

**From:** [noreply@granicusideas.com](mailto:noreply@granicusideas.com)  
**To:** CityClerk; [Lina Portolese](#); [Khatirah Nazif](#)  
**Subject:** New eComment for Planning Commission on 2021-04-15 7:00 PM - THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH 17, 2020.  
**Date:** Friday, April 16, 2021 4:56:18 PM

---



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

SpeakUp

## New eComment for Planning Commission on 2021-04-15 7:00 PM - THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH 17, 2020.

Niki Negrete-Mitchell submitted a new eComment.

Meeting: Planning Commission on 2021-04-15 7:00 PM - THIS VIRTUAL MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH 17, 2020.

Item: L.1. PC21-2308 DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN AND MAP Discuss, receive public input/comments, consider, and make a recommendation to the Mayor and City Council on the Draft General Plan Land Use Plan/Map which will support and inform the Draft Housing Element Update and serve as the basis for the required environmental analysis (California Environmental Quality Act - CEQA) of the City's ongoing General Plan Update.

eComment: One of the areas for consideration unfairly lands in a spot at Kingsdale and 182nd where there is already way too much going on with little access due to the size of the roads. Current traffic can barely pass through at rush hour to the point of hazardous conditions for pedestrians and kids attending the 2 school, lots of accidents and unruly frustrated drivers. Consideration needs to be spread out further into more parts of Redondo including South. Another factor is future plans for Metro. Not knowing which alternative will be chosen really adds to reasons why Kingsdale and 182nd should NOT be assumed that it could carry that much of the housing developmental burden. These plans can clearly be laid out more strategically.

[View and Analyze eComments](#)

**From:** [Alison Mullin](#)  
**To:** [Planredondo](#)  
**Subject:** New housing  
**Date:** Friday, April 16, 2021 8:02:35 AM

---

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

No more, traffic and parkin are terrible now quality of life is getting dismal. Quit using 90278 as a dumping ground

Sent from my iPhone

**From:** [Ashley Delkash](#)  
**To:** [Planredondo](#)  
**Subject:** Redondo Housing  
**Date:** Friday, April 16, 2021 1:35:55 PM

---



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

Hello Redondo Planning Team,

I'm emailing to share my feedback on the housing planning / zoning updates that are being proposed as potentials.

I joined the community meeting on 4/7, and after listening to the breakdown, it didn't seem that South Redondo was going to take on nearly as much housing as North Redondo.

I've lived in both South Redondo and North Redondo. Both are great areas. But there is no question that North Redondo is already considerably more compact than South Redondo. The idea that NR would continue to take on more housing without expecting the same of SR seems pretty ridiculous.

I also found it interesting that the idea of zoning for housing in the AES power plant area in SR seemed to be somewhat glossed over. There seems to be considerable space there and as I understand it, it could be a potential. Why are we not putting serious consideration into that area when it becomes available?

I'd like to add my voice to those saying South Redondo should take more of the housing burden than currently planned. Please do not continue to make North Redondo be more compact without also affecting South Redondo in a similar way. I agree that we need to make more housing available, but let's do it equally.

Thanks for your time reading this email and planning for our city.

Respectfully,  
Ashley Delkash

--

**From:** [Lore@gmail](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Friday, April 16, 2021 3:38:32 PM

---

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

Dear Mayor Mr. Brand,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Mrs. Franco  
Redondo Beach Resident, District 5



**From:** [DianePlaster](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** OBJECTION to proposed Gen Plan housing overly in NRB  
**Date:** Friday, April 16, 2021 3:45:34 PM

---



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

North Redondo Beach is already doing more than its fair share to accommodate more housing.

PLEASE remove the 1,000 units in the Tech District and equitably rezone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in So Redondo Beach that would create a fair and impartial plan.

Additionally, please consider using a portion of the 50 acre AES property in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sincerely,  
Diane Plaster  
RD District 5

**From:** [yolanda.petriz](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Friday, April 16, 2021 5:06:12 PM

---



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

*Dear Council team,*

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Yolanda Jordan

Redondo Beach Resident, District 5

**From:** [Ian Lee](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Friday, April 16, 2021 5:38:16 PM

---



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

**To Mr. Bill Brand**

**cc: Redondo Beach Planning**

I live and work in North Redondo Beach, and I object to the proposed General Plan.

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Dr. Ian Lee

Redondo Beach Resident, District 5

**From:** [Roman Olay](#)  
**To:** [Planredondo](#); [Laura Emdee](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Friday, April 16, 2021 6:07:19 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

**Roman Olay**

Redondo Beach Resident, District 5

**From:** [Michael Santogrossi](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Housing Unit Expansion  
**Date:** Friday, April 16, 2021 8:50:27 PM

---



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

Mayor Brand,

I am writing to express my concern over the proposal to add 1,000 living units to North Redondo Beach. While I am a strong supporter of more housing, especially affordable housing, I am concerned that the approach on the table puts significantly more of the overcrowding burden on North Redondo. I urge you to consider a more equitable distribution between North and South Redondo as well as consideration for the AES power plant site as a solution. I appreciate your time reading this email.

Michael Santogrossi

Sent from Yahoo Mail for iPhone

**From:** [Virrit Butani](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, April 17, 2021 7:26:03 AM

---



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

To whom it may concern:

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan. Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Virrit Butani,

Redondo Beach Resident, District 5

**From:** [Camvy](#)  
**To:** [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach!  
**Date:** Saturday, April 17, 2021 7:32:16 AM

---



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

Hi Mayor Brand,,

We do not have the infrastructure to handle 1000 units in our neighborhood. My children ride their bikes and play outside, we do not need more traffic.

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278. [insert name] Redondo Beach Resident, District 5

**From:** [Loretta Anderson](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, April 17, 2021 10:35:59 AM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

This area is already congested during commute hours and with additional housing in this area, not to mention other ill-advised "traffic calming" proposals in this area, traffic will become even worse.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Loretta Anderson

Redondo Beach Resident, District 5



**From:** [Patrick Hopkins](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, April 17, 2021 10:59:17 AM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Patrick Hopkins  
Redondo Beach Resident, District 5

**From:** [Sean and Diane Temple](#)  
**To:** [Planredondo](#)  
**Subject:** Remove the 1000 units in the Tech District  
**Date:** Saturday, April 17, 2021 11:39:05 AM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sean and Diane Temple

Redondo Beach Residents, District 5

Get [Outlook for iOS](#)

**From:** [Cathy Ibrahim](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, April 17, 2021 12:50:47 PM

---



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

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably rezone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Magdi and Cathy Ibrahim

Redondo Beach Resident, District 5

--

Cathy Ibrahim

**From:** [Elena Canet](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, April 17, 2021 1:46:40 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commissions recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Elena Canet

Redondo Beach Resident, District 5

**From:** [Juliana Curri](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed general plan housing overlay in North Redondo  
**Date:** Saturday, April 17, 2021 2:41:34 PM

---

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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commissions recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Juliana Curri

Redondo Beach Resident, District 5

**From:** [Dick Tam](#)  
**To:** [Planredondo](#); [Bill Brand](#); [Laura Emdee](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, April 17, 2021 3:21:21 PM

---



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

Hi There,

Please reconsider lowering the number of housing units to be allowed in the North Redondo Tech area.

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Dick Tam

Redondo Beach Resident, District 5

**From:** [Katherine Strohlein](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, April 17, 2021 4:13:09 PM

---



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

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally, please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Katherine Strohlein

Redondo Beach Resident, District 5

**From:** [Stella Chen](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, April 17, 2021 4:19:34 PM

---



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

Hello there,

I am emailing in regards to the objection to the proposed General Plan housing overlay in North Redondo Beach. As a resident of North Redondo Beach I feel that North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Stella Behrens  
North Redondo Beach Resident, District 5



**From:** [Vicki Allred](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed general plan housing overlay in North Redondo Beach  
**Date:** Saturday, April 17, 2021 6:50:39 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278. Vicki Allred, Redondo Beach Resident, District 5

Vicki Allred

**From:** [Mike C](#)  
**To:** [Planredondo](#)  
**Subject:** OBJECTION TO PROPOSED GENERAL PLAN HOUSING OVERLAY IN NORTH REDONDO BEACH  
**Date:** Saturday, April 17, 2021 8:07:23 PM

---

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

Are you joking??!!! More housing; NO WAY!! This is ridiculous!!!!

North Redondo beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commissions recommendations that identified additional sites in South Redondo Beach that would create and equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278

Mike, Natasha, Colton, Trevor, & Devon Craciun

Redondo Beach Resident, District 5

**From:** [Alisa Beeli](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in District 5  
**Date:** Saturday, April 17, 2021 9:12:51 PM

---



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

Hi Plan Redondo,

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 950 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission. Also please consider the Planning Commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan, including the 50 acre AES power plant site.

I am a 21 year resident/homeowner in 90278 and I am extremely upset that the city is not considering equal distribution of the housing units between North and South Redondo. District 5, where I live, has seen more population growth since 2010 than any other district in Redondo. North Redondo schools are already at capacity while South Redondo schools are not. North Redondo, particularly the Dow Johnston Triangle, has seen increased traffic over the past several years as commuters cut through the neighborhood from Manhattan Beach Blvd. Enough is enough. South Redondo must share the responsibility of the new required units equitable to North Redondo.

Thank you,  
Alisa Beeli  
District 5 Homeowner

**From:** [Beena Patel](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Sunday, April 18, 2021 6:39:34 AM

---

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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Beena Patel  
Redondo Beach Resident, District 5

**From:** [Deborah Thomas](#)  
**To:** [Planredondo](#)  
**Subject:** Housing needs to go in 90277  
**Date:** Sunday, April 18, 2021 7:42:48 AM

---

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

North Redondo Beach is already doing it's share to accommodate more housing. Please zone 1,245 units in the 90277 part of town. There is availability in areas such as the 50 acre power plantsite. Every district must contribute to housing plan

Deborah Thomas

Sent from my iPhone

**From:** [Sona Yacoub](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Cc:** [christine.morris@me.com](mailto:christine.morris@me.com)  
**Subject:** Increased traffic and Congestion - Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Sunday, April 18, 2021 5:36:33 PM

---



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

Hello Mr. Brand & City Planning Committee,

I would like to begin by thanking you for your service and dedication to the City of Redondo Beach and it's and community.

I, as well as many of my neighbors, are very concerned and saddened by the news that a proposal is being considered to add 1000 units across the street from our TRW track in North Redondo. I, as well as my neighbors, share the sentiment that Redondo Beach is sought after for its beachy, small town feel that the **whole community should enjoy in an equal, non discriminatory fashion**. If we wanted to live in a congested, population dense location, we would have sought housing in downtown LA. We in North Redondo pay a large premium just like South Redondo to live in a small beach community and we need it to stay this way. I highly doubt the Manhattan Beach community would appreciate the increased congestion in the close vicinity. Has Manhattan Beach been considered or asked?

**North Redondo** has already done more than its **fair share to accommodate housing constraints**. If additional housing mandates are required, an equitable plan between North and South Redondo should be considered, North Redondo should not be singled out. Thank you for your time and consideration.

Sona Yacoub and Christine Morris

**From:** [patty nugent](#)  
**To:** [Planredondo](#); [Bill Brand](#); [Laura Emdee](#)  
**Cc:** [Patricia Nugent](#); [minh.nguyen.la@gmail.com](mailto:minh.nguyen.la@gmail.com)  
**Subject:** Objection to the proposed General Plan housing overlay on North Redondo  
**Date:** Sunday, April 18, 2021 7:29:49 PM

---



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

April 18, 2021

To: Bill Brand

Laura Emdee

Redondo Beach Planning

Subject: Objection to the proposed General Plan housing overlay on North Redondo

We object to the current consideration of constructing 1000+ housing units in the North Redondo Tech District. Pallet houses were already installed in North Redondo last year. Now putting the entire burden of meeting the State of California's housing guidelines on those of us living in North Redondo goes against why we voted for Bill Brand. We have also heard from other Redondo Beach councilmembers their strong commitment to creating a single, unified Redondo Beach. This current proposal goes against that commitment.

Specific concerns are:

- Added traffic on the already highly congested intersections between Manhattan Beach Blvd, Marine Avenue, Inglewood Ave, and Aviation Blvd
- Displacing many businesses in the targeted area, who may choose to move to other cities, that could result in a higher tax burden on City property owners
- Lack of in-depth study on the impact these units would have on the local elementary and middle schools as well as police and fire services

--[if !supportLists]-->

We are surprised that this proposal has progressed as far as it has without wider spread distribution of information to the local neighborhoods or that it will be added to a city-wide vote.

We are asking that you remove from consideration the proposed 1000+ units being solely in the Tech District and, instead, equitably re-zone them throughout the entire City as recommended by the Planning Commission. Additionally, we strongly urge using a portion of the 50-acre AES Plant as part of this equitable distribution of the required housing throughout the City (also as recommended by the Planning Commission).

Thank you,

Patty Nugent and John Matarrese

Redondo Beach residents, District 5



**From:** [Dalia Khalili](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Sunday, April 18, 2021 8:59:16 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Dalia Khalili  
Redondo Beach Resident, District 5

**From:** [andrew beeli](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in District 5  
**Date:** Sunday, April 18, 2021 9:15:50 PM

---



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

Dear Plan Redondo,

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout 90277 as recommended by the Planning Commission.

Please consider the Planning Commission's recommendation that identified additional sites in South Redondo, including using a portion of the 50 acre AES power plant site in the zoning of additional housing units.

We can do better with an equitable plan with new housing that is balanced between 90277 and 90278.

Thank you,

Andrew Beeli  
Redondo Beach Resident/Homeowner, District 5

**From:** [mrmjd@aol.com](mailto:mrmjd@aol.com)  
**To:** [Bill Brand](#)  
**Cc:** [Laura Emdee](#); [Planredondo](#)  
**Subject:** Housing in Redondo Beach- 90277 & 90278  
**Date:** Sunday, April 18, 2021 11:59:56 PM

---



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

Dear Mayor Brand,

My name is Michael Denman, and I live on Carlsbad Avenue in north Redondo Beach. I have been a resident of this community for approximately twenty years.

I am writing this email to express my dismay with the proposed General Plan housing overlay. While I fully understand the need for more housing in our city, why must north Redondo Beach bear the bulk of that change?

From where I sit, it seems all too clear-- City Hall favors the wealthier and more influential residents of south Redondo Beach. Why are we residents of north Redondo Beach expected to accept a 1,000 units in the Tech District while no consideration is made of the available land in south Redondo? If we are truly one city, whatever plan gets adopted moving forward should show greater equity between 90277 and 90278. It's only fair and it's the right thing to do. The favoritism has gone on long enough.

Sincerely,

Michael Denman  
2807 Carlsbad Street  
Redondo Beach, CA. 90278

**From:** [Christina Rizzoni](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 7:46:48 AM

---



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

To Whom it May Concern,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278. [insert name] Redondo Beach Resident, District 5

Sincerely,

Christina Rizzoni

**From:** [Paige Brunt](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Opposition to the proposed housing  
**Date:** Monday, April 19, 2021 8:40:39 AM

---



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

Dear Mayor Brand and Planning Commission,

I am writing to you as a concerned resident. I have been following the city's efforts to zone for more housing to comply with state numbers. I'm concerned about the message it sends to stick more than the equitable amount of housing in North Redondo, as opposed to splitting the housing equally among both North and South Redondo Beach. As I understand it, there are sites in South Redondo that could be used to create a more balanced plan, such as a portion of the AES power plant site. North Redondo is already packed in so tightly - and I am concerned especially for the implications on North Redondo schools.

Please consider a more fair and equitable approach.

Sincerely, Paige Brunt, Redondo Beach Resident

**From:** [Linda Marr](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo  
**Date:** Monday, April 19, 2021 9:01:49 AM

---



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

I would like to believe the council and planning commission have the entire city of Redondo's best interests at heart, but unfortunately what I'm seeing is that North Redondo Beach is already doing more than its fair share to accommodate more housing.

Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. I believe there are a few other viable locations as well.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Linda Marr  
Redondo Beach Resident, District 5

**From:** [Jennie Tseng](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 9:38:40 AM

---



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

To whom it may concern,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Jennie Tseng, Redondo Beach Resident, District 5

**From:** [Dennis Simpson](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 9:40:44 AM

---

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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the Planning Commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278

Dennis Simpson

Redondo Beach Resident, District 5



**From:** [sandra tam](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 9:54:43 AM

---



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

Dear Mayor Brand and Plan Redondo,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.


Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278. Sandra Tam, Redondo Beach Resident, District 5

Thank you,

Sandra Tam

**From:** [Jaqueline Steib](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan Housing overlay in NRBB  
**Date:** Monday, April 19, 2021 10:29:55 AM

---

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

North Redondo Reach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Every new housing development in the past year has included only North Redondo. We have more housing coming up on 190 and Hawthorne, Near the Galleria,

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Redondo Beach Resident, District 5

A dream of owning a home is only a dream until you act upon it. Let me help you make your dreams a reality.

Ada Jaqueline Steib

**From:** [Mariam Pashtoonwar](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 10:46:27 AM

---

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

Dear City Planning and Mayor Brand,

Once again, I am emailing to in an effort to represent the needs of North RB. ESPECIALLY district 4 (where I own my home) which has already taken on the tremendous task of hosting the pallet shelters for our homeless population.

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Thank you,

Mariam P. Butler DPT  
District 4 Homeowner  
Sent from my iPhone

**From:** [Minh Nguyen](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 11:02:37 AM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Minh Nguyen

Redondo Beach Resident, District 5

**From:** [Samantha Dark](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Concerned North Redondo resident  
**Date:** Monday, April 19, 2021 11:16:47 AM

---

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

Dear City Planning and Mayor Brand,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Thank you,

Samantha Dark  
District 4 Homeowner

**From:** [waynedjepson](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Cc:** ["Wayne Jepson"](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 11:51:40 AM  
**Importance:** High

---



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

Dear Bill Brand & Redondo Beach Planning Commission,

North Redondo Beach is already doing more than it's fair share to accommodate more housing.

Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Wayne Jepson  
Redondo Beach Resident  
District 5

**From:** [Rita Jimenez](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** North Redondo Beach  
**Date:** Monday, April 19, 2021 11:59:12 AM

---



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

Dear City Planning and Mayor Brand,

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission. Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Thank you,

Rita Jimenez  
District 4 Homeowner

--

*Rita Jimenez*



**From:** [Shellinda Barre](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 12:30:14 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Shellinda Barre

Redondo Beach Resident, District 5

**From:** Amy Agius  
**To:** Planredondo  
**Cc:** Bill Brand  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 2:29:23 PM

---



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

Dear Bill Brand & Redondo Beach Planning Commission,

North Redondo Beach is already doing more than it's fair share to accommodate more housing.

Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Amy Agius  
Redondo Beach Resident  
District 5

**From:** [carole vialars](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 3:29:00 PM

---



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

Dear Bill Brand & Redondo Beach Planning Commission,

North Redondo Beach is already doing more than it's fair share to accommodate more housing.

Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Carole Paulsen  
Redondo Beach Resident  
District 5

Sent from [Mail](#) for Windows 10

**From:** [RLeeHartman](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Cc:** [Minh Nguyen](#)  
**Date:** Monday, April 19, 2021 4:06:18 PM

---



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

To Mayor Brand and Redondo Beach Planning Dept

Thank you for reading my response to an objection of the proposed General Plan housing overlay in North Redondo Beach

My understanding is this edict to put 1000+ units in Redondo Beach came from the state governor's office, herein called Sacramento. Here's what I recommend you do:

Tell the governor we will not comply. If you don't, then you should question your loyalty to the members of this city. We, the inhabitants of Redondo Beach decide how our city is run, configured and populated. In fact, that response is exactly the way this state treats the Federal government. They set the example for us. Let's take an extreme example: Could the Federal government tell Redondo Beach to make room for a new Naval base. No, not without convincing people it will be for the better good. We have not had Sacramento convince us of anything. WE MUST RESIST.

Why should the people of Redondo Beach be controlled and manipulated by people a thousand miles away? We decide what is best for our city. There are millions if not billions of acres to the East of us, therefore, we don't need to live on top of each other in Redondo Beach.

