tech District can support both the city's housing needs and Northrop Grumman's requirements to support federal civil government, military and space science programs.
- We request that the existing industrial-only designation remain intact and unchanged for the entirety of Northrop Grumman's Space Park site (including leased properties), and in the immediate vicinity, and that any future residential overlay and potential dwellings be located further east, south and north of the Southern California Edison easement, closer to the Metro and Hwy 405 transit corridor.

If residential development projects within the Tech District are proposed in the future, we would appreciate the opportunity to provide feedback to help avoid any negative impacts such as:

- Site security
- Employee and public safety issues
- Conflicts of residential dwellings located close to industrial operations
- Site planning, construction, maintenance and operations issues
- Direct impacts to civil government, military and space science programs related to research and development, testing and systems development
- Increased risk management and compliance costs

In summary, we appreciate the city's effort to address its housing needs and comply with the state Regional Housing Needs Assessment (RHNA). **Again, for the Tech District, we request that the existing "industrial only" designation remain intact and unchanged for the entirety of Northrop Grumman's Space Park site and in the immediate vicinity, and that any future residential overlay and potential dwellings**

be located further east, south and north of the Southern California Edison easement, closer to the Metro and Hwy 405 transit corridor. As the largest property owner in the Tech District, we thank you for considering our request and look forward to continuing to work with you to develop a general plan that balances the needs of businesses currently operating within the industrial area and the need to plan for future residential growth.

If you have any questions, please do not hesitate to reach out to me to discuss these issues in further detail.