

Public Written Comments received
After the May 11, 2021 meeting

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

Hello,

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

Sincerely,
Alexandros Martinez

From: Brianna Egan
To: Bill Brand; Nils Nehrenheim; Todd Loewenstein; Christian Horvath; Zein Obagi; Laura Emdee; CityClerk; Planredondo
Subject: Input on Housing Element
Date: Tuesday, May 11, 2021 4:33:24 PM

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

Hello Mayor and Council,

This past Friday, we held a Zoom panel discussion among residents to listen and learn about the Housing Element in Redondo Beach. Housing and development are hot-button topics in our city and discussions can quickly become heated and personal. My goal was to take a step back at the larger issues at play and look at the facts and data before us to generate actionable solutions and consensus.

Presenters shared an objective overview of the RHNA and Housing Element process and discussed relevant data connecting housing issues to climate change, transportation, road violence, and equity. I administered online polls among our 15 participants to gauge viewpoints and generate ideas. I think polling is a very helpful tool to understand public opinion and could definitely be utilized effectively in official city meetings.

Here are the resources generated from the event. I know you probably do not have the time to review these, but I thought I'd share them with you to add to your files.

- Polling
results: https://docs.google.com/presentation/d/1I2Zp85FCn2_gvKKoXV2IgAAUPu7k625XPzf7oel7sKA/edit
- Presenter slides:
 - shorturl.at/xyJQ8
 - shorturl.at/efhtC
- Meeting recording: shorturl.at/aoqvE

Additionally, these are my personal recommendations for the Housing Element to meet RHNA numbers, which I hope are reasonable and actionable. Some are generated from input during the panel and others from reading into housing policy solutions:

1. Implement a system to initiate pre-approved ADU plans to make permitting new ADUs a more efficient process for those who would like to build ADUs on their lot.
2. Increase the FAR, height restrictions, and/or mixed-use development zoning along strategic arterials such as Artesia, Torrance Blvd, and PCH to encourage development of more walkable communities.
3. Reduce or eliminate parking minimums close to transit opportunities such as near the Redondo Beach Transit Center, which would encourage affordable housing to be built in these areas and encourage transit use.
4. Prioritize and extend protected bike lanes along commuter routes to encourage multi-modal transportation and cyclist safety.
5. Prioritize people over parking lots: Consider re-zoning at least parts of Torrance Blvd from commercial to mixed-use residential. In particular there is an excessively large parking lot next to a mortuary on the corner of Torrance and Prospect that is usually completely empty. I think that lot would be a great place for new office space and housing. In general, look to convert underused commercial properties and empty parking lots into housing.

Thank you for reading and considering.

Best,
Brianna Egan
Resident of District 1

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Brianna J. Egan
MPH Nutrition Student | Loma Linda University
UC Master Gardener | San Bernardino County
BS Biology | UC San Diego

May 11, 2021

Honorable Bill Brand
Mayor, Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Re: Housing Element

Dear Mayor Brand, City Council Members and Planning Staff,

I am writing to you to urge you to spread new housing, particularly below market rate housing, around the city. Concentrating all new housing, particularly ones for lower income groups, in high pollution areas surrounded by busy arterials and far away from schools and parks, will just mire us in litigation and bring negative publicity to our city.

We can join Los Angeles and Santa Monica in sprinkling new housing equally amongst all city council districts. This will balance our school enrollment growth and avoid having to build costly new schools.

While we should build some housing in High Quality Transit Areas, we should be mindful of what they will do to our RHNA allocations in future cycles. If we put all of our 6th cycle RHNA allocation housing in HQTAs, then we will have a disproportionately larger share of population in HQTAs. This will earn us the reward of higher future RHNA HQTA allocations. This will keep increasing geometrically each cycle.

You need to consider this carefully. Do you want to be remembered as the mayor and city council that volunteered Redondo Beach to become the **permanent** Housing Heroes of the South Bay by permanently agreeing to increase density everywhere in all future RHNA cycles? If that is truly what you want to do, go for it. I'm proud of you.

Sincerely,
Grace Peng, PhD

From: [Alexandros Martinez](#)
To: [Bill Brand](#); [Zein Obagi](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Horvath.RBD3@gmail.com](#); [Christian Horvath](#); [Laura Emdee](#); [Planredondo](#); [CityClerk](#)
Subject: Aftermath of May 11, 2021 Meeting
Date: Wednesday, May 12, 2021 1:17:46 PM



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

Hello,

I found out that new housing was approved at (1) the VONS general area on Marine and Inglewood Avenues; (2) Artesia Blvd at Kingsdale Ave; and (3) 182nd Street and Kingsdale Ave. Folks DO realize that Washington Elementary, Lincoln Elementary, and Adams Middle Schools will be overcrowded once the houses are sold. Think of how many school-aged children would live in these areas. Franklin Elementary School (807 S. Inglewood Ave) is not considered for remodeling to accommodate the school-aged kids because their former school site is given to Friendship Circle, who will build a new community center. In other words, Friendship Circle now owns the Franklin School property.

Also, we are also aware that we only have one high school in Redondo Beach, which is overcrowded with over 3,000 students. There was another Redondo Beach high school (Aviation High School in North Redondo), but they closed down in the 1980s and everything was demolished except for the gym, auditorium, and its track. They could've at least sold the Aviation property to district offices so that when Redondo Beach becomes overcrowded, Aviation would reopen as a 6-12 [joint middle and high] school. That would have freed up space at Redondo Union High, Mira Costa High, and Adams Middle Schools.

I even brought this up on the Nextdoor posts.

Alexandros Martinez
District 5