Putting in a high density complex will raise the crime rate and cause extreme traffic problems in an area that is already too congested (MBB to Rosecrans on Inglewood Ave) and crime is on the rise.

We, homeowners, will not stand for allowing this to occur. It appears to us your city government is proposing changes that raise property values in South RB and lowering property values in North RB. If this happens, we will make sure you don't have a future in our city's political system.

I can understand why this particular plan is proposed, as it is close to metro rail, shopping, and freeways. Galleria is a much better location from a traffic and shopping standpoint. Extend the metro rail there for a better solution.

Our first line of defense is to tell them to 'stuff it', the city decides for itself what it wants to be, not the state. I expect you to listen to the people that live here and not the bureaucrats in Sacramento.

And for God's sake, don't make a decision that is based on political agenda.

Bob Hartman

**From:** [Pat Mullen](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 4:50:49 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Patricia Mullen-Hopkins  
2408 Burritt Ave  
Redondo Beach Resident, District 5

**From:** [Luciana Melo](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 9:36:05 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Luciana Melo  
Redondo Beach Resident, District 5

**From:** [Jana Goodstadt](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 9:38:03 PM

---



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

To Whom it may concern:

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the [90277](#) part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

**We can do better** with an equitable plan that is fair and balanced between [90277](#) and [90278](#).

Jana Goodstadt  
Redondo Beach Resident, District 5



**From:** [Gina M. Cervantes](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 9:42:10 PM

---

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

To whom this does concern,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Gina Cervantes  
Redondo Beach Resident, District 5

Thank you,  
Gina Cervantes

**From:** [Gina Wimmer](#)  
**To:** [Planredondo](#)  
**Subject:** Objection  
**Date:** Monday, April 19, 2021 9:43:15 PM

---

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

To whom this does concern,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Gina Wimmer  
Redondo Beach

**From:** [jessieyu613](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 9:44:29 PM

---

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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Jessie Yu  
Redondo Beach Resident, District 5

**From:** [mail212223](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 9:47:53 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Jeff Huang  
Redondo Beach Resident, District 5

Sent from Yahoo Mail on Android

**From:** [Joanne Wildenhain](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 10:04:26 PM

---

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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Joanne Wildenhain  
Redondo Beach Resident, District 5

Joanne Wildenhain

**From:** [Chris Brucia](#)  
**To:** [Planredondo](#)  
**Subject:** I support equitable housing  
**Date:** Monday, April 19, 2021 10:18:22 PM

---



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

Any housing expansion should be planned equitably between the city's two zip codes. I cannot even believe the current plan is to cram 90278 with everything. Sounds like there are just as good real estate options in both that splitting should be fairly easy to figure out.

Thanks,

Chris Brucia  
2104 Nelson Ave, Redondo Beach, CA 90278

**From:** [Jon- Personal](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 10:31:32 PM

---

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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Regards,

Jonathan Goodstadt  
Redondo Beach Resident, District 5

Sent from my iPhone

**From:** [Gena Dix](#)  
**To:** [Planredondo](#)  
**Subject:** Affordable housing  
**Date:** Monday, April 19, 2021 10:38:12 PM

---

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

To whom it may concern

The residents of Redondo Beach deserve equity in our housing decisions. The amount of affordable housing needs to be split up equally between north and south Redondo. We all love our beautiful city and we all need to do our part equally. The schools and roads will be extremely impacted if these over 2000 residences aren't spread out equally.

It's only fair to do what's right.

sincerely,

Gena Dix  
Redondo Beach Resident

- Gena Dix

Sent via Mobil device



**From:** [Alvaro Melo](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 10:41:57 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Alvaro Melo  
Redondo Beach Resident, District 5

**From:** [Marita Kakuk](#)  
**To:** [Planredondo](#)  
**Cc:** [Marita Kakuk](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 10:54:00 PM

---



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

Good Evening,

I am writing in regards to the proposed addition of new units of housing, which should be distributed equally between 90277 and 90278. North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1,000 units in the tech district and equitably re-zone the units throughout the 90277 (South Redondo) part of town as recommended by the planning commission. This is a huge amount of proposed units and it is not fair for only one portion of our city to absorb.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan. Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable distribution plan that is fair and balanced between 90277 and 90278.

Marita Kakuk, Redondo Beach Resident, District 5

**From:** Peter Gera Kakuk  
**To:** Planning  
**Subject:** Objection to the Proposed General Plan Housing Overlay in North Redondo Beach  
**Date:** Monday, April 19, 2021 10:59:58 PM

---



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

Good Evening,

I am writing in regards to the proposed addition of new units of housing, which should be distributed equally between 90277 and 90278. North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1,000 units in the tech district and equitably re-zone the units throughout the 90277 (South Redondo) part of town as recommended by the planning commission. This is a huge amounts of proposed units and it is not fair for only one portion of our city to absorb.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan. Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable distribution plan that is fair and balanced between 90277 and 90278.

Peter Kakuk, Redondo Beach Resident, District 5

**From:** [H. Powell](#)  
**To:** [Planredondo](#)  
**Subject:** NR is tired of picking up the slack  
**Date:** Tuesday, April 20, 2021 8:06:40 AM

---



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

Enough is enough, SR needs to step up and accept the remaining approx 1,643 units!

There are plenty of untapped areas and the power plant is one place that needs to be used.

We've taken in all the dwelling units that SR doesn't want anything to do with, so it's only fair SR takes on the remaining units.

SR get to work NOW!!!

**From:** Charles Mirkovich  
**To:** Planredondo; Bill Brand  
**Date:** Tuesday, April 20, 2021 8:11:31 AM

---



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

Dear Bill Brand & Redondo Beach Planning Commission,

As you certainly must know, North Redondo Beach is already doing more than its fair share to accommodate more housing in the City of Redondo Beach.

Please remove the planned 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

**We are only asking that the burden of the new housing be apportioned fairly between North and South Redondo. The AES land is there; let's use it!**

Charlie Mirkovich and Angela Berardo  
Redondo Beach Residents  
District 5

**From:** [dkrafczyk](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Tuesday, April 20, 2021 9:36:29 AM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Denise Krafczyk

Redondo Beach Resident, District 5

**From:** [Cheryl Harvey](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Tuesday, April 20, 2021 9:52:35 AM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Cheryl Harvey

Redondo Beach Resident, District 5

**From:** Mike Paulsen

**Sent:** Tuesday, April 20, 2021 10:17 AM

**To:** Planredondo <[Planredondo@redondo.org](mailto:Planredondo@redondo.org)>

**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach



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

Dear Bill Brand & Redondo Beach Planning Commission,

North Redondo Beach is already doing more than it's fair share to accommodate more housing.

Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Mike Paulsen

Redondo Beach Resident

District 5



**From:** [Deanna Lapen](#)  
**Subject:** Objection to Proposed General Plan overlay for housing expansion  
**Date:** Tuesday, April 20, 2021 10:42:16 AM

---



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

To Mayor Brand, All City Council Members, and the Members of the GPAC,

Please consider disbursing housing more evenly throughout the city. It seems like the Galleria and Tech District is seeing all the increase.

1,000 units in the Tech District seems huge for one space. Could we scale this down?

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Maybe we could spread the housing into more sections of Redondo instead of putting it all in just two spots: Galleria and Tech District.

Maybe consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

It just makes sense to not cram all the housing into two spots. Spreading it out could help with spreading out traffic, etc.

Thank you for considering my thoughts,

Deanna Lapen  
Redondo Beach Resident

**From:** [DIANNA](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Request for an equitable plan  
**Date:** Tuesday, April 20, 2021 10:57:46 AM

---



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

Dear City Planning and Mayor Brand,

I am emailing to in an effort to represent the needs of North RB. ESPECIALLY district 4 which has already taken on the tremendous task of hosting the pallet shelters for our homeless population. North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission. Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan. Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278. Thank you.

Dianna Aneyci, District 4 Homeowner

**From:** [Linda Simpson](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Tuesday, April 20, 2021 11:10:14 AM

---



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

Dear Mr. Brand,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the Planning Commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278

Linda Simpson

---

Redondo Beach Resident, District 5

**From:** [Barbara Epstein](#)  
**To:** [Planredondo](#)  
**Subject:** Thank You  
**Date:** Sunday, April 11, 2021 1:14:08 PM

---

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

I received the information you sent on Friday. Due to circumstances beyond my control I have not had enough time to properly review the plan this weekend.

Also notification about the April 7 Meeting was last minute and I could not "attend."

Please extend the public review period to allow residents more time to study these plans.

There are concerns from several members of the GPAC Committee that the December meeting was rushed and did not give enough time for members' concerns.

Please explain to the public what happen.

Why were consultants engaged?

Who are they?

What authority do they have?

Was the work the GPAC has produced respected?

Is it reflected in this plan I just received?

I need to know more about the process, so request more public meetings where the plan is fully explained. What I have received here needs much clarification.

My general philosophy in Redondo's long term plan is to "green up" Redondo with a greatly expanded system of tree canopy, open space, community gardens, and linear Parkland from the AES site, up the power line corridor, all the way to the Torrance city border. This Parkland will expand bike paths, urban trails, pocket parks, and other amenities for the public to enjoy.

Density must be contained since Redondo has already been overbuilt to its maximum capacity commensurate with human health and well-being.

The State Of California will not dictate density to our city.

Thank you for keeping me informed.

Barbara Epstein  
Redondo Beach

Sent from my iPad

**From:** M. Narain  
**To:** Planredondo  
**Subject:** Re: Public Comment - General Plan  
**Date:** Sunday, April 11, 2021 3:03:21 PM  
**Attachments:** image001.png

---



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

Hello, I would like to retract my comment after further investigation on the topic.

Mark Narain

On Thu, Apr 8, 2021 at 6:45 PM Planredondo <[Planredondo@redondo.org](mailto:Planredondo@redondo.org)> wrote:

Thank you for submitting your written comment regarding the GPAC Land Use Plan. All public written comments will be compiled and provided to the Planning Commission and City Council to guide their discussion and consideration of the plan.

## PLANNING DIVISION

Community Development Department

415 Diamond St. Door 2 Redondo Beach, CA 90277



*City Offices are closed to the public until further notice to help slow the spread of COVID-19. All City business will be conducted by electronic means only. Assistance is available by email during the normal operating hours of 7:30 a.m. to 5:30 p.m. Monday through Thursday and every other Friday.*

**From:** M. Narain  
**Sent:** Thursday, April 8, 2021 10:14 AM **To:**  
Planredondo <[Planredondo@redondo.org](mailto:Planredondo@redondo.org)>  
**Subject:** Public Comment - General Plan



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

I wanted to comment on the plan presented on April 7th. The additional housing element should at least be distributed equally between North and South Redondo. Therefore, you should consider adding additional housing at the AES site and removing it from the Tech or Galleria District. In addition, North Redondo is already overburdened with housing since most of its lots are split for R2, R3, or R1A.

Mark Narain D4 Redondo Resident

*Please note that email correspondence with the City of Redondo Beach, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt. The City of Redondo Beach shall not be responsible for any claims, losses or damages resulting from the use of digital data that may be contained in this email.*

April 10, 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 express my alarm about the draft Housing Element (HE) presented on April 7, 2021. I fear that the CA Dept of Housing and Community Development (HCD) will reject it & we will be mired in costly and time-consuming litigation and conflict with Sacramento. The draft HE does not meet the requirements of Affirmatively Furthering Fair Housing (AFFH) and produces Disparate Impacts. I would like to offer some alternatives.

I attended GPAC meetings in both Redondo Beach and Culver City to compare different approaches. I find it very odd that RB did not examine its past history to understand how we got here and to inform our decisions moving forward as Culver City did. I also find it puzzling that GPAC members felt blindsided by rules that they had only heard about in December 2020. The rules have changed since the last (fifth) RHNA cycle, but the changes were publicly available to anyone who cared to look them up.

California and Federal Fair Housing and Disparate Impacts laws were settled well before 2020. The US Supreme Court ruled on Disparate Impacts in 2015, and HUD has provided guidance to cities repeatedly, including this plain English summary published in September 2020<sup>1</sup>. Likewise, California's HCD published the Housing Element Site Inventory Guidebook<sup>2</sup> in June 2020. The SCAG RHNA subcommittee held many meetings throughout 2018-2019 to craft an equitable, sustainable and legal allocation methodology. Redondo Beach's final sixth RHNA allocation is not substantially different from the published draft allocations that have been available from their website throughout 2019-2020.

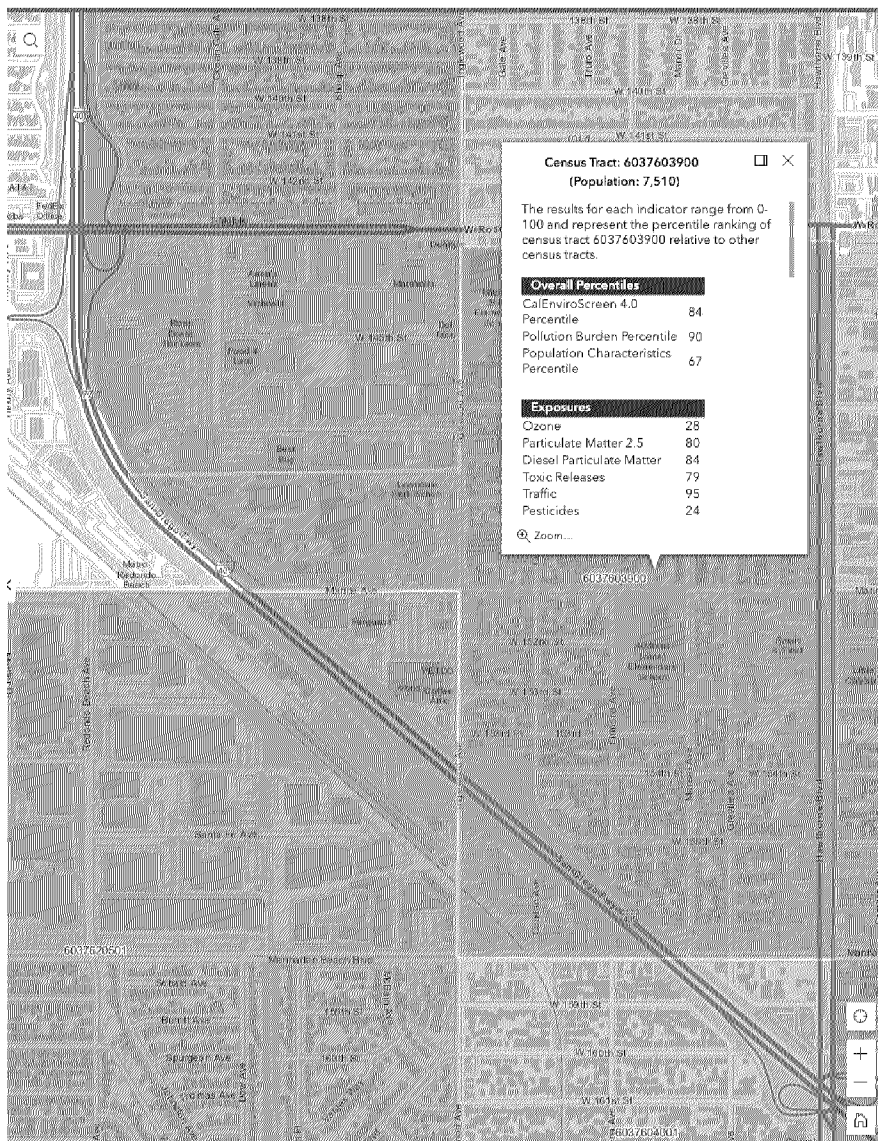
I want to point out that North Redondo Beach is famous for our role in the US Space Program from WWII through the Cold War to today, where billions carry phones with GPS receivers. GPS, a system that has become commonplace infrastructure, was born in our city. The environmental satellites that monitor weather and climate for our planet are made right here. We should be proud of, and carefully safeguard, this important industry and economic engine for our city. Preserve ample space for the industry at our existing and globally-famous hub for Space Innovation. Do not put a housing overlay on a growth industry and our biggest generator of high-income jobs.

---

<sup>1</sup> HUD Issues Final Rule on the Fair Housing Act's Disparate Impact Standard

<sup>2</sup> Housing Element Site Inventory Guidebook Government Code Section 65583.2

GPAC says the draft Housing Element was guided by Environmental Justice, which is required by HCD. I explored [CalEnviroScreen](#) data (both version 3.0 & 4.0) and used their interactive maps. A high score and high percentile is bad; a low score is good. Putting housing in the NE corner (bounded by Inglewood, Marine, Redondo Beach Ave, Manhattan Beach Ave) of our city, next to the 405 freeway and its ramps would kettle residents from the rest of the city and have devastating impacts on future residents, especially young children. Census tract 6205.01 enjoys a relatively moderate Pollution Burden in the 72nd percentile because it is averaged over an area that extends south to Anderson Park and west to Aviation Blvd. However, the Pollution Burden of the housing overlay would be closer to the 90th percentile of census tract 6039.00 (NW Lawndale) which surrounds it on 2 sides.



This picture is purely for orientation purposes. The pop-up shows the EnviroScore data for Lawndale census tract 6039.00. You can see the details much more clearly on the table in Appendix A.

The Housing Overlay in the NE corner of RB (6205.01) is surrounded by 6039.00 and the I-405 freeway. It's true pollution burden is expected to be at least as high as 6039.00's.

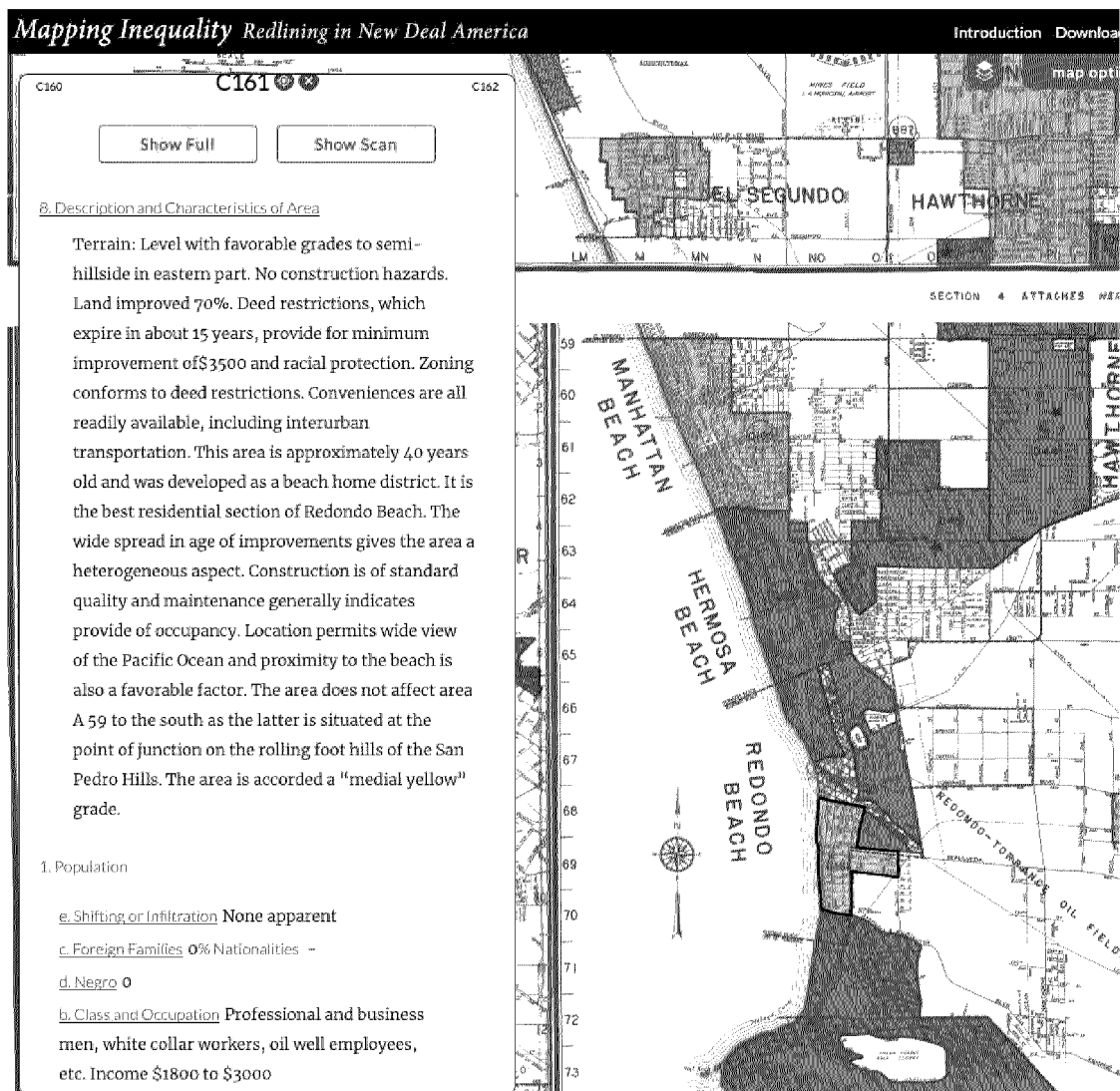
It only looks lower in reporting because 6205.01 averages over a large area away from the freeway and closer to the ocean.

In 2017, [AB 1397](#) gave HCD the power to take into account expected yield of homes that could be built on a site in 8 years. It is unlikely (and not desirable!) that Northrop Grumman would vacate Space Park to enable housing production. HCD is likely to look unkindly on this overlay.



HCD may use “expected yield” of this site and then assign the city a much higher housing target to reflect the expected low yield. Let’s not invite this level of scrutiny and punishment.

Affirmatively Furthering Fair Housing (AFFH) requires us to locate housing to reduce racial and economic segregation. Newcomers are more diverse than existing SRB residents. Redondo Beach still bears the marks of 20th century racist zoning and lending practices<sup>3</sup> that reserved the southern beachfront section for whites only. The harbor area was rated median red while the northern part of the city, which is zoned for R2/R3, was rated low red and not eligible for home loans. Infill and displacement has disproportionately impacted North RB.



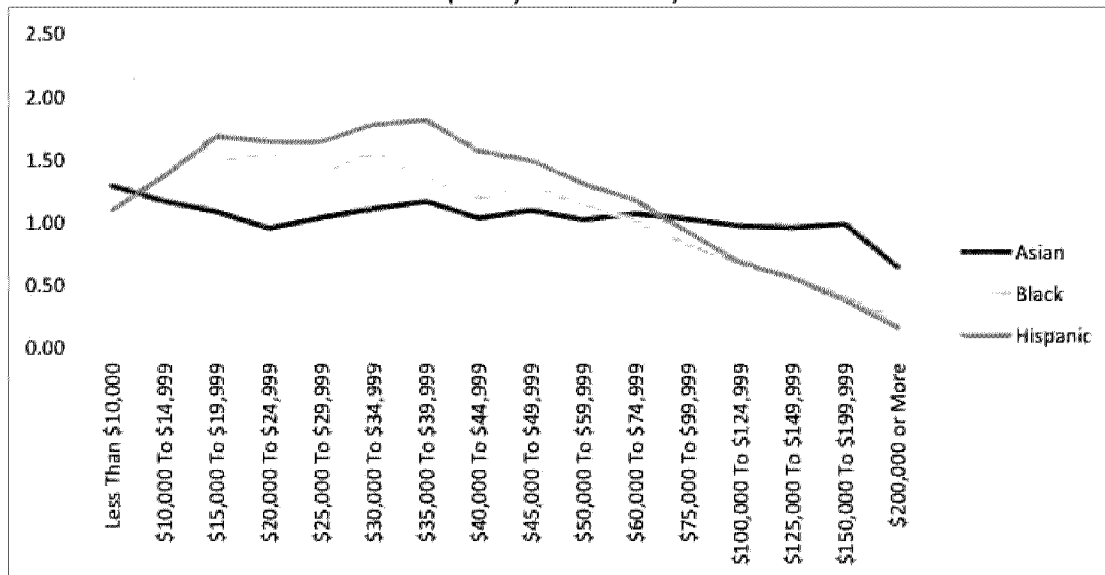
In the century since this map was published, Riviera Village has slowly evolved from 100% nonhispanic white to 75%, compared to 47-62% in North RB and 26.1% for LA County overall.

<sup>3</sup> Mapping Inequality, <https://dsl.richmond.edu/panorama/redlining/#loc=13/33.863/-118.403&city=los-angeles-ca&area=C161>

It's no accident that Redondo Beach's most integrated census tracts line the Artesia corridor, which saw the most infill home production. Single Family Home (SFH/R1) areas also endure construction, but yield only much larger homes, not additional ones. At a minimum, we should upzone historically exclusionary areas that swapped whites-only covenants for SFH zoning. Our RHNA targets are so high, we should upzone all R1<sup>4</sup> within the city to R2 or R3, and give incentives to combine lots so we can build even more densely.

SCAG's RHNA allocation methodology assigned RB a higher than average low and very low income housing allocation because our city has far below average numbers of VLI/LI units. Additionally, Very Low and Low Income (VLI/LI) residents are disproportionately people of color<sup>5</sup>. Given HCD's determination that they will only accept parcels larger than 0.5 acres & zoned > 30 homes/acre, we can only meet the VLI/LI requirement by using every possible parcel of our city, including enticements for combining lots.

Figure 5. Parity Index of Household Income by Race/Ethnicity in LA County, 2010-2014  
(Parity = NH White)



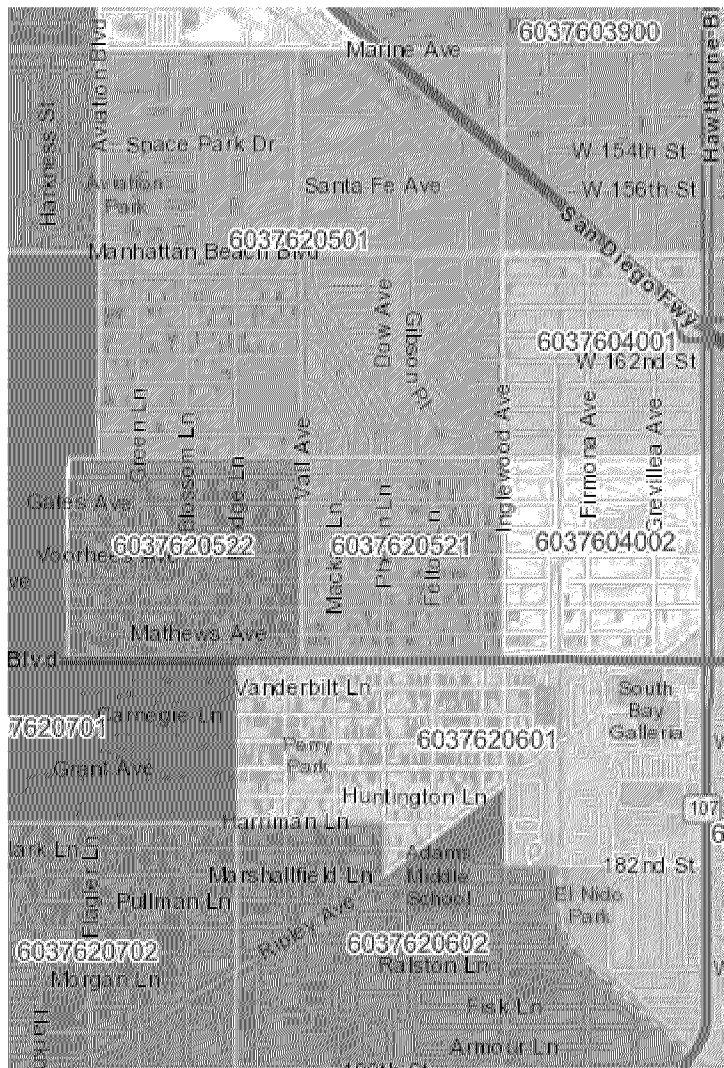
Source: 2010-14 ACS

Furthermore, it is extremely challenging to finance VLI/LI homes so that they “pencil out” in an era with low public spending on housing subsidies. The federal government looks like they are willing to provide help. But, we can also make our own luck by using what we’ve got, which is extremely high rents in SRB. A USC study found that high rent areas are able to profitably support a higher percentage of inclusionary (subsidized) units than moderate rent ones<sup>6</sup>.

<sup>4</sup> Excluding the already dense R1 small lots currently zoned in census tracts 6207.01 & 6207.02.

<sup>5</sup> Race Ethnicity and Income Segregation in Los Angeles, by Paul Ong, Chhandara Pech, Jenny Chhea, C. Aujean Lee, UCLA Center for Neighborhood Knowledge, June 24, 2016, [https://knowledge.luskin.ucla.edu/wp-content/uploads/2018/01/Race-Ethnicity-and-Income-Segregation-Ziman\\_2016.pdf](https://knowledge.luskin.ucla.edu/wp-content/uploads/2018/01/Race-Ethnicity-and-Income-Segregation-Ziman_2016.pdf)

<sup>6</sup> Los Angeles’ Housing Crisis and Local Planning Responses: An Evaluation of Inclusionary Zoning and the TransitOriented Communities Plan as Policy Solutions in Los Angeles, Linna Zhu, Evgeny Burinskiy,



The draft plan puts all new dense housing in the corner of census tract 6205.01 next to the freeway and on the eastern edge of 6206.01 between extremely busy Hawthorne and Artesia Blvds and Inglewood Ave, another arterial. Students living in the proposed housing sites will have to cross train tracks and at least one arterial to reach elementary schools. This creates disparate pollution and traffic impacts on newer, poorer and less white residents.

Those areas also feed into the schools (Adams, Madison and Washington) with the highest concentration of low income and Title I students in our city's school district. These schools also suffer disproportionately from overcrowding than schools in wealthier parts of RB bypassed for new housing in the draft HE, another disparate impact.

The city owns a large surface parking lot in (75% nonhispanic white) Riviera Village & should build housing above the parking. RV is ideal for mixed use because most of it is not next to busy arterials and children do not have to cross one to reach an elementary school. RB can give inducements to private property owners in the RV to combine lots & build mixed use.

Reducing segregation would benefit the children of South RB. Each year, Adams (North) and Parras (South) Middle School's rising RUHS Freshman attend a meet and greet "Field Day". My daughter and her friends reported bullying from the Parras children. She said that a PMS student told her, "You don't seem ghetto" and thought that was a compliment.

The AES power plant in 6212.04 is slated to close shortly. The only reason that area has a middling 45-50 pollution burden percentile is because of AES's pollution. After closure and

remediation, the site's pollution burden is expected to be drastically reduced. A CalEnviroScore in the cleanest decile is probable. The proximity to the beach also means it will command the highest rents. Combined with the size of the parcel, it should be able to fit & "pencil out" the highest number of VLI/LI units in the city.

There is an environmental justice component to repurposing the AES site, which hosted an early power plant to light the whites-only resort of South RB. It used so much water for cooling that it caused seawater intrusion into wells used by inland communities of color. That led to early adjudication of ground-water pumping in the LA Basin and the use of seawater for cooling, which is also ecologically damaging.

11% of Los Angeles County Households do not own any cars. Half of LA Co HHs own 0 or 1 cars. Putting a car-light mixed-income community at AES would heal the environmental and psychic damage wrought by the power plant.

<b>School</b>	<b>Zip Code</b>	<b>Student Pop</b>	<b>% Low Income</b>	<b>% White</b>	<b>% Hispanic</b>	<b>% Black</b>	<b>% Asian</b>	<b>% 2 or more</b>
RUHS		3040	18	46	24	5	8	15
Adams MS	90278	1066	24	39	29	5	9	14
Parras MS	90277	1257	13	54	19	3	7	15
Tulita	90277	474	14	53	20	1	9	14
Alta Vista	90277	647	11	48	21	3	13	13
Beryl Heights	90277	458	15	55	18	2	7	17
Jefferson	90278	612	5	50	15	1	15	17
Birney	90278	457	14	43	24	2	12	18
Washington	90278	801	19	32	39	2	12	12
Madison	90278	488	22	34	29	5	13	15
Lincoln	90278	651	11	46	19	3	15	16

Kettling VLI/LI residents in a corner cut off from the rest of the city by freeways, arterials and train tracks is not AFFH and creates Disparate Impacts. There are better ways and the ideas outlined here are just a start. We can't change our past and shameful history of deliberate segregation, but we can do better in the future. It starts with better and more equitable zoning today.

Grace Peng, PhD  
6205.22 Resident

Appendix A: CalEnviroScreen 4.0 data for Redondo Beach with Lawndale and LA County data for context. Population figures from US Census Bureau's 2018 American Community Survey

Census Tract	Total Population	Area Description	DRAFT CES 4.0 Percentile	Pollution Burden Pctl	Asthma Pctl	Cardiovascular Disease Pctl	Hispanic (%)	White (%)	African American (%)	Native American (%)	Asian American (%)	Pacific Islander (%)	Other/Multiple (%)
603900	7510	NW Lawndale	83.90	90.06	71.37	62.60	66.2	13.1	7.5	0.0	10.9	0.2	2.0
620501	6063	TRW Anderson	27.91	72.08	17.93	28.45	20.1	55.8	4.8	1.0	10.6	0.2	7.4
620521	4092	Artesia NE	25.52	27.95	21.98	21.21	14.5	51.4	2.8	0.0	17.8	0.5	13.0
620522	4968	Artesia NW	11.26	29.84	21.83	36.86	17.3	52.6	2.7	0.0	14.9	0.0	12.5
620601	5030	Galleria	35.85	50.32	23.90	40.83	26.0	46.6	3.3	0.0	16.6	0.0	7.4
620602	5165	Adams	17.68	63.36	12.65	19.07	23.6	59.3	0.0	0.2	13.5	0.0	3.3
620701	7184	Artesia SW	9.02	41.42	12.52	20.78	13.3	63.3	5.7	0.9	11.1	0.0	5.6
620702	7391	Jefferson	17.35	41.12	21.37	35.90	14.0	62.3	2.6	0.0	15.5	0.2	5.4
621201	6601	RUHS	12.08	52.22	5.11	9.00	25.7	57.4	0.7	0.5	11.2	0.0	4.4
621204	3142	AES	31.13	44.95	7.33	17.34	11.7	66.2	4.6	0.0	13.6	0.4	3.5
621301	6819	Alta Vista	15.70	33.15	9.55	23.13	11.5	64.8	3.6	0.0	13.9	0.0	6.3
621324	3804	Veterans Park	13.22	27.97	9.67	23.82	20.6	65.6	1.4	0.0	9.1	0.0	3.3
621326	2945	Riviera Village	9.94	23.43	9.67	23.82	13.6	75.0	1.5	0.0	5.6	0.0	4.3
621400	4496	SE PCH	7.05	37.26	6.18	13.91	12.1	71.2	2.5	0.0	9.5	0.0	4.7
LA County	10,039,107	LAC Average					48.6	26.1	9.0	1.4	15.4	0.4	3.1

**From:** [Mary O'Connor](#)  
**To:** [Planredondo](#)  
**Subject:** Public comment Plan Redondo Beach  
**Date:** Tuesday, April 20, 2021 12:07:59 PM

---



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

Hello,

I would like to provide a public comment for the Plan Redondo Beach city planning map. As a Redondo Beach resident (90277), I would like to advocate for more shelters and affordable housing. I believe that the pallet shelters were a good start, but overall we need more shelter options/ resources for our unhoused neighbors. I worry that building more housing will target affluent individuals. I believe it is more important to focus on housing our unhoused residents of Redondo beach and investing resources in housing and community mental health treatment facilities.

Thank you for your time,

Mary O'Connor, LCSW

--

**From:** [Barbara Epstein](#)  
**To:** [CityClerk](#); [Bill Brand](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Zein Obagi](#); [Christian Horvath](#); [horvath.RBD3@gmail.com](#); [Laura Emdee](#); [Joe Hoefgen](#); [Brandy Forbes](#); [Michael Webb](#); [Planredondo](#)  
**Subject:** PlanRedondo Survey  
**Date:** Tuesday, April 20, 2021 11:32:30 AM

---

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

Dear City Leaders,

In view of possible undue influence on the recent poll taken by PlanRedondo, I am asking for an inquiry into polling results improperly being skewed by Councilwoman Emdee's intensive publicity campaign to convince her district to vote a certain way on the poll. Emdee's campaign may have affected polling results.  
Pitting North Redondo against South Redondo is injurious to our community unity.

My view is that the demands for unreasonable residential density in Redondo Beach needs to be met with our city's resistance through our own form of civil disobedience.

Our city has already been negatively impacted by former bad rezoning decisions by past city administrations. We appreciate Assemblyman Al Muratsuchi's bill to protect us from a few deranged politicians in Sacramento. We will retain our right to self determination on zoning issues.

I have heard concerns by some GPAC members, surrounding outcomes of the December meeting, that need to be closely investigated. These concerns need to be addressed and the results need to be published. I have always wondered how "consultants" have so much influence on GPAC matters. I would like clarification.

Thank You

Barbara Epstein  
Redondo Beach

Sent from my iPad

**From:** [Dawn Thompson](#)  
**To:** [CityClerk](#)  
**Cc:** [Planredondo](#)  
**Subject:** GPAC Comment  
**Date:** Tuesday, April 20, 2021 1:10:50 PM

---



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

**Dawn Thompson** at April 20, 2021 at 9:50am PDT

Oppose

As a homeowner in North Redondo, and I am sick and tired of the north getting dumped on. Once again counsel has dumped these issues on North Redondo and it must stop. Between the homeless pallet housing and now having to house more people, I have had it.

North Redondo has for many years taken on the burden that South Redondo refuses to have in "Their town"...first it was the pallet program for 6 months in NR at the promise of it being moved to SR after the first 6 months. Stand behind what you promised the residents of Redondo Beach 6 months ago Counsel before trying to shove more changes down our throats!!!!

YOU MUST zone 1,245 units in the 90277 part of town.

As north Redondo residents, this plan greatly impacts our home values, we are already overcrowded in NR...You must balance between the north and south. . It is very apparent that there is no effort to balance and we are asking that North RB is valued and treated equally.

Please go back to the drawing boards and come up with a fair solution. THAT IS YOUR JOB!!!!

enough is enough. It's high time for South Redondo to step up and take the lions share of this rezoning & pallet shelter burden.

**Dawn Thompson**



**From:** Kimberly Northup Brooke  
**Sent:** Tuesday, April 20, 2021 1:53 PM  
**To:** CityClerk <CityClerk@redondo.org>  
**Subject:** Question for the Council



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

Hi,

I am wondering why ADUs are not being counted toward the number of required new housing?

This question was asked at the last meeting but not fully answered. If the State is requiring the intention to build new housing, wouldn't the allowance of ADUs meet that requirement? The answer given last week was that they couldn't track those units. But:

1. Aren't the new units counted whether they are built or not?
2. Can't the units be tracked by number of permits issues?

My neighbors are in the process of getting permits for additions and we're told that the permit office is backed up due to the number of ADU permit request.

This seems like a good solution to me.

Thank you for the opportunity to address this.

Kim

**From:** [Terrance Hughes](#)  
**To:** [Planredondo](#)  
**Cc:** [Bill Brand](#); [Mihn Nguyen](#)  
**Subject:** Redondo Beach Planning  
**Date:** Tuesday, April 20, 2021 2:17:08 PM

---



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

Ladies and Gentlemen -

My wife Monica and I would like to register our objection to the Proposed General Plan housing overlay in North Redondo Beach. We have been property owners and residents for the last 48 years. Our 5 children, now adults with their own families, attended schools here in Redondo Beach. Along with some of our neighbors we feel that North Redondo Beach, District 5, has done more than it's fair share to accommodate increased housing.

Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of our city as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

In addition, please consider using a portion of the 50 acres of AES in the zoning of additional units as recommended by the Planning Commission.

These suggestions will provide a more equitable plan that is fair and balanced between the two area codes that define our city, namely, 90277 and 90278.

Thank you for your consideration in this matter.

Terrance and Monica Hughes  
Redondo Beach, District 5

**From:** [vicky dunn](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Tuesday, April 20, 2021 2:51:30 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally, please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Thanks,  
Kevin & Vicky Dunn  
Spurgeon Ave

Redondo Beach Resident, District 5

**From:** [gary mlynek](#)  
**To:** [Planredondo](#)  
**Subject:** Sharing is caring  
**Date:** Friday, April 9, 2021 9:13:20 PM

---



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

At least 1/2 of the state required housing number must go in 90277.  
Plenty of room at the AES site when it shuts down. I'm sure it could accommodate even more than 1/2.  
Also, wouldn't it be much better to unite with other cities and tell the state, We will not comply ? Just think of all the land there is east of Riverside & north of Victorville.

**From:** [Ray Benning](#)  
**To:** [Planredondo](#); [Ray Benning](#); [jbenning2@verizon.net](mailto:jbenning2@verizon.net)  
**Subject:** Mixed use.  
**Date:** Monday, April 12, 2021 10:26:34 AM

---



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

April 12, 2021

Planning Commission, Planning Department, and all other's of authority,

I want to strongly object to the Mixed Use Zoning that currently exist on the south end of Pacific Coast Highway (1600 thru 1800).

Our City got stuck with a giant project called Legado, which is going to choke the intersection of PCH and Palos Verde Blvd.

We must change the Zoning to prevent any further giant projects in this area.

Thank you for listening,

Ray and Judy Benning  
211 Ave G  
Redondo Beach, CA 90277

**From:** [Arian Saadzoi](#)  
**To:** [pashy36mp@aol.com](mailto:pashy36mp@aol.com); [Planredondo](#)  
**Cc:** [jeffcarpenter13@gmail.com](mailto:jeffcarpenter13@gmail.com); [breannewiley@mac.com](mailto:breannewiley@mac.com); [Samanthadark1@gmail.com](mailto:Samanthadark1@gmail.com); [Arian Saadzoi](#)  
**Subject:** Re: Housing needs to go in 90277  
**Date:** Sunday, April 11, 2021 11:12:41 PM

---



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

Hello:

I would agree with my neighbor. It seems that North Redondo which already holds more than 6000 residents in a denser area vs South Redondo continues to be pushed to do more. Let's remember where most of the votes come from to support our politicians in Redondo.

I agree that we have an open land in South Redondo and we should use it for this development. This will have an adverse impact on North Redondo, which continues to grow faster than South. It is time for both areas to be treated equitably.

Arian Saadzoi

-----Original Message-----

**From:** Mariam Pashtoonwar  
**To:** [PLANRedondo@redondo.org](mailto:PLANRedondo@redondo.org)  
**Cc:** [jeffcarpenter1](#); [Breanne Carpenter](#)  
[Samanthadark1](#); [arians3](#)  
**Sent:** Fri, Apr 9, 2021 1:55 pm  
**Subject:** Housing needs to go in 90277

To Whom It May Concern,

I am a homeowner in North Redondo, and I am sick and tired of the north getting dumped on. Between the homeless pallet housing and now having to house more people, I have had it.

North Redondo Beach is already doing its share to accommodate more housing. Please zone 1,245 units in the 90277 part of town. There is availability in areas such as the 50 acre power plant site. Let's hold South Redondo accountable for their responsibilities to the city.

Thank you,

Mariam P. Butler DPT  
Sent from my iPhone

**From:** [LESLIE SUTPHIN](#)  
**To:** [Planredondo](#)  
**Subject:** Redondo Beach Regional Housing  
**Date:** Sunday, April 11, 2021 9:15:20 PM

---



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

In response to the 2,940 new homes required in Redondo Beach by the Regional Housing Needs Assessment, North Redondo Beach (90278) is already zoned to take 1,200 units, therefore, it is critical that South Redondo Beach (90277) be required to find more areas to accommodate this mandate. This is the fair and equitable way to handle this matter in our city. The Redondo Beach Power Plant site has 50 acres and can accommodate the additional required housing.

North Redondo Beach (90278) is already extremely crowded, impacted and it is very difficult to find street parking. This problem will be much worse with the 1,200 units that we are zoned to build. Good neighbors need to work together to solve this issue, therefore, we feel that South Redondo Beach (90277) needs to step up and share the additional new housing mandate.

Leslie Sutphin

**From:** [Rebecca Lavery](#)  
**To:** [Planredondo](#)  
**Subject:** Equitable distribution of low income housing  
**Date:** Sunday, April 11, 2021 8:38:49 PM

---

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

To the planning team -

The current plan for low income housing in RB is totally unbalanced between North and South Redondo.

As north Redondo residents, this plan greatly impacts our home values, the student population at our already overcrowded classes in outdated campuses, and we strongly believe it ought to be more balanced between the north and south. Answers given for future school plans if needed down the road were wholly inadequate during the most recent community zoom call. It seemed to me that there was a great deal of “our hands are tied,” and “so few good options” for balancing the distribution. There was little to no real addressing of the AES option. ALL or most of this could be resolved if you put the housing there. The bits of land you found in South RB were laughable. It is very apparent that there is no effort to balance and we are asking that North RB is valued and treated equally.

Please go back to the drawing board and find a better plan for all residents. I understand you’ve had a lot of meetings, more than initially expected, and I appreciate the undertaking, but this just isn’t good enough.

We own two homes in North RB and just built two others. We are proud RB residents and want to support the improvement of North RB. As they say, this ain’t it!

Thank you for your consideration.

Rebecca Lavery  
Dow/Johnston Triangle



**From:** [Barbara Epstein](#)  
**To:** [Planredondo](#)  
**Subject:** Thank You  
**Date:** Sunday, April 11, 2021 1:14:08 PM

---

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

I received the information you sent on Friday. Due to circumstances beyond my control I have not had enough time to properly review the plan this weekend.

Also notification about the April 7 Meeting was last minute and I could not "attend."

Please extend the public review period to allow residents more time to study these plans.

There are concerns from several members of the GPAC Committee that the December meeting was rushed and did not give enough time for members' concerns.

Please explain to the public what happen.

Why were consultants engaged?

Who are they?

What authority do they have?

Was the work the GPAC has produced respected?

Is it reflected in this plan I just received?

I need to know more about the process, so request more public meetings where the plan is fully explained. What I have received here needs much clarification.

My general philosophy in Redondo's long term plan is to "green up" Redondo with a greatly expanded system of tree canopy, open space, community gardens, and linear Parkland from the AES site, up the power line corridor, all the way to the Torrance city border. This Parkland will expand bike paths, urban trails, pocket parks, and other amenities for the public to enjoy.

Density must be contained since Redondo has already been overbuilt to its maximum capacity commensurate with human health and well-being.

The State Of California will not dictate density to our city.

Thank you for keeping me informed.

Barbara Epstein  
Redondo Beach

Sent from my iPad

**From:** [Patti Thomson](#)  
**To:** [Planredondo](#)  
**Subject:** State Mandated New Housing for Redondo Beach  
**Date:** Sunday, April 11, 2021 12:36:59 PM

---



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

As a North Redondo area home owner/resident, I have big concerns for the upcoming assignment of new dwelling units in our area. We already have our share of pallet homes in this North Redondo area. The need for additional dwelling units in Redondo Beach should be split between South Redondo (90277) and North Redondo (90278).

It is time to use the Power plant site in South Redondo for this solution. If it ends up being a park-like structure, homeless will end up there without a place to stay which will create an unwelcome situation i.e. drugs, noise, defecating, crime and unattractive surroundings.

Another option for additional dwelling units could be the PCH/Palos Verdes area/corner.

Respectfully,

Patricia Thomson  
2002 Graham Ave.  
Redondo Beach CA 90278

**From:** [Louie](#)  
**To:** [Planredondo](#)  
**Subject:** Homeless shelter balance within city.  
**Date:** Sunday, April 11, 2021 12:28:04 PM

---

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

I want to voice my concern and ask that the city of Redondo Beach equally balance the homeless shelter planning between 90277 and 90278. Everyone is good when EVERYONE is good.

Louie Reyes  
Blossom Court  
R. B.

Sent from my iPhone

**From:** [bethany.johnson@roadrunner.com](mailto:bethany.johnson@roadrunner.com)  
**To:** [Planredondo](#)  
**Subject:** Comments on the City of Redondo Beach General Plan Land Use Changes  
**Date:** Sunday, April 11, 2021 11:22:46 AM

---



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

I drove through all 5 Redondo Beach districts to see where 2,400 housing units could be built. My conclusion is that Redondo Beach is already quite overdeveloped and we should all contact our legislators to rescind this new requirement for 2,400 units.

In order to comply with this new requirement this is what I would suggest. 1) Add multiunits in or around the Galleria 2) There is an area behind the Redondo Beach Performing Arts Center and bordering Manhattan Beach Boulevard with three large buildings and parking. The first building appears to be mostly empty. If the owner wanted to, this could be turned into many small apartments. There are two more buildings there but they appear to be occupied but I believe you are just talking about designating areas that owners could change into multiunits or sell for that purpose or leave the way they are. 3) Designate that commercial buildings along Aviation could be considered for businesses on the ground floor and no more than 2 floors above for multiunits. A consideration would also be to add underground parking below the building. 4) On PCH (including south Redondo) designate commercial buildings could be approved for business on the ground floor and no more than 2 floors of multiunits above with the option of underground parking below the building. 5) Allow residents to vote on disbanding the Beach Cities Health District with the option of just replacing the area with a large park, parking, maybe a Dog Park and small multiunits with Hermosa Beach and Manhattan Beach also receiving their share of the sale of the property and all the money that the three districts pay annually for BCHD would return to the 3 cities to allocate as each city deems best which might include contracting for some smaller services.

You asked for suggestions and these are the best ones I thought could be considered.

**From:** [Kimberly Saxon](#)  
**To:** [Planredondo](#)  
**Subject:** Note to your Facebook Page PLANredondobeach  
**Date:** Sunday, April 11, 2021 10:51:13 AM

---

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

Your Name: Kimberly Saxon

comment: zoning reconsiderations need to be made regarding the allocation between north and south redondo. They should be equal or risk north redondo turning into a crime sewer. Absent of available space in south redondo, it seems to me that the aged police station should give up its luxury location so that land can be used to house families of high school students while the police can be more effectively moved in the high crime north redondo areas. The city functions can be rehoused in the completely failed third story on the pier. Note to the boards stop hiring incompetent engineers and city planners that bring you such poorly thought out things such as pier level 3, traffic circles that help no one and traffic rerouting under the king harbor sign to confuse and inconvenience everyone. Tell me who designed the galeria bus traffic and do not use them again. We have bus stops at the back that are never used with streets so narrow buses can not make turns without crossing into oncoming lane or making cars back out of their way. Probably the same brain trust that instead of widening or redrawing the lines on ingelwood to keep traffic flow said hey let's put up a sign and ticket everyone twice a day that will fix it.

Back to allocations if this only applies to non-government used buildings we will all know it's part of the so called "sustainability" power grab to later down the road through cv forced foreclosures for "California" to first right of refusal buy all private land possible. Choose carefully.

**From:** [mrtaco](#)  
**To:** [Planredondo](#)  
**Subject:** FW: Housing Plan  
**Date:** Saturday, April 10, 2021 3:40:05 PM

---



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

---

**From:** mrtaco  
**Sent:** Saturday, April 10, 2021 3:39 PM  
**To:** 'mailto:PLANRedondo@Redondo.org?'  
subject=Housing%20needs%20to%20go%20in%2090277&body=North%20Redondo%20Beach%20is%20already%20doing%20it's%20share%20to%20accommodate%20more%20housing.%20Please%20zone%201%2C245%20units%20in%20the%2090277%20part%20of%20town.%20There%20is%20availability%20in%20areas%20such%20as%20the%2050%20acre%20power%20plant%20site.'  
<mailto:PLANRedondo@Redondo.org?>  
subject=Housing%20needs%20to%20go%20in%2090277&body=North%20Redondo%20Beach%20is%20already%20doing%20it's%20share%20to%20accommodate%20more%20housing.%20Please%20zone%201%2C245%20units%20in%20the%2090277%20part%20of%20town.%20There%20is%20availability%20in%20areas%20such%20as%20the%2050%20acre%20power%20plant%20site.>  
**Subject:** Housing Plan

Thank you for taking the time to read this e-mail. I will start off by stating that I do live in North Redondo Beach. I have lived here since 1959 and my parents before that. 2 two boys live here. My father retired from RBPd, my wife works in Redondo beach as do myself and my son and his wife. N I tell you this because I want you to understand my roots are in Redondo Beach and I hope my families future. Over the many decades I see plans to improve South Redondo while I see North Redondo receive whatever South Redondo does not want. Now the city wants to put an unequal share of the burden of this new Zoning on North Redondo. Nobody wants low cost housing in their area or light rail for that separate matter, but enough is enough. It's high time for South Redondo to step up and take the lions share of this rezoning burden. I have lived in Redondo, in part, for the quality of life. I would all over the area, not just Redondo. And I see the results of low cost housing in other cities, and it is not pretty. I will wait to see how the vote goes and an equitable decision is made. Just remember I have a vote as do all my family and friends and I will not stay silent if I see an unfair outcome.

Craig Rau

**From:** [Sharon Crosby](#)  
**To:** [Planredondo](#)  
**Subject:** Equitable Housing Split in Redondo Beach!!!  
**Date:** Saturday, April 10, 2021 10:47:06 AM

---



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

To Whom it May Concern,

I was abhorred to read in the NextDoor app that this is a strong consideration to zone 90278 and NOT 90277 for the new housing project. North Redondo is already considered the "step child" to our community and not equitably dividing this project will just further cause issues for our wonderful community and "north" section of our beautiful city.

I have lived here all of my life and can not even fathom why our part of the city is always getting the brunt of things like this possible decision. The 90277 residents certainly want to do everything to "support" their causes and charitable efforts but try and zone this housing project in their zip code? NO chance. It's absolutely ridiculous!

I am a tax paying RB resident as are my parents and other family members ALL living in 90278. Why should we all take another "hit" to our housing values?? ALL of Redondo Beach should be divided equally with this zoning recommendation, period.

Please register me for this meeting and I will do my best to attend but more importantly PLEASE do not let 90277 get out of their duty to share this project equitably amongst our entire city, not just "1" of the "2" zip codes. I could only imagine how 90277 residents would feel if the shoe was on the other foot and "100%" of the new project resided in their zip code. UNHEARD of and I would feel the same way - equitable split is the ONLY way.

Thank you for your consideration.

Sincerely,

Sharon Crosby  
Carnegie Lane - District 4  
**90278**

**From:** [Al Danial](#)  
**To:** [Planredondo](#)  
**Subject:** future housing should go in 90277  
**Date:** Saturday, April 10, 2021 10:24:42 AM

---



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

hi,

I've lived in Redondo Beach 90278 since 1999. North Redondo Beach is already doing it's share to accommodate more housing. Please zone 1,245 units in 90277. There is availability in areas such as the 50 acre power plant site.

-- Al



04/10/21

Dear City Council and GPAC Members,

Thank you for all your hard work and commitment to the residents and City! **As a top-line response, I am in favor of finding any strategy to delay or decline any state mandated increase in zoning density for Redondo Beach and/or spreading the required number of housing units more equitably across the City.**

If neither of these can be accomplished, then the City Council must provide North Redondo beach with sorely lacking large-scale amenities that could at least attempt to mitigate the impacts of the rapid urbanization of our community.

Additionally, there are issues with how the Land Use Plan discussions are being managed that thwart real community involvement and could leave residents to feel that there is an intentional attempt to halt their input and participation.

All these points are discussed in more detail below:

- 1) **The City Council discussion of the Land Use plan should be delayed until the City can return to in-person City Council meetings.** We are very near the point of being able to return to “normal” life and this is too impactful an issue to be decided behind the semi-closed doors of the internet. As is, the Council and GPAC is only hearing the opinions of those with strong internet abilities/access or with the patience to find their way through a maze of internet protocols. This is likely preventing the most affected and least affluent members of our community from having the opportunity to speak out in a public forum and can be misconstrued as a means to limit public input. The internet also largely prevents the City Council and GPAC from sensing the reactions of a group of in-person community members by erasing the audible group cheers and groans that communities provide during meetings. Additional meetings should also be held in-person in the affected communities. While submitting letters like this online and via comments on a map (that are limited to a few hundred characters) is useful. They should be part of the process, not the entire process.
- 2) **The recommendations of the GPAC on the Land Use Plan omits “circulation” from consideration.** How can this be? This choice negates the usefulness of the plan completely. How can traffic and circulation be separated from any recommendation on Land Use? Looking across the other categories, circulation would severely impact... Safety, Housing, Environmental Justice, Land Use, Noise, and other factors. This is especially evident given the context of North Redondo, which is also facing a myriad of other changes (see below) that are certainly going to make it more challenging to move around this corner of the City. Again, this can be misconstrued as the Council and GPAC trying to hide or suppress information that does not support their priorities and invalidates the community’s ability to effectively evaluate a plan. This omission, in

particular, smacks of secret political/personal agendas. I trust the GPAC and Council want to be transparent, have the sincere interests of the community at heart and want to do their best. So, why this omission?

- 3) **The GPAC recommendations do not make clear the important contexts affecting Redondo Beach, and North Redondo Beach in particular.** Like it or not, North Redondo Beach is in the process of being rapidly urbanized. A new large mall is being built. There are plans to put a major metro station in the backyards of many residents (and an enhanced transit hub). A “temporary” homeless shelter has been constructed and now is in the process of becoming permanent or at least long-term. And now the GPAC recommends putting the vast majority of new housing in this corner of the city. The Land Use Plan makes no mention of this context. This is too much change, implemented too rapidly and with too many unpredictable variables and results. Not including discussion of each of these other initiatives prevents the community and Council from fully being able to evaluate all that is to change in this neighborhood on a holistic level. Again, this action can be misconstrued as a means for some to further their own gains, at the expense of the well-fare of the community and defeats the purpose of a holistic Land Use Plan that’s intended to serve as a guide for the next several decades.
- 4) **When considering the equity of the GPAC recommendations, I would ask the GPAC and City Council to consider why some areas of the City are continually supported/successful in their fight against large-scale over-development and change, while North Redondo isn’t?** Stepping back to take a bird’s eye view (and admittedly as a newer resident who wasn’t here for these debates), it seems that several major initiatives that could possibly have benefited Redondo Beach as a whole were successfully squashed in recent years. The over-development of the waterfront was stopped. Perhaps a highly corporatize mall on our pier was a bad idea. But the result seems to have left the citizens of Redondo Beach with a slate of bitter lawsuits, a dilapidated pier and waterfront where parked cars (and now skateboarders) are afforded the best views, while residents are forced to navigate a maze of stairs, ramps and dingy walkways to find a view or something sub-par to eat. Sadly, this situation seems unlikely to resolve in the time many of us will live here (people only stay in a home for an average of 8 years) and sadly this means that my family (and likely tourists) will spend money and time in neighboring Hermosa and Manhattan Beach. Likewise, the AES Powe plant was prevented from being redeveloped into high density condos. Again, maybe the plan was bad for the community. But, instead, we are left with a seaside lagoon that is too polluted for kids to use, a gigantic visual eyesore, health-altering levels of air and water pollution and greenspaces where residents have to walk under massive powerlines. Additionally, the negotiations for placement of the homeless shelter ended with North Redondo bearing the burden, at least “temporarily.” But, as these things go, once something is built, it’s not as easy to move it as some members of the Council lead residents to believe during early discussions on the topic.

So, my question for the GPAC and Council to consider is... **If all these new housing units are going to be zoned for North Redondo, and considering all the other massive changes already approved by the State, County and City for this neighborhood, what do the impacted residents get in return?**

I don't pretend to know what my neighbors would want to help improve their property values and lives. That is up to the community and Council as a whole to determine. But, as a resident, I'd can offer examples that came to mind if we are truly (as the Council says) trying to preserve a somewhat suburban feel to this section of our City...

- **Put powerlines underground in North Redondo.** There is a lot of discussion of urban blight in recent Council meetings. This is the number one blight on our views.
- **Substantial greenspace needs to be added.** Everyone knows there is nearly zero greenspace on North Redondo. What can be done that is larger than our many micro-parks? These are nice. But don't give much more sense of greenery than our tiny yards. Also, the nearest dog park is close to a mile away and is under powerlines and has no ground covering. This means every visit requires a bath for pets. Take a visit down there... It's unsanitary (we don't have a dog, just noticing). There is also no close by Olympic size swimming pool for kids and residents to use, without going to neighboring cities.
- **Really invest in the Artesia/Aviation corridors.** This is already in progress. But it will take substantive funding to make this a walkable/bikeable greener space with the types of shops and restaurants people will frequent with families and on foot, like in true urban neighborhoods that people pay top dollar to live in. This means real bike lanes with protective barriers, etc. Not just arrows on the ground that do more to direct cars towards the best way to hit a bicyclist than they do to protect anyone on a bike.
- **Leverage compliance with the state's zoning requirements and relationships with Janice Hahn, the County and State to build the metro line extension on Hawthorne Boulevard instead of through the backyards of many Redondo residents.** I have had discussions with Council members who have intimated that there is no way that the Metro project will spend the extra funds to go down Hawthorne. Others have recently commented on the close and positive relationship between our City and other Civic Leaders like Hahn. I think for the sake of the affected residents, this is worth a real fight. I'd like to see some of the benefits of these close relationships, rather than just hearing Janice Hahn talk about how happy she is that we are tackling the homeless problem. Which is a good thing! But what is she giving us for being good citizens, while surrounding cities do nothing?
- **If some of Redondo's Districts have or will have significantly more population, rezone Districts and/or add new Council Members so these residents have fair and equitable representation.** Representation should be fair and equitable. Can we avoid the representation vacuum that all California residents have in Washington DC? Off topic, but: 2 Senators for 39 million people in CA and 2 for Wyoming with .5 million residents. Would hate to see this in Redondo.

- **Make a Stand Against Airplane Noise** – Our proximity to LAX and growth there means we will have more airplane noise and pollution in our future. But when Santa Monica airport closes and the Mayor's plan to test "sky taxis" goes into effect, this traffic will move to the next closest local airports... that all have flight paths over our homes! Personally, I don't think it's my civic duty to have the peace and quiet of my home destroyed by uber-rich people who want to take a private jet to work each morning – at the expense of the sleep of thousands of residents.
- **Slow traffic in our neighborhoods.** I know our new District 4 Councilmember, Zein Obaji, is eager to do this and is just getting started on his work. It was a huge part of his campaign and (I think) a reason why he won. But when I heard his recent discussions about how some streets in our Golden Hills neighborhood (non-Ford was the term he used) will have reduced speed limits, I get concerned. We live on Ford and we all know how GPS apps work. Reducing flow and speed on one corridor will just push more cars onto other streets. In this case, Ford Avenue, which is already the busiest cut-through in the immediate neighborhood. Add in all the increased traffic from more residents due to the Land Use Plan (especially if there is to be more development on Aviation and Artesia), the new mall and the new metro/transit hub and our street could become unlivable in future years. Additionally, Golden Hills can already feel like an island surrounded by major roadways with lots of traffic. That can't change, but there is also a lot of speeding that causes noise and makes walking terrifying. What can be done?

Thank you for your hard work and dedication on this difficult matter. I hope, that if North Redondo has to be urbanized according to the Land Use Plan, that we also get the amenities and benefits that come along with true city living. If not, our neighborhood will be turned into the worst type of community there is... an urbanized suburban mess... with all the negatives of other poorly planned urban neighborhoods (congestion, noise, crime, dropping home values) and none of the major amenities that counteract this slide.

I hope you will create an impressive and comprehensive Land Use Plan for Redondo Beach (with the help of the County and State); one that insures our home values, protects our lifestyles, the environment and our children... *and* one that keeps residents any one section of our community from asking **"Are we being used to bear all the costs of progress, as pawns in a game of profit, or to satisfy mandates from Sacramento and the County, so others who live in leafier and less dense areas of the City can benefit?"**

Thank you for all you do.

Best,

Brian Clark  
District 4 Resident

**From:** [Mimi Hoang](#)  
**To:** [Planredondo](#)  
**Subject:** OPPOSING PLAN REDONDO  
**Date:** Saturday, April 10, 2021 1:01:46 AM

---



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

This email is to OPPOSE the ridiculous **Plan Redondo. It is NOT FAIR!!!**

This email is voice my opinion to argue that 90277 needs to zone at least half of the 2,490 housing required.

If we are “equitable”, 1,245 should go in the 90277 and 1,245 should go in 90278: Residential Recycling means a lot that is zoned for 2 or more units but only has 1 house in it. Residential Recycling already zoned in Redondo Beach but not yet realized is 788 units:

504 in 90278 204 in 90277

ADUs (Accessory Dwelling Units or Granny Flats): 240 is the assumption we are allowed.

What does equitable look like?: In 90278: 504 Residential Recycling + 120 ADUs + 300 at the Galleria North (already entitled) = 920

Therefore if we add 325 to Galleria South (The Galleria was originally zoned for 650 but was scaled down.) = 1,245

In 90277: 204 Residential Recycling  
So 1,041 Should go in 90277 = 1,245

90278 Resident,  
M.Szabo

[Mail](#) for Windows 10

**From:** [Holly Osborne](#)  
**To:** [Sean Scully](#); [Brandy Forbes](#); [Lina Portolese](#); [Planredondo](#)  
**Cc:** [Antonio Gardea](#)  
**Subject:** Feedback on Land use zoning from the April 7 meeting. (Final)  
**Date:** Saturday, April 10, 2021 12:40:44 PM

---



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

Note: I earlier sent a earlier, draft, with some colorful observations. This is a more straightforward copy, but also has new stuff added. Please use this.

Thank you.

Dear Planning people:

First of all, I was disappointed and dismayed at the format. I thought the public was going to be able to ask questions. I also thought that AT A MINIMUM, the members of the GPAC would be able to ask questions. No, and No. (And the GPAC members were not even shown in boxes on the screen.) We were told to put "questions" in a Q and A box that went only to the 6 panelists; how they screened them I do not know.

Okay, here goes, in no particular order:

1. First mistake I noticed was on the Artesia charts, where you listed the density of the Montecito as 30 du/acre. Well, there are 48 units and they are on 0.6 acre.  $48/0.6 = 80$  du/acre. (Not 30). (The increase in du/acre, I was told, was allowed because it was Sr. Housing. This was back in 2018 or 2016). But your figure is wrong.

1a. Now that brings up an interesting question. Someone asked about Sr, Housing. Your consultant said that you can't plan for Sr. housing density, in advance, if you don't have a specific project. What if you had one? Then could you take advantage of the increased density?

2. Overlay zoning. First consider the industrial district. If you put an overlay on the whole thing (as you did, even the hotels), it just invites the owner of the property to take advantage of the upzoning, and put in residential, and kick out whatever commercial user is there. **How many separate parcels are on the property.** If we have to upzone, **UPZONE THE ABSOLUTE MINIMUM NUMBER OF PARCELS ONLY.**

2a. Has anybody thought of the impact to NG on this? They use many of those buildings on the east side of Vail/Redondo.. If NG does not own the buildings, some of them that are used as warehouses might cause the landlord to evict NG to put in residential. NG also has labs there. Are we trying to make life unpleasant for NG? Are we trying to drive out our major employer? Are we trying to make 100% of our residents leave Redondo

Beach to go to work?

2b. An article appeared in the newspaper Thursday (April 8) that the government is adding the Space Force Headquarters to the Air Force Base near North Redondo. This will add more aerospace presence to the South Bay, and makes it even more important that we do not up- zone absolutely any parcels more than necessary, so that we will have the office space to support this industry.

<https://www.dailynews.com/2021/04/08/u-s-space-force-division-to-be-headquartered-near-los-angeles-airport/>

2c. What if you **only** overlay the hotel district? Who owns that land; the three separate hotels or the city? Is there room there for a single occupancy hotel, that would count as dwellings?

3. Someone asked about renting out a room; did that count as RHNA? Your consultant responded that rooms INSIDE the house do not count as RHNA. But what about JADUs? Don't they count? If you rent a room to someone, and throw in a microwave (and a sink) they have a JADU. (They do not need a bathroom, according to JADU laws.) So, does a JADU count towards RHNA, or not?

3a. What about illegal ADUs. How many does Redondo have? (Do you know how many you have.) If you encouraged people to legitimize them, how much RHNA could you get from that?

4. Someone asked about environmental effects, specifically sufficient water. What about our inadequate park ratio; which will get worse. What about the negative temperature effects, with more land paved over. What about traffic impact. Can you imagine 1000 more dwellings in the industrial district?

5. Other cities: Someone asked if we are talking to other cities and how are they meeting RHNA. Your consultant mentioned Torrance, but then totally used the wrong RHNA for them: she said 9000. That was incorrect. Torrance's RHNA is under 5000, but it is still huge. **What is Torrance doing? What are Hermosa, Manhattan, Lawndale doing?**

[Note: Lawndale's RHNA is over 2400, and they are a city of just under 2 sq. miles (Redondo is 6.2 sq miles. with a RHNA of 2490) And they are more dense than we are; their population is 32,819 in 2019. (Note also: Lawndale really took a hit when the methodology was changed, back in Nov 2019. The original SCAG approved methodology had RHNA of 973 for Lawndale, which would have been more in line with what they could handle.) I would think Lawndale would be motivated to do something.]

**5a.** The consultant mentioned that NO ONE is going to meet the low income RHNAs, for affordable housing. It is an impossibility, because of the HUGE number of at-market housing we would have to build to support the low income allocation. If no city is going to meet it, why should we even struggle to allocate for this excess RHNA? We are built out. (By the way, the consultant was correct regarding the impossibility of meeting low income RHNA.)

**5b** But here is another question. Some panelists said we do not have to BUILD to meet RHNA, we just have to zone for it. That was true in the past, but the legislature is trying to pass bills to penalize us for not meeting RHNA. NO ONE mentioned what those bills were; and I am not looking them up now. So, see step 6.

6., **So have we contacted any of our neighboring cities?** We need to contact them, and meet with a united front to Senator Allen and Senator Bradford and discuss:

a) **We do not want any new laws penalizing us for not building to RHNA.** (Note: SB 477 is a proposed bill that requires an onerous amount of new book-keeping. It also prohibits asking the state for money if we need more money for schools; apparently that was allowed before, There are provisions for actions that the state can take against the cities if the cities do not keep up with all these onerous reports,)

b) **We want subsidies if we have to build low income RHNA**

c) **We want a delay in the due date for the Housing Element.** (People, if the state can push the due date for our taxes, they ought to be able to slip the housing element date.). Should we reach out to our representatives for this? (Ben Allen, Steven Bradford (Lawndale))

d) **And what is happening with any combined cities effort to appeal to HCD,** (This concerns the allocation by HCD of 1.34 million RHNA to SCAG. It is not concerning the methodology; but the 1.34 million is an input to the methodology spread sheet.)

7. Here is a question for Sean: **What projects did you count in meeting 5th cycle RHNA?** If you counted any that we are not going to have built by this year (even though approved, such as the Galleria) I do understand that they can count for the 6th cycle. That is good. But if you also counted them for the 5th cycle, even though that is allowed, I think that was a HUGE MISTAKE. **Reason:** Part of our allocated RHNA is based on how fast we have built in the past, and if we have overstated our build rate (not that it was our fault that they did not get built), then we did ourselves a disservice, because we got an

unnecessary higher 6th cycle allocation. It seems to me our RHNA could be too high by as much as a 100 because of this. If I am correct, then your consultant was not doing her job. (I hope I am wrong; I wish you could let me know. )

**8.Total number.** Our RHNA is 2490. Some of you charts show 2700, and refer to a buffer, or pillow, or something. I do not want the RHNA to be even 1 higher than it needs to be. We are already being shafted. We shafted ourselves in the 5th RHNA; I am leaving out the details here, but our RHNA should have been about 900, not 1397. Because of that cursed 1397, we had to listen to that lawyer say stuff like, "Ha, Ha you haven't met your RHNA yet, you have to approve this project."

**9. Most uninformed comment of night.** One of your consultants said that some people had to move into relative's housing, because there were not enough dwellings, and that made them more crowded, Your consultants "logical" conclusion was that If we built more housing, then the houses would not have to be so crowded, because the person could move out into his own house. People, that same naive, insipid comment was made at the RHNA appeals meeting to the city planner of Huntington Park. Huntington Park is just about the densest city in SCAG, at 20,000 people per acre; low income etc, etc, with overcrowded dwellings. The planner was appealing his RHNA. One member of SCAG said patronizingly, " If you are so crowded, that is why you need to build more dwellings." The planner replied, "If I build more dwellings more people will come, and the problems will be worse. More crowded schools, even less park space, less commercial space for tax base." He was the smartest person at the meeting. He should have been at ours last night.



**From:** [Craig Johnson](#)  
**To:** [Planredondo](#)  
**Cc:** [Sean Scully](#)  
**Subject:** Residential Overlay for the Corner of Inglewood Ave & Manhattan Beach Blvd.  
**Date:** Wednesday, April 14, 2021 7:56:49 AM

---



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

We encourage the City to consider two items specifically related to the 99 Cent Shopping center:

1. The signage height limit is inadequate to create freeway visibility which hampers retail sales. We recommend that the city allow an increased height for the corner pylon from the existing 30' to a new 45' height limit. We also would like the height limit for signage only at the back (NE) portion of the property closer to the railroad tracks raised from 30' to 60'.
2. The traffic at Inglewood Ave and Manhattan Beach Blvd is already significantly impacted which limits access for residents into and out of the city and also into the shopping center. We recommend that you exclude the shopping center from residential overlay all together and increase the density of residential use for the parcels north of the freeway.

Sincerely,

*Craig B. Johnson*

 STRATEGIC ADVISORY & BROKERAGE SCO Advisors, Inc.	<b>Craig Johnson</b> Senior Vice President	<b>Phone:</b> 310.727.0600 <b>Facsimile:</b> 310.727.0606 <b>Mobile:</b> 310.569.3911 <b>www.scoadvisors.com</b>
	License # 00824663 Broker Lic. # 00840117	

This email may contain information that is confidential. The contents of this email are intended solely for the recipient(s) listed above. If you have mistakenly received this email, please notify the above sender and delete the email and its contents. If you are not the intended recipient you are hereby instructed not to read, use or distribute this email and its contents. Delivery of this message is not intended to waive any applicable privileges.

**From:** [Reza Tayrani](#)  
**To:** [Planredondo](#)  
**Subject:** Housing needs to go in 90277  
**Date:** Tuesday, April 13, 2021 4:31:15 PM

---



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

North Redondo Beach is already doing it's share to accommodate more housing. Please zone 1,245 units in the 90277 part of town. There is availability in areas such as the 50 acre power plant site.

Thank you,

Reza Tayrani

2406 Carnegie Lane  
Redondo Beach, CA 90278

**From:** Sheila Lamb

**Sent:** Friday, April 9, 2021 4:10 PM

**To:** Brandy Forbes <[Brandy.Forbes@redondo.org](mailto:Brandy.Forbes@redondo.org)>; Sean Scully <[Sean.Scully@redondo.org](mailto:Sean.Scully@redondo.org)>

**Subject:** Land Use Definitions



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

Hi Brandy,

In regards to the P-CF change to PI: I support the name change and the deletion of Parks/Open Space with the addition of a separate Parks/Open Space zone. However, I oppose the inclusion of RCFE's as "permitted" in any PI zone. No other local city allows the inclusion of RCFE's in the PI zone. RCFE's are commercial businesses with the purpose of housing seniors through the implementation of contractual rental agreements much like any other rental housing arrangement. These businesses are neither public nor medical so their inclusion is not compatible with Public Institutional zoning. In the Redondo Beach Municipal Code 10-5.1624 (Coastal Zone) housing for senior citizens is permitted in the R-3A, RMD and RH multiple family zones. These zones are more appropriate for senior housing due to their compatible use. Perhaps, as Manhattan Beach has done, a separate zone for senior housing should be considered. Planning for future population growth of residents 55 and older is projected to increase faster than other age groups. Perhaps now is the time to plan for this future growth.

With Regards,

Sheila W. Lamb

April 10, 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 express my alarm about the [draft Housing Element](#) (HE) presented on April 7, 2021. I fear that the CA Dept of Housing and Community Development (HCD) will reject it & we will be mired in costly and time-consuming litigation and conflict with Sacramento. The draft HE does not meet the requirements of Affirmatively Furthering Fair Housing (AFFH) and produces Disparate Impacts. I would like to offer some alternatives.

I attended GPAC meetings in both Redondo Beach and Culver City to compare different approaches. I find it very odd that RB did not examine its past history to understand how we got here and to inform our decisions moving forward as Culver City did. I also find it puzzling that GPAC members felt blindsided by rules that they had only heard about in December 2020. The rules have changed since the last (fifth) RHNA cycle, but the changes were publicly available to anyone who cared to look them up.

California and Federal Fair Housing and Disparate Impacts laws were settled well before 2020. The US Supreme Court ruled on Disparate Impacts in 2015, and HUD has provided guidance to cities repeatedly, including [this plain English summary](#) published in September 2020<sup>1</sup>. Likewise, California's HCD published the [Housing Element Site Inventory Guidebook](#)<sup>2</sup> in June 2020. The [SCAG RHNA subcommittee](#) held many meetings throughout 2018-2019 to craft an equitable, sustainable and legal allocation methodology. Redondo Beach's final sixth RHNA allocation is not substantially different from the [published draft allocations](#) that have been available from their website throughout 2019-2020.

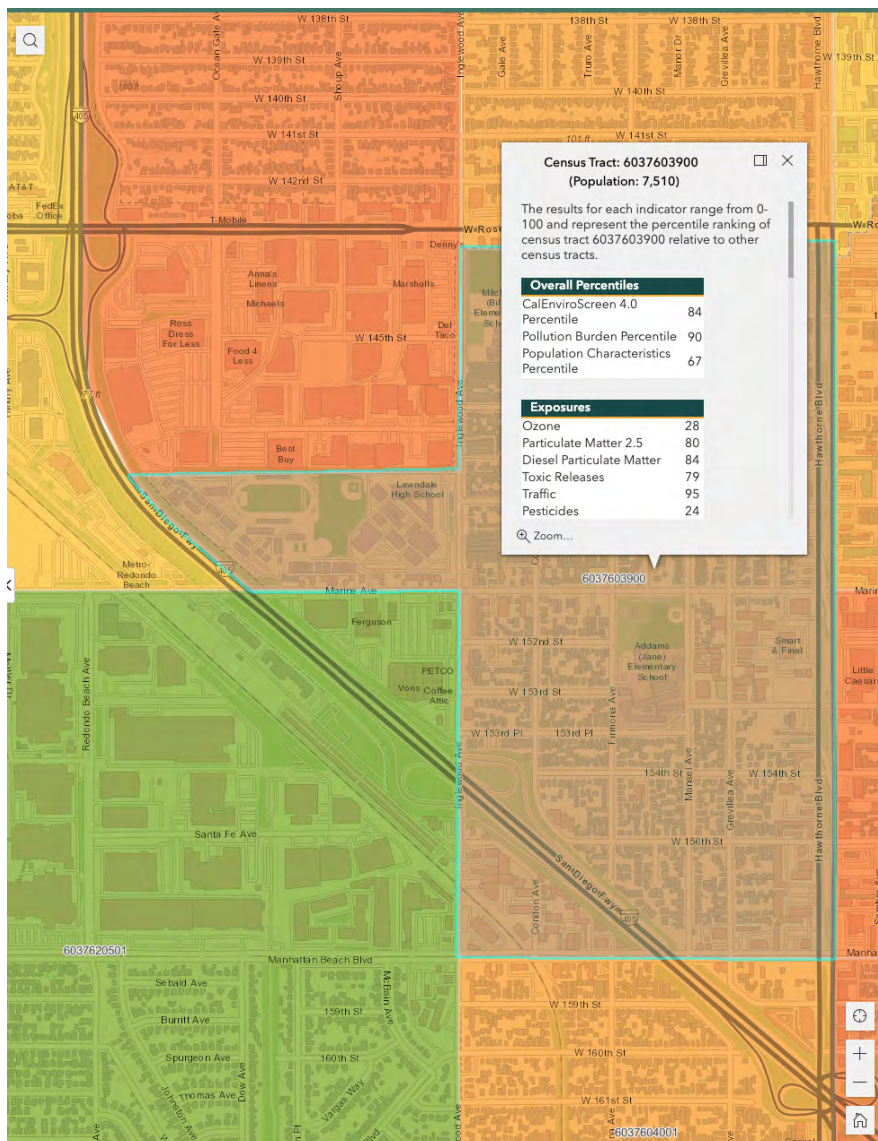
I want to point out that North Redondo Beach is famous for our role in the US Space Program from WWII through the Cold War to today, where billions carry phones with GPS receivers. GPS, a system that has become commonplace infrastructure, was born in our city. The environmental satellites that monitor weather and climate for our planet are made right here. We should be proud of, and carefully safeguard, [this important industry and economic engine](#) for our city. Preserve ample space for the industry at our existing and globally-famous hub for Space Innovation. Do not put a housing overlay on a growth industry and our biggest generator of high-income jobs.

---

<sup>1</sup> HUD Issues Final Rule on the Fair Housing Act's Disparate Impact Standard

<sup>2</sup> Housing Element Site Inventory Guidebook Government Code Section 65583.2

GPAC says the draft Housing Element was guided by Environmental Justice, which is required by HCD. I explored [CalEnviroScreen](#) data (both version 3.0 & 4.0) and used their interactive maps. A high score and high percentile is bad; a low score is good. Putting housing in the NE corner (bounded by Inglewood, Marine, Redondo Beach Ave, Manhattan Beach Ave) of our city, next to the 405 freeway and its ramps would kettle residents from the rest of the city and have devastating impacts on future residents, especially young children. Census tract 6205.01 enjoys a relatively moderate Pollution Burden in the 72nd percentile because it is averaged over an area that extends south to Anderson Park and west to Aviation Blvd. However, the Pollution Burden of the housing overlay would be closer to the 90th percentile of census tract 6039.00 (NW Lawndale) which surrounds it on 2 sides.



This picture is purely for orientation purposes. The pop-up shows the EnviroScore data for Lawndale census tract 6039.00. You can see the details much more clearly on the table in Appendix A.

The Housing Overlay in the NE corner of RB (6205.01) is surrounded by 6039.00 and the I-405 freeway. It's true pollution burden is expected to be at least as high as 6039.00's.

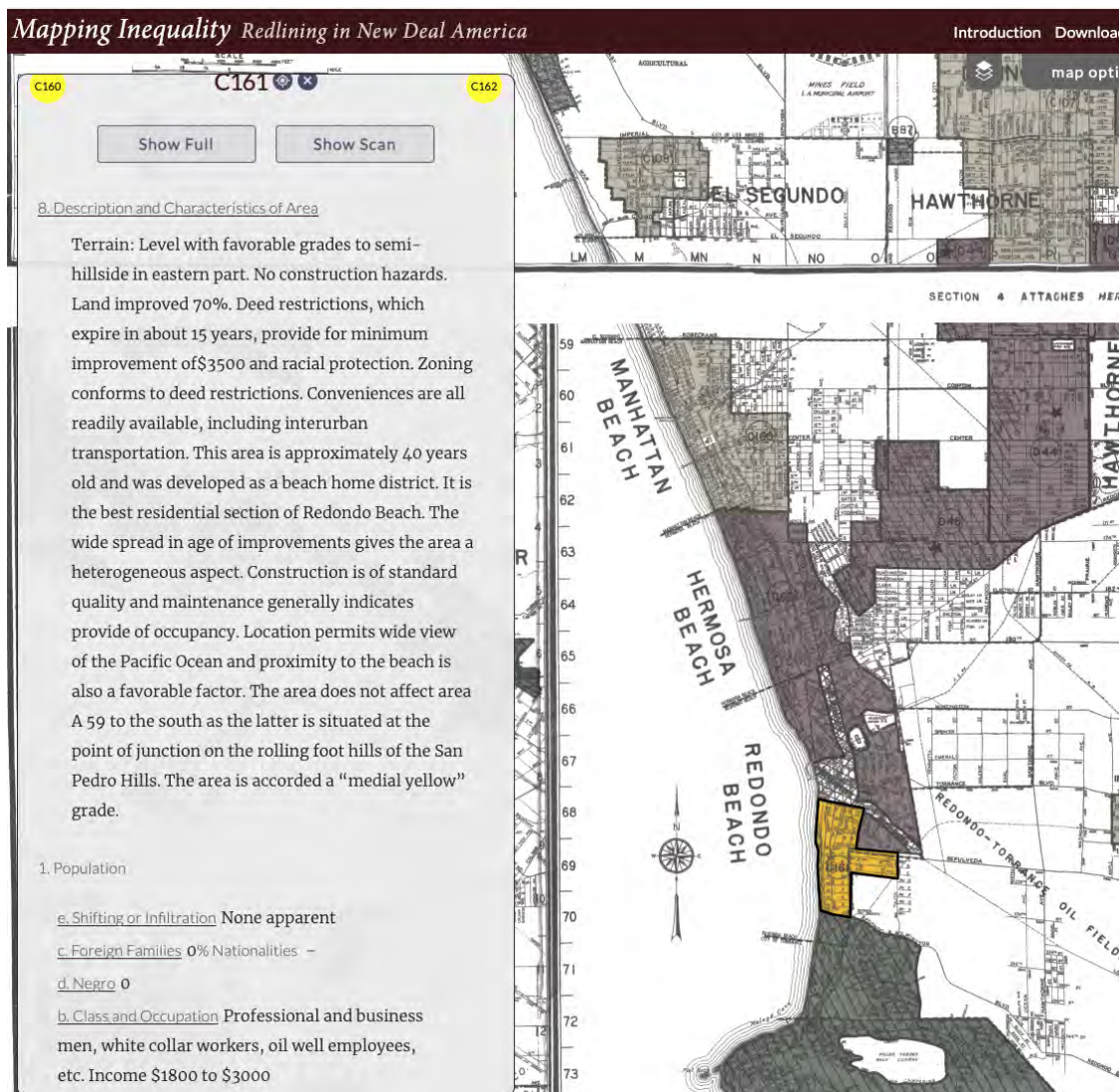
It only looks lower in reporting because 6205.01 averages over a large area away from the freeway and closer to the ocean.

In 2017, [AB 1397](#) gave HCD the power to take into account expected yield of homes that could be built on a site in 8 years. It is unlikely (and not desirable!) that Northrop Grumman would vacate Space Park to enable housing production. HCD is likely to look unkindly on this overlay.



HCD may use “expected yield” of this site and then assign the city a much higher housing target to reflect the expected low yield. Let’s not invite this level of scrutiny and punishment.

Affirmatively Furthering Fair Housing (AFFH) requires us to locate housing to reduce racial and economic segregation. Newcomers are more diverse than existing SRB residents. Redondo Beach still bears the marks of [20th century racist zoning and lending practices](#)<sup>3</sup> that reserved the southern beachfront section for whites only. The harbor area was rated median red while the northern part of the city, which is zoned for R2/R3, was rated low red and not eligible for home loans. Infill and displacement has disproportionately impacted North RB.

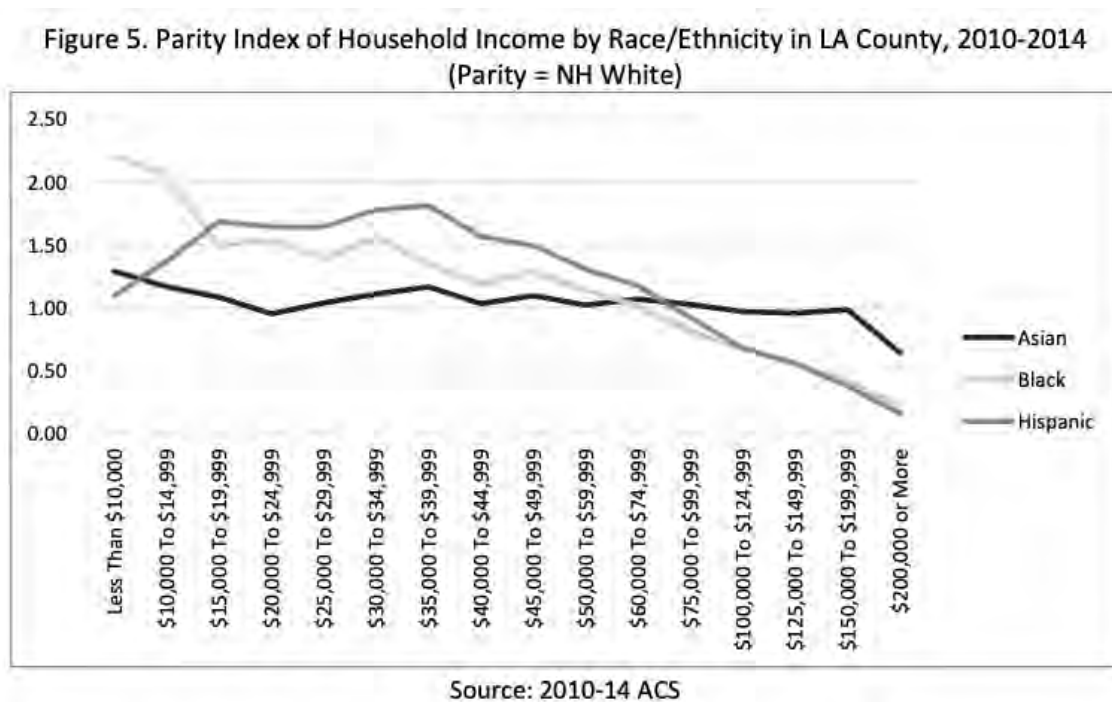


In the century since this map was published, Riviera Village has slowly evolved from 100% nonhispanic white to 75%, compared to 47-62% in North RB and 26.1% for LA County overall.

<sup>3</sup> Mapping Inequality, <https://dsl.richmond.edu/panorama/redlining/#loc=13/33.863/-118.403&city=los-angeles-ca&area=C161>

It's no accident that Redondo Beach's most integrated census tracts line the Artesia corridor, which saw the most infill home production. Single Family Home (SFH/R1) areas also endure construction, but yield only much larger homes, not additional ones. At a minimum, we should upzone historically exclusionary areas that swapped whites-only covenants for SFH zoning. Our RHNA targets are so high, we should upzone all R1<sup>4</sup> within the city to R2 or R3, and give incentives to combine lots so we can build even more densely.

SCAG's RHNA allocation methodology assigned RB a higher than average low and very low income housing allocation because our city has far below average numbers of VLI/LI units. Additionally, Very Low and Low Income (VLI/LI) residents are [disproportionately people of color](#)<sup>5</sup>. Given HCD's determination that they will only accept parcels larger than 0.5 acres & zoned > 30 homes/acre, we can only meet the VLI/LI requirement by using every possible parcel of our city, including enticements for combining lots.

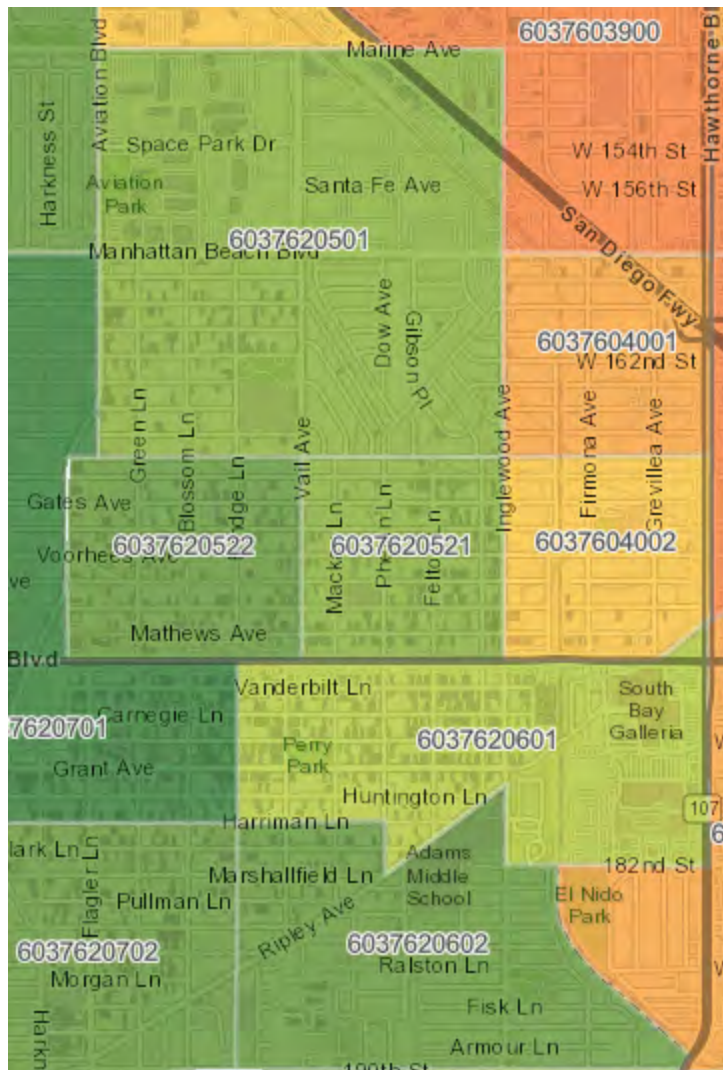


Furthermore, it is extremely challenging to finance VLI/LI homes so that they “pencil out” in an era with low public spending on housing subsidies. The federal government looks like they are willing to provide help. But, we can also make our own luck by using what we’ve got, which is extremely high rents in SRB. A [USC study found that high rent areas](#) are able to profitably support a higher percentage of inclusionary (subsidized) units than moderate rent ones<sup>6</sup>.

<sup>4</sup> Excluding the already dense R1 small lots currently zoned in census tracts 6207.01 & 6207.02.

<sup>5</sup> Race Ethnicity and Income Segregation in Los Angeles, by Paul Ong, Chhandara Pech, Jenny Chhea, C. Aujean Lee, UCLA Center for Neighborhood Knowledge, June 24, 2016, [https://knowledge.luskin.ucla.edu/wp-content/uploads/2018/01/Race-Ethnicity-and-Income-Segregation-Ziman\\_2016.pdf](https://knowledge.luskin.ucla.edu/wp-content/uploads/2018/01/Race-Ethnicity-and-Income-Segregation-Ziman_2016.pdf)

<sup>6</sup> Los Angeles’ Housing Crisis and Local Planning Responses: An Evaluation of Inclusionary Zoning and the TransitOriented Communities Plan as Policy Solutions in Los Angeles, Linna Zhu, Evgeny Burinskiy,



The draft plan puts all new dense housing in the corner of census tract 6205.01 next to the freeway and on the eastern edge of 6206.01 between extremely busy Hawthorne and Artesia Blvds and Inglewood Ave, another arterial. Students living in the proposed housing sites will have to cross train tracks and at least one arterial to reach elementary schools. This creates disparate pollution and traffic impacts on newer, poorer and less white residents.

Those areas also feed into the schools (Adams, Madison and Washington) with the highest concentration of low income and Title I students in our city's school district. These schools also suffer disproportionately from overcrowding than schools in wealthier parts of RB bypassed for new housing in the draft HE, another disparate impact.

The city owns a large surface parking lot in (75% nonhispanic white) Riviera Village & should build housing above the parking. RV is ideal for mixed use because most of it is not next to busy arterials and children do not have to cross one to reach an elementary school. RB can give inducements to private property owners in the RV to combine lots & build mixed use.

Reducing segregation would benefit the children of South RB. Each year, Adams (North) and Parras (South) Middle School's rising RUHS Freshman attend a meet and greet "Field Day". My daughter and her friends reported bullying from the Parras children. She said that a PMS student told her, "You don't seem ghetto" and thought that was a compliment.

The AES power plant in 6212.04 is slated to close shortly. The only reason that area has a middling 45-50 pollution burden percentile is because of AES's pollution. After closure and



remediation, the site's pollution burden is expected to be drastically reduced. A CalEnviroScore in the cleanest decile is probable. The proximity to the beach also means it will command the highest rents. Combined with the size of the parcel, it should be able to fit & "pencil out" the highest number of VLI/LI units in the city.

There is an environmental justice component to repurposing the AES site, which hosted an early power plant to light the whites-only resort of South RB. It used so much water for cooling that it caused seawater intrusion into wells used by inland communities of color. That led to early adjudication of ground-water pumping in the LA Basin and the use of seawater for cooling, which is also ecologically damaging.

11% of Los Angeles County Households do not own any cars. Half of LA Co HHs own 0 or 1 cars. Putting a car-light mixed-income community at AES would heal the environmental and psychic damage wrought by the power plant.

School	Zip Code	Student Pop	% Low Income	% White	% Hispanic	% Black	% Asian	% 2 or more
RUHS		3040	18	46	24	5	8	15
Adams MS	90278	1066	24	39	29	5	9	14
Parras MS	90277	1257	13	54	19	3	7	15
Tulita	90277	474	14	53	20	1	9	14
Alta Vista	90277	647	11	48	21	3	13	13
Beryl Heights	90277	458	15	55	18	2	7	17
Jefferson	90278	612	5	50	15	1	15	17
Birney	90278	457	14	43	24	2	12	18
Washington	90278	801	19	32	39	2	12	12
Madison	90278	488	22	34	29	5	13	15
Lincoln	90278	651	11	46	19	3	15	16

Kettling VLI/LI residents in a corner cut off from the rest of the city by freeways, arterials and train tracks is not AFFH and creates Disparate Impacts. There are better ways and the ideas outlined here are just a start. We can't change our past and shameful history of deliberate segregation, but we can do better in the future. It starts with better and more equitable zoning today.

Grace Peng, PhD  
6205.22 Resident

Appendix A: [CalEnviroScreen 4.0](#) data for Redondo Beach with Lawndale and LA County data for context. Population figures from US Census Bureau's 2018 American Community Survey

Census Tract	Total Population	Area Description	DRAFT CES 4.0 Percentile	Pollution Burden Pctl	Asthma Pctl	Cardiovascular Disease Pctl	Hispanic (%)	White (%)	African American (%)	Native American (%)	Asian American (%)	Pacific Islander (%)	Other/Multiple (%)
603900	7510	NW Lawndale	83.90	90.06	71.37	62.60	66.2	13.1	7.5	0.0	10.9	0.2	2.0
620501	6063	TRW, Anderson	27.91	72.08	17.93	28.45	20.1	55.8	4.8	1.0	10.6	0.2	7.4
620521	4092	Artesia NE	25.52	27.95	21.98	21.21	14.5	51.4	2.8	0.0	17.8	0.5	13.0
620522	4968	Artesia NW	11.26	29.84	21.83	36.86	17.3	52.6	2.7	0.0	14.9	0.0	12.5
620601	5030	Galleria	35.85	50.32	23.90	40.83	26.0	46.6	3.3	0.0	16.6	0.0	7.4
620602	5165	Adams	17.68	63.36	12.65	19.07	23.6	59.3	0.0	0.2	13.5	0.0	3.3
620701	7184	Artesia SW	9.02	41.42	12.52	20.78	13.3	63.3	5.7	0.9	11.1	0.0	5.6
620702	7391	Jefferson	17.35	41.12	21.37	35.90	14.0	62.3	2.6	0.0	15.5	0.2	5.4
621201	6601	RUHS	12.08	52.22	5.11	9.00	25.7	57.4	0.7	0.5	11.2	0.0	4.4
621204	3142	AES	31.13	44.95	7.33	17.34	11.7	66.2	4.6	0.0	13.6	0.4	3.5
621301	6819	Alta Vista	15.70	33.15	9.55	23.13	11.5	64.8	3.6	0.0	13.9	0.0	6.3
621324	3804	Veterans Park	13.22	27.97	9.67	23.82	20.6	65.6	1.4	0.0	9.1	0.0	3.3
621326	2945	Riviera Village	9.94	23.43	9.67	23.82	13.6	75.0	1.5	0.0	5.6	0.0	4.3
621400	4496	SE PCH	7.05	37.26	6.18	13.91	12.1	71.2	2.5	0.0	9.5	0.0	4.7
LA County	10,039,107	LAC Average					48.6	26.1	9.0	1.4	15.4	0.4	3.1

**From:** [Tom Denot](#)  
**To:** [Planredondo](#)  
**Subject:** Redondo Zoning Housing  
**Date:** Wednesday, April 14, 2021 10:18:23 PM

---



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

To whom it may concern:

I am writing to express my concerns about the plan that was presented last week and wanted to share the following:

1. As primary concern, the plan unduly burdens North Redondo with an outsized share of housing, when the area has already borne a higher share of 2 on a lot conversions - minimally would suggest equal allocation of the 2,490 across 90277 and 90278.
2. The process has taken four years, yet failed to incorporate the Power Plant as part of sites available for development - given the length of time this committee has taken, it sure seems they should incorporate the new site as an option to fairly allocate development across South and North Redondo.
3. The planning process has not incorporated sufficient resident feedback - scheduling a password protected Zoom meeting during the Spring Break week of Redondo Beach unified school district prevented many families from expressing their views.
- 4 The website that was presented during the meeting purports to allows residents to "cast their opinion" however (i) anonymous submissions effectively allows multiple submissions with zero oversight and (ii) the prompts are unclear as to which zoning they are in agreement with or disagree with - I raised this during the meeting, however no changes were made to the website and i was not surprised to see some people rate the N. Redondo re-zoning as green "I agree with this zoning" when they clearly disagree with the proposal based on their comments - as an example, 3 of the 6 green tags in the tech center were actually *disagreeing with the proposed* zoning, as evidenced by comments like "The proposed 1,000 units here is complete overkill in one location that'll jam traffic on MB Blvd. & Marine" and "Just because this is near the Metro does NOT mean residents will not have cars! This is still CA, where despite the state's dreams, public transportation isn't popular" and "Part of North Redondo's extensive and disproportionate contribution to the City's tax base. Industries + hotel complex." Clearly this was not fully thought and I sure hope this is not used as a proxy for a resident referendum, even though the feedback overwhelmingly seems to indicate a view that South Redondo was not allocated its fair share of these housing units, including the Power Plant site in particular.

Regards,  
Tom Denot

**From:** [Alisa Beeli](#)  
**To:** [Lina Portolese](#)  
**Subject:** Questions for April 15th Planning Commission meeting  
**Date:** Wednesday, April 14, 2021 5:20:47 PM

---



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

Hi Lina,

I'd like to submit the below questions for the Planning Commission meeting on April 15th regarding the proposed zoning of 1000 new housing units in District 5.

1. Will Redondo Beach consider zoning 1,245 additional units in South Redondo in order to provide an equitable distribution of the new required housing units between South and North Redondo? If not, why not?
2. Will the city consider the 50 acre AES power plant site as a possible location for the additional units in South Redondo? If not, why not?
3. Are there plans to increase North Redondo school capacity and/or add schools in North Redondo in order to account for the potential 1000 new housing units in the industrial/commercial zone of District 5?
4. What traffic calming measures would be planned for District 5 due to increased traffic from the potential 1000 new housing units, to protect our residents and children?

Thank you,  
Alisa Beeli

**From:** Mark Nelson (Home Gmail)  
**Sent:** Thursday, April 15, 2021 11:27 AM  
**To:** Brandy Forbes <[Brandy.Forbes@redondo.org](mailto:Brandy.Forbes@redondo.org)>  
**Cc:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Public Comment - Planning Commission



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

TO: Brandy Forbes, Community Development Director [brandy.forbes@redondo.org](mailto:brandy.forbes@redondo.org)  
CC: [CityClerk@redondo.org](mailto:CityClerk@redondo.org)

SUBJECT: Planning Commission Public Comment 4/15/2021 Meeting

Dear Planning Commissioners and Director Forbes:

I oppose the addition of RCFE to the definition of Public/Institutional (P) Land Use. Provision for RCFE is already included in existing RBMC 10-2.1110 Land Use Regulations and as a Conditional Use for certain zonings under (P) Land Use.

RCFE is not inherently an appropriate Public/Institutional Land Use. Certain RCFE, such as affordable housing or RCFE to meet local resident needs may well be appropriately considered public. However, commercial facilities at market-based rents require individual evaluation, if they are allowed on a public land use at all. Factors such as affordability and Redondo Beach resident market should be considered. The use of public land for RCFE removes that same land from other, competing uses that will directly benefit Redondo Beach, such as fire stations, parks, libraries, and other City projects.

Please remove RCFE from the proposed Public/Institutional land use and make all needed conforming changes to any documents to be forwarded to the City Council.

Thank you.

Mark Nelson

RB

**From:** [Minh Nguyen](#)  
**To:** [Planredondo](#)  
**Cc:** [Laura Emdee](#)  
**Subject:** Objection to the proposed GPAC plan to put over 2,000 units in N. Redondo Beach  
**Date:** Thursday, April 15, 2021 4:58:37 PM

---

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

North redondo beach is already doing it's share to accommodate more housing. Please zone 1,245 units in the 90277 part of town. There is availability in areas such as the 50 acre AES power plant site in District 2

Minh Nguyen  
District 5 resident since 2014

Sent from my Portable Telephone Machine

**From:** [Jolee Bentley](#)  
**To:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach North Redondo  
**Date:** Tuesday, April 20, 2021 3:52:03 PM

---

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

Hello,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally, please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Thank you,

Jolee Bentley  
North Redondo Beach Resident 90278

Sent from my iPhone

**From:** [Zach Jordan](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Tuesday, April 20, 2021 5:31:31 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sincerely,

Zach Jordan, Redondo Beach Resident, District 5



**From:** [msljs](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Wednesday, April 21, 2021 12:30:43 AM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Leslie Sutphin  
Redondo Beach Resident, District 5

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

**From:** [Jenny Om](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Wednesday, April 21, 2021 12:39:25 PM

---



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

Hi Bill and team,

Please consider this:

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Jenny Om  
Redondo Beach Resident, District 5

**From:** [Heather Zinda](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Housing Zoning  
**Date:** Wednesday, April 21, 2021 4:26:58 PM

---

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

To whom it may concern,

Please, North Redondo cannot take on any further housing. We have already been screwed with the lies you have told u all about the homeless dwellings and now you want to screw us over again. We are FED UP WITH IT!!!  
Please, distribute all the housing evenly throughout Redondo Beach. South Redondo has plenty of space!

Thank you,  
Heather Zinda

Sent from my iPhone

**From:** [Suzanne](#)  
**To:** [Planredondo](#)  
**Cc:** [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Wednesday, April 21, 2021 10:05:32 PM

---

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

North Redondo Reach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Suzanne Bell,  
Redondo Beach Resident, District 5

**From:** [Andrew Paroczai](#)  
**To:** [Planredondo](#)  
**Cc:** [Peggy Paul](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Thursday, April 22, 2021 1:31:20 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of the town as recommended by the Planning Commission.

We can do better with and equitable plan that is fair and balanced between 90277 and 90278.

Andy Paroczai  
Redondo Beach, District 5

---

PS

In more than one meeting it's been said the AES property was excluded from consideration. Will or has it been cleared to enter this discussion?

Thanks

**From:** [Peggy Paul](#)  
**To:** [Planredondo](#)  
**Cc:** [ajparoczai@verizon.net](mailto:ajparoczai@verizon.net)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Thursday, April 22, 2021 1:41:15 PM

---



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

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of the town as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Margaret (Peggy) Paul  
District 5

---

**From:** [MJ](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 5:29:08 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. 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,  
M. J. Kutkus  
District 5

**From:** [Rob Sexton](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 5:47:36 PM

---

[City Logo] 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. 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:** [steelbear](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 5:48:22 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. 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 Verizon, Samsung Galaxy smartphone

**From:** [Gene Siciliano](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Cc:** [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 5:52:12 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. 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.

GENE SICILIANO AND KAREN DELLOSSO  
2006 VOORHEES AVENUE  
REDONDO BEACH, CA 90278

**From:** [Staci Sexton](#)  
**To:** [Planredondo](#)  
**Cc:** [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 5:54:34 PM

---

[City Logo] 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. 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:** [Thomas Novak](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 6:11:11 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. 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.

Thomas Novak

**From:** [Frank Gonsalves](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 6:20:01 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. 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.

Get [Outlook for iOS](#)

**From:** [Roman Olay](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Distribute RHNA EQUITABLY  
**Date:** Thursday, April 22, 2021 6:27:27 PM

---



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

Hello,

My name is Roman Olay and I have been a resident of North Redondo since 2004. We have seen many changes in our neighborhood over the past 17 years some good and some not so good. One of the changes that I would not like to see is 100% of the additional housing allocated to North Redondo. Taking such action would increase traffic, density, overstress the school system and streets. Funding and projects have not been equitable and now there is the talk of moving most of the required housing to North Redondo.

I love my neighborhood and don't want to see it turned into a place that is over impacted because of POLITICS AND INEQUITY. I stand with my neighbors, my councilwoman and my friends in saying that housing should be spread equally throughout Redondo Beach.

Please 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,

Roman Olay  
Resident since 2004  
Parent to two children in Redondo schools  
Cubmaster of Pack 788  
PTA member of Lincoln Elementary  
Water Polo coach  
AYSO Soccer Referee  
Swim Team Board Member

**From:** [John Alperti](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 6:27:43 PM

---

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

Ignore the whole thing. We don't have room for 2,490 homes. This type of thing shouldn't be controlled by the state especially these idiots in Sacramento so please do not put all 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:** [Ali Sabet](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 6:43:57 PM

---



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

Please take into account the healthcare services provided in the 90278 vs 90277, there is not enough healthcare services in 90278 to accommodate the additional housing & people you're proposing in 90278, this is a major liability for you and for the city of Redondo Beach, especially when you're informed about it ahead of the decision.

Please do not put all 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:** [Ginger Conrad](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 6:59:57 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. 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.

Ginger Conrad, property owner in Redondo Beach

**From:** [Bridget Mahoney](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 7:23:24 PM

---

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

To whom it may concern,

Please do not put all 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 residents should not have to bear a larger burden than those of South Redondo.

Thank you,  
Bridget Mahoney  
Resident of the Madison ES neighborhood

Sent from my iPad

**From:** [Nathan Yang](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 7:48:20 PM

---



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

Hello,

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

WE ARE ONE REDONDO AND DEMAND EQUITY

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,  
Nathan Yang

**From:** [yolanda.petriz](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 8:14:13 PM

---

[City Logo] 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. 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.

Yolanda J.

**From:** [Ani Garabedian](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 8:24:12 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. 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.

Ani Garabedian  
20 year North Redondo Resident

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android](#)

**From:** [Zach Jordan](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 8:27:39 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. 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.

Regards,  
Zach Jordan

**From:** [linda@lindamackenzie.net](mailto:linda@lindamackenzie.net)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 9:47:17 PM

---

[City Logo] 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. 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.

--

Linda Mackenzie

**From:** [Viera Shetty](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Cc:** [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 22, 2021 10:41:04 PM

---

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

Hello,

Please do not put all 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.

Viera Shetty  
3506 McBain Ave.



**From:** [julie.khongsavanh](#)  
**To:** [CityClerk](#); [Planredondo](#)  
**Cc:** [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 4:24:45 AM

---

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

Hello-

Redondo is inclusive to North and South

Please do not put all 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,  
Julie

**From:** [Noel Cabello](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 6:40:16 AM

---



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

Dear City of Redondo Beach,

Please do not put all 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,  
Noel Cabello

2515 Voorhees Ave Unit A  
Redondo Beach, CA

**From:** [J M](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 7:34:52 AM

---



*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. 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.

Jackie Melton  
District 5  
Redondo Beach

**From:** [Tony Magaldi](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 9:42:36 AM

---



*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. 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.

Anthony Magaldi  
2521 Graham Avenue  
Redondo Beach, CA 90278

**From:** [Sheila Muleady Girardi](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 9:57:28 AM

---



*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. 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.

Sheila M. Girardi  
2212 Voorhees Ave  
Redondo Beach, CA 90278

*Sent from my Verizon Wireless 4G LTE Droid*

**From:** [sgirardi](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 9:58:55 AM

---



*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. 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.

Steve Girardi  
2212 Voorhees Ave  
Redondo Beach

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Amrita B](#)  
**To:** [Bill Brand](#)  
**Cc:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Friday, April 23, 2021 10:06:15 AM

---



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

To whom it may concern:

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Amrita Butani,  
Redondo Beach Resident, District 5

**From:** [Mary Jane Mysliviec](#)  
**To:** [Laura Emdee](#); [CityClerk](#)  
**Cc:** [Planredondo](#)  
**Subject:** RHNA Mandates  
**Date:** Friday, April 23, 2021 10:21:45 AM

---

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

North Redondo took on the homeless shelter which will never be moved to South Redondo. I think in all fairness South Redondo should take on 2/3 of the new homes. On my street alone, so many new homes have gone in recently that there is no parking, the traffic has increased to a point that its putting children, dogs and cats in danger due to all the traffic, and we are living on top of each other with no privacy anymore. I feel we also need to fight back against the state's demands. I would bet few additional homes are going into the neighborhoods of state politicians.

MJ Mysliviec

Sent from my iPhone



**From:** [Somer Loomis](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 10:28:41 AM

---



*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. 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,  
Somer Loomis  
90278 Resident

**From:** [Richard Scholtz](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 12:23:20 PM

---

[City Logo] 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. 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 fully support spreading all new housing developments across all of Redondo Beach and NOT concentrating them in North Redondo. RS, 2216B Graham Ave, RB 90278

**From:** [jingli newkirk](#)  
**To:** [Planredondo](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 12:42:46 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. 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 South Redondo need share the responsibilities. South Redondo think they near the beach so they have higher privileges than North Redondo Beach? Or they think they're richer so they can avoid the responsibilities? That's simply ridiculous, that's discrimination to North Redondo. We live in an equal opportunities time, South Redondo has the land to share the work and it must be re-planned, cannot have almost all the units in North Redondo, it's very crowded already.

Jingli Newkirk

**From:** [David Newkirk](#)  
**To:** [Planredondo](#); [Laura Emdee](#)  
**Subject:** Comments on adding more homes in RB  
**Date:** Friday, April 23, 2021 12:47:57 PM

---



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

I urge a more balanced division of zoning more homes between south & north Redondo. The infrastructure around the train station would need to be improved significantly to handle the added population. The Inglewood 405 interchange is already overloaded during rush hour.

Why does the mayor oppose housing for the AES plant location? This seems to be a good mixed use candidate.

Increasing housing density in existing neighborhoods would increase traffic and complicate already limited parking on narrow streets, and reduce green space, increasing heat and smog.

Thanks,  
Dave N

**From:** [Khongsavanh, Julie](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 1:34:17 PM

---



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

Good Afternoon,

Redondo beach should be treated fairly form North to South.

Please do not put all 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.

Appreciate your time,  
Julie

Julie Khongsavanh  
Studio Manager, Studio N Culver

**Nordstrom | Nordstrom Rack**  
8680 Hayden Pl | Culver City | 90232

**From:** [Phil Schaben](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably!  
**Date:** Friday, April 23, 2021 1:35:13 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. 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:** [sheila.k@verizon.net](mailto:sheila.k@verizon.net)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 23, 2021 4:45:34 PM

---



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

Do not put all 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 seem to be all one City when it comes to South Redondo wants money for their projects but when it comes to spending or being equal somehow North Redondo seems to always get the short end of the stick.

Sheila Kutkus

**From:** [Kenneth Garcia](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, April 24, 2021 2:27:29 PM

---

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

Hi,

I have lived in the southbay for 15 years and currently own a home in north Redondo beach. I'm very concerned about the state's mandate and that all of these homes would be in north Redondo. Pre-Covid, I couldn't get over how much traffic had increased on our side of town and putting all of these homes on our side would exacerbate the problem for north Redondo residents and surrounding beach cities.

Please do not put all 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 your time,

Ken Garcia  
2011 Plant Avenue, Unit A  
Redondo Beach, CA 90278



**From:** [Sara Fernandez](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#); [Zein Obagi](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Christian Horvath](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Mandated Housing - Please split between North Redondo and South Redondo  
**Date:** Monday, April 26, 2021 11:10:54 AM

---



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

Hello Esteemed Councilmembers,

I wanted to send this email to urge you all to please consider splitting the required housing equally between North and South Redondo.

I understand this housing mandate is not ideal for North or South Redondo, but I believe the city needs to come together to carry the burden of this requirement equally.

The first draft of the proposal included recommending putting 1,000 units in the North Tech area would add a HUGE burden to Lincoln Elementary, which is already one of the biggest and most crowded RB elementary schools.

I would urge you to consider the power plant site as an option for some of the South Redondo housing.

Thank you so much for your consideration.

Sincerely, a very concerned 90278 resident, homeowner, and mother of 2 children at Lincoln Elementary.

Sara Fernandez

---

**From:** [Fernande Juarez](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, April 26, 2021 6:09:58 PM

---

[City Logo] 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. 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.

Skickat från min iPhone

**From:** [Aaron Deinhardt](#)  
**To:** [Planredondo](#)  
**Subject:** Housing needs to go in 90277  
**Date:** Monday, April 26, 2021 8:43:22 PM

---

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

North Redondo Beach is already doing it's share to accommodate more housing. Please zone 1,245 units in the 90277 part of town. There is availability in areas such as the 50 acre power plant site.

Regards,

Aaron Deinhardt

**From:** Lorrie Morley  
**Sent:** Friday, April 23, 2021 10:05 AM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Please distribute RHNA Equitably



*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. 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:** [Tony Czuleger](#)  
**To:** [Planredondo](#)  
**Subject:** Housing Element Comment for May 4 & May 11  
**Date:** Tuesday, April 27, 2021 2:23:04 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.

I'm out of town currently but will be coming back to Redondo in about two weeks, which is after the meeting. The state needs to circle back and rethink their housing requirements for the local cities and leave it up to the cities to make their decision on the impact of dense housing would have North Redondo. It cannot be the only place (North Redondo) if housing has to be put in. One good area for putting in additional housing in the south end of town would be the triangle in the Riviera Village. Constructing and installing underground parking, live work structure above. Stacking more and more units on single lot is not the answer.

All the best Tony Czuleger resident of North Redondo.

Get [Outlook for iOS](#)

**From:** [Ryan Kelly](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, April 27, 2021 2:25:13 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.

-Ryan Kelly  
2404 Robinson St, Redondo Beach, CA 90278

**From:** [Janille Miyake](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, April 27, 2021 2:25:42 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.

Thank you!  
Janille Miyake  
Axenty Way

**From:** [Elizabeth Yi](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, April 27, 2021 3:13:06 PM

---

[City Logo] 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:** [Chris Albertson](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, April 27, 2021 3:17:12 PM

---



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

People will think this idea is "nuts" but it would work...

Place ALL the housing and possibly even more on the Galeria property. Have you seen False Creek in Vancouver British Columbia? They. They have high rise building seportated by green space with residences one the upper floors and retailand entertainment of the first floors. The area is very attractive. They went up 20+ floors.

Why not propose something huge and bold like that? 20+ floors gets you all the space you need in one new place while at ground level is is green and open. Below that green space is parking.

We also can connect this space to a new Metro line and bike paths. It is only a short drive to the 405 freeway and if need be the road can by upgraded, it is already wide enough.

Pick any one of those large buildings in the photo and place it on the lot and then the remaining space is open and green [https://upload.wikimedia.org/wikipedia/commons/1/10/False\\_Creek\\_2018.jpg](https://upload.wikimedia.org/wikipedia/commons/1/10/False_Creek_2018.jpg)

If this is done right, there is retail that supports the housing so people living there don't need cars, just an elevator to shop. Then the Metro and bike path come into the property and if need be it is only about 1/2 mile to the 405.

Make the building "world class" landmark that people will want to live in.

Finally, don't spread the housing. All that does not make a mess. Make one BIG self-contained city in a city where people do not need cars. Ideally there would be transit rails that run intothe building basement.

Think 25 years ahead... Retail is already dieing and people as using Amazon and Grubhub. we don't need that Enclosed shopping mall but we could use 1,000+ housing units and a nice park that is well connected to transit.

There is no other location in the city that could be so well connected to transit.

OK, if you want something smallerscale, look how Ingelwood is planning to use the areas around their soon-to-be metro stops on the expo line. Again, lots of floors and self-contained with retail to support residents,

All these new housing unit one way of another must be within an easy walk of rail and bikepath.

Finally one more thing: Self driving cars are coming, perhaps in 20 years and with them "transportation as service" and the end of huge parking lots as cars will drop riders at the curb then drive off empty. Curb space will be more important than parking space not only for residents but for delivery services.

Chris Albertson

---

**From:** [Annette Gallardo](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably!  
**Date:** Tuesday, April 27, 2021 3:32:39 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.

Annette Gallardo

**From:** [Debbie Mason](#)  
**To:** [Planredondo](#)  
**Subject:** Housing Element Comment for May 4 & May 11  
**Date:** Tuesday, April 27, 2021 3:39:50 PM

---

[City Logo] 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.

Sent from my iPhone

**From:** [Ron Hoover](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, April 27, 2021 4:33:24 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.

Thank you,  
Ron Hoover  
2210 Manhattan Beach Blvd.  
Redondo Beach, CA  
90278

Sent from [Mail](#) for Windows 10

**From:** [Reza Tayrani](#)  
**To:** [Planredondo](#)  
**Subject:** Housing Element Comment for May 4 & May 11  
**Date:** Tuesday, April 27, 2021 4:47:06 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.

Thank you,

Reza Tayrani,  
2406 Carnegie lane, unit B  
Redondo Beach, CA 90278

**From:** [Reza Tayrani](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, April 27, 2021 4:48:41 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.

Thank you,  
Dr. Reza Tayrani,  
2406, Carnegie Lane, unit B  
Redondo Beach, CA 90278

**From:** [Angela Bernier](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, April 27, 2021 4:50:07 PM

---

[City Logo] 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.

Angela Bernier

From: Anthea Koutroulis  
Sent: Tuesday, April 27, 2021 4:23 PM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Cc: [CityClerk@torranceca.gov](mailto:CityClerk@torranceca.gov); [cityclerk@citymb.onfo](mailto:cityclerk@citymb.onfo); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov)  
Subject: Redondo Beach Public Land Use

Dear Redondo Beach Mayor and Council:

Our public land is scarce. Market priced, commercially-built assisted living is a business, not a public use. I oppose any change to the PUBLIC Land Use definition to allow market-priced Residential Care for the Elderly (RCFE). Public land should only be used for public good. Any RCFE developed on public land should require the use of low-cost, tax-free public financing and be operated as a non-profit entity as affordable assisted living for the benefit of local residents. Commercial, market-priced operations should not be allowed on Public Land Use as currently proposed by the Planning Commission to the City Council.

I oppose the redefinition of Redondo Beach's PUBLIC Land Use to include RCFE without an approved Conditional Use Permit.

Sincerely,  
Anthea Koutroulis



From: Fred Fasen  
Sent: Tuesday, April 27, 2021 2:59 PM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Subject: Re; BCHD EIR

Sent from my iPhone Need Emails to Redondo City Council BEFORE May 4, 2021 Council Meeting.

BCHD has yet again worked against local neighborhood health and safety. This time, BCHD is trying to change Land Use definitions to avoid neighborhood input and force through a 103-foot, 800,000 sqft majority commercially-owned development on PUBLIC land.

Our local neighborhoods need your emails to the Redondo Council opposing changing the current definition of PUBLIC land to include \$12,500+ per month, commercially developed assisted living facilities. The amount of taxpayer-owned land is very small in Redondo Beach, and 103-foot tall, 800,000 sqft commercially built, majority-owned and operated businesses should NOT be allowed as a PUBLIC use.

\*\*\*\*\*Send a short email to the Council at the address below and request that they leave the PUBLIC Land Use definition unchanged and continue to require Conditional Use Permits for development, especially for BCHD's proposed upscale senior living for 80% non-residents of the 3 Beach Cities.\*\*\*\*\*

Send to: [CityClerk@redondo.org](mailto:CityClerk@redondo.org)  
cc: [CityClerk@torranceca.gov](mailto:CityClerk@torranceca.gov), [cityclerk@citymb.info](mailto:cityclerk@citymb.info) and [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov)

Sample Email

Dear Redondo Beach Mayor and Council:

Our public land is scarce. Market priced, commercially built assisted living is a business, not a public use. I oppose any change to the PUBLIC Land Use definition to allow market-priced Residential Care for the Elderly (RCFE). Public land should only be used for public good. Any RCFE developed on public land should require the use of low-cost, tax-free public financing and be operated as a non-profit entity as affordable assisted living for the benefit of local residents. Commercial, market-priced operations should not be allowed on Public Land Use as currently proposed by the Planning Commission to the City Council.

I oppose the redefinition of Redondo Beach's PUBLIC Land Use to include RCFE without an approved Conditional Use Permit.

**From:** [Miguel Macias](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, April 27, 2021 5:04:23 PM

---



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

To whom it may concern;

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 are just as 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.

Best Regards,

Units A, B and C @ 2713 Carnegie Ln, Redondo Beach, CA 90278

**From:** [Anne Wagner](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, April 27, 2021 6:17:25 PM

---



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

To whom it may concern

I am asking that the required housing be distributed in an equitable and fair manner. North Redondo Beach has thirteen areas of density surpassing 16,000 per square mile while South Redondo Beach maintains only two.

In addition, I'm asking that you accept the Planning Commission's Recommendation of mixed use with 30 dwelling units per acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you for your time and understanding,  
Anne Wagner  
2021 Bataan Rd #A  
Redondo Beach 90278

**From:** [Anne Wagner](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Subject:** Regarding an equitable distribution of RHNA  
**Date:** Tuesday, April 27, 2021 6:32:06 PM

---



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

To whom it may concern

I am asking that the required housing be distributed in an equitable and fair manner. North Redondo Beach has thirteen areas of density surpassing 16,000 per square mile while South Redondo Beach maintains only two.

In addition, I'm asking that you accept the Planning Commission's Recommendation of mixed use with 30 dwelling units per acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Thank you for your time and understanding,  
Anne Wagner  
2021 Bataan Rd #A  
Redondo Beach 90278

**From:** [Sophia Barbinis](#)  
**To:** [Planredondo](#); [CityClerk](#); [lauraemdee@redondo.org](mailto:lauraemdee@redondo.org); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Wednesday, April 28, 2021 8:36:56 AM

---

[City Logo] 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.

Sophia Barbinis

**From:** [qbnczhhd@aol.com](mailto:qbnczhhd@aol.com)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Cc:** [joannepichardo@aol.com](mailto:joannepichardo@aol.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Wednesday, April 28, 2021 9:20:09 AM

---



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

To Plan Redondo:

Please do not put all 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.

Incredibly short sighted to jam all the housing into the 90278 Redondo Beach Districts 4 & 5. The areas considered, 1,000 dwelling units in the industrial/commercial zone of District 5 east of Redondo Avenue, North of MB Blvd 87 acres. 600 MORE at the Galleria, 50 acres in District 4, are incredibly crowded and a traffic nightmare.

Adding more housing to these areas will only exacerbate the problems which the current infrastructure cannot handle and create a living nightmare for the local residents and businesses.

The Inglewood Avenue, Marine Ave, Manhattan Beach Boulevard corridor is a nightmare for traffic congestion during most of the day, and increasing density will aggravate the situation with congestion and pollution. A similar problem will persist around the Galleria which already has more traffic than it can handle.

The planning commission should consider the impact the high density plan for the 90278 area will have on the surrounding communities. Torrance, Lawndale, Hawthorne and El Segundo will not stand idle while the Redondo Beach RHNA Plan causes unwanted and unwelcome traffic congestion in their neighborhoods.

Witness the issues and problems caused by the recent Beach Cities Health District redevelopment fiasco.

Consideration should also be given to the probable environmental cleanup required for the 87 acres in District 5 since this area has been an industrial compound for a very long time. Also are you going to kick out NGC from its facilities located in this area?

District 5 Councilwoman Laura Emdee has eloquently presented the facts: District 5 has grown more than any other district. We did our fair share for the region, and we should be proud. Very few high opportunity neighborhoods made room. 2010-2019 Population Difference: North Redondo Beach 1524 South Redondo Beach 280 District 5 only 657 District 5 has grown more than any other district!!!. We should zone our District 5 industrial area as a park/industrial space since we have grown so much.

For the past 20 years the AES Power Plant site has been a sacred cow held hostage by the whims of Mayor Brand and his cronies in Districts 1, 2 and 3 for their narrow concept of development to benefit their districts.

To be equitable and prove that Redondo Beach is a community for all, the AES Power plant and Districts 1, 2 & 3 have to engage and become part of the solution and accept zoning changes and half of the proposed housing required by the RHNA rules!

Respectfully,

Oscar & Joanne Pichardo

**From:** [Christina Rizzoni](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Wednesday, April 28, 2021 1:16:09 PM

---



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

To Whom it May Concern,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sincerely,

Christina Rizzoni

Redondo Beach Resident

District 5

**From:** [Diana Winn](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** Mandated Housing  
**Date:** Thursday, April 29, 2021 8:32:46 AM

---



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

Hello,

I wanted to express my opinion on the new state mandate to upzone Redondo Beach.

I live in North Redondo Beach. The new mandate should be split equitably between 90278 and 90277.

90278 is already more dense than 90277 and can not absorb 85% of the new mandate.

We are one city, let's act like one city!

Concerned citizen!

Thank you,

Diana Winn



**From:** [Carly Wright](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 29, 2021 12:15:34 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. 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 live and work in North Redondo and some of the areas the city is looking to rezone could directly affect my career and livelihood. Please help!

Thanks,  
Carly Wright

**From:** [Robyn Malcomb](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Cc:** [Jeff Malcomb](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Thursday, April 29, 2021 1:37:12 PM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout the 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally, consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Robyn Malcomb

Redondo Beach Resident, District 5

**From:** [Kate Hairrell](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** 90278  
**Date:** Thursday, April 29, 2021 1:53:18 PM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sincerely,

Kate Hairrell- RB resident, District 4

**From:** [Ed v](#)  
**To:** [Bill Brand](#)  
**Cc:** [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Thursday, April 29, 2021 1:58:58 PM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Edvinas Valiukevicius

Redondo Beach Resident, District 5

**From:** [Jen Lowery](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Thursday, April 29, 2021 2:07:17 PM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here. It was promised that the Pallet houses would be moved and have 6 months in South Redondo and now that is not happening.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Most of our lots are R2 if not higher and our streets have very little parking. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

Enough is enough and we can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Jen Lowery  
North Redondo District 5 Lifelong Resident

**From:** [Amy Anthony](#)  
**To:** [Bill Brand](#)  
**Cc:** [Planredondo](#)  
**Subject:** Housing  
**Date:** Thursday, April 29, 2021 2:21:24 PM

---

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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Amy Anthony  
North Redondo Resident

**From:** [Jenna Mah](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Redondo  
**Date:** Thursday, April 29, 2021 2:21:55 PM

---



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

bill.brand@redondo.org-planredondo@redondo.org

-----

Dear RB Planning and Mayor Brand,  
Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.  
North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.  
Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.  
Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.  
We can do better with an equitable plan that is fair and balanced between 90277 and 90278.  
J. McCue  
North Redondo Resident

Get [Outlook for iOS](#)

**From:** [Jennifer Farrell](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Tech District and NOT South Redondo Beach  
**Date:** Thursday, April 29, 2021 2:23:16 PM

---



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

Dear RB Planning and Mayor Brand,  
Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.  
North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.  
Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.  
Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.  
We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

North Redondo Resident

--



**From:** [Rebecca Elder](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Housing Distribution  
**Date:** Thursday, April 29, 2021 2:37:30 PM

---



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

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Rebecca Elder  
North Redondo Resident

**From:** [Bryan Cooley](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Housing Disribution  
**Date:** Thursday, April 29, 2021 2:43:43 PM

---



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

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Bryan Cooley  
North Redondo Resident

**From:** [Wendy Vinzant](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Equitable Housing Plan for ALL of Redondo Beach  
**Date:** Thursday, April 29, 2021 2:50:26 PM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Wendy Vinzant  
North Redondo Resident

**From:** [Robin Garfield](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Cc:** [laura@emdee.org](mailto:laura@emdee.org)  
**Subject:** Strong Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Thursday, April 29, 2021 2:58:05 PM

---



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

Dear RB Planning Commission and Mayor Brand,

Mayor Brand, it is our hope that you represent all the residents of Redondo Beach, North AND South alike. Given how you have voted in the past it seems evident that you aren't giving full consideration to the North Redondo Residents concerns. Now is the time you can show us that is not the case.

Your State of the City addressed today your interest in development in the North in the Artesia Corredor as well as projects in the South. If that is possible, why wouldn't the fairness of this required housing also be equitable in North and South. Our North schools are clearly overcrowded in comparison to South with the influx of families in the North and this will only continue to increase with the market as it is, while the South schools have shown little to no growth.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units also recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Robin Garfield

Redondo Beach Resident, District 5

---

**From:** [John Guillen](#)  
**To:** [Planredondo](#)  
**Subject:** State mandate additional 2490 homes  
**Date:** Thursday, April 29, 2021 3:25:43 PM

---

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

I support housing units be equitable split between North Redondo and South Redondo Beach.

**From:** [Ryan Kelly](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Additional Housing Distribution  
**Date:** Thursday, April 29, 2021 3:27:08 PM

---



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

Dear RB Planning Board and Mayor Brand,

North Redondo Beach is already doing more than its fair share to accommodate additional housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. It's concerning that we would pass up the opportunity to utilize the site for housing and instead just endlessly wait for a unicorn of a development project that will never materialize.

We expect better from a leaders to deliver an equitable plan that is fair and balanced between 90277 and 90278.

-Ryan Kelly  
Redondo Beach resident

**From:** [Catherine](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Sharing the load between north and south  
**Date:** Thursday, April 29, 2021 4:15:18 PM

---

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

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

North Redondo Resident

Catherine Foreman



**From:** [Richard Scholtz](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Cc:** [Richard Scholtz](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 29, 2021 4:20:03 PM

---

[City Logo] 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.

I'm concerned that I read nothing about traffic mitigation. We're already beginning to see gridlock at times in certain areas. What will be done to accommodate increased traffic?

Richard Scholtz  
2216B Graham Ave  
Redondo Beach, CA 90278

**From:** [Christine McClain](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Housing Plan needs revisions!  
**Date:** Thursday, April 29, 2021 5:03:17 PM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Your name here

Christine & Gareth McClain

Redondo Beach Concerned Residents

From: Barbara Epstein

Sent: Tuesday, April 20, 2021 11:32 AM

To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>; Bill Brand <[Bill.Brand@redondo.org](mailto:Bill.Brand@redondo.org)>; Todd Loewenstein <[Todd.Loewenstein@redondo.org](mailto:Todd.Loewenstein@redondo.org)>; Nils Nehrenheim <[Nils.Nehrenheim@redondo.org](mailto:Nils.Nehrenheim@redondo.org)>; Zein Obagi <[Zein.Obagi@redondo.org](mailto:Zein.Obagi@redondo.org)>; Christian Horvath <[Christian.Horvath@redondo.org](mailto:Christian.Horvath@redondo.org)>; [horvath.RBD3@gmail.com](mailto:horvath.RBD3@gmail.com); Laura Emdee <[Laura.Emdee@redondo.org](mailto:Laura.Emdee@redondo.org)>; Joe Hoefgen <[Joe.Hoefgen@redondo.org](mailto:Joe.Hoefgen@redondo.org)>; Brandy Forbes <[Brandy.Forbes@redondo.org](mailto:Brandy.Forbes@redondo.org)>; Michael Webb <[Michael.Webb@redondo.org](mailto:Michael.Webb@redondo.org)>; Planredondo <[Planredondo@redondo.org](mailto:Planredondo@redondo.org)>

Subject: PlanRedondo Survey

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

Dear City Leaders,

In view of possible undue influence on the recent poll taken by PlanRedondo, I am asking for an inquiry into polling results improperly being skewed by Councilwoman Emdee's intensive publicity campaign to convince her district to vote a certain way on the poll. Emdee's campaign may have affected polling results.

Pitting North Redondo against South Redondo is injurious to our community unity.

My view is that the demands for unreasonable residential density in Redondo Beach needs to be met with our city's resistance through our own form of civil disobedience.

Our city has already been negatively impacted by former bad rezoning decisions by past city administrations.

We appreciate Assemblyman Al Muratsuchi's bill to protect us from a few deranged politicians in Sacramento. We will retain our right to self determination on zoning issues.

I have heard concerns by some GPAC members, surrounding outcomes of the December meeting, that need to be closely investigated. These concerns need to be addressed and the results need to be published. I have always wondered how "consultants" have so much influence on GPAC matters. I would like clarification.

Thank You

Barbara Epstein  
Redondo Beach

**From:** [Barbara Epstein](#)  
**To:** [CityClerk](#)  
**Subject:** Subject: OPPOSE Definition Changes to PUBLIC Land Use  
**Date:** Tuesday, April 27, 2021 4:17:11 PM

---

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

Dear Mayor and Council:

Very significant changes were made to Land Use definitions in the presentations provided to our GPAC between 2019 and 2021. One of the most significant is the change in PUBLIC land use to allow for-profit, commercial assisted living on our scarce PUBLIC land use. There is a very small amount of PUBLIC land use in Redondo Beach, and it should not be handed over to commercial developers to benefit primarily non-residents.

In the specific case of the P-CF parcel that BCHD occupies, BCHD proposed a \$12,000+ per month, market rate assisted living that will be developed, majority-owned and operated by a for-profit commercial developer. BCHD has rejected the public option of using low-cost, tax-free financing and non-profit operation to create an affordable option for local residents of the three Beach Cities. According to BCHD consultants, only 20% of tenants are expected to be from all three Beach Cities together.

FYI: My brother lives in a very nice, non-profit, senior community in Long Beach. His cost is about \$2,400.00 per month for a very nice apartment, high quality meals, weekly cleaning, transportation, staff support, and interesting, beneficial programs. Caretakers are available, if needed, for \$25.00 per hour. Quality assisted living is \$4,000.00 per month.

As a commercial operation with high costs, it's very clear that this assisted living will not have a net benefit to Redondo Beach residents as it serves 92% non-residents of Redondo Beach and damages the local neighborhoods of both Redondo Beach and west Torrance with noise, traffic, shadows, glare, toxic emissions, and at least 5-years of construction.

In fact, since 80% of tenants are expected to be from outside the three Beach Cities, the facility would have fewer negative impacts if it were located closer to the tenants and families that BCHD consultants expect it to house.

I oppose any change to the current PUBLIC Land Use definition and I oppose the use of scarce PUBLIC land for commercial, market-priced uses. Let commercial assisted living operators use commercially-zoned land.

I have said before, and will say again, that gifting public land to private profiteers has been a tragic pattern in Redondo Beach for as long as anyone can remember. Time to stop.

Thank You For Your Consideration

Barbara Epstein  
Redondo Beach

**From:** [Stephanie Dyo](#)  
**To:** [CityClerk](#)  
**Cc:** [cityclerk@citymb.info](mailto:cityclerk@citymb.info); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov)  
**Subject:** OPPOSE Definition Changes to PUBLIC Land Use  
**Date:** Tuesday, April 27, 2021 3:38:32 PM

---



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

Dear Mayor and Council:

Very significant changes were made to Land Use definitions in the presentations provided to our GPAC between 2019 and 2021. One of the most significant is the change in PUBLIC land use to allow for-profit, commercial assisted living on our scarce PUBLIC land use. There is a very small amount of PUBLIC land use in Redondo Beach, and it should not be handed over to commercial developers to benefit primarily non-residents.

In the specific case of the P-CF parcel that BCHD occupies, BCHD proposed a \$12,000+ per month, market rate assisted living that will be developed, majority-owned and operated by a for-profit commercial developer. BCHD has rejected the public option of using low-cost, tax-free financing and non-profit operation to create an affordable option for local residents of the three Beach Cities. According to BCHD consultants, only 20% of tenants are expected to be from all three Beach Cities together.

As a commercial operation with high costs, it's very clear that this assisted living will not have a net benefit to Redondo Beach residents as it serves 92% non-residents of Redondo Beach and damages the local neighborhoods of both Redondo Beach and west Torrance with noise, traffic, shadows, glare, toxic emissions, and at least 5-years of construction.

In fact, since 80% of tenants are expected to be from outside the three Beach Cities, the facility would have fewer negative impacts if it were located closer to the tenants and families that BCHD consultants expect it to house.

I oppose any change to the current PUBLIC Land Use definition and I oppose the use of scarce PUBLIC land for commercial, market-priced uses. Let commercial assisted living operators use commercially-zoned land.

Respectfully,  
Stephanie Dyo

---

Torrance, 90503

**From:** [Jana Shields](#)  
**To:** [CityClerk](#)  
**Subject:** Housing Element  
**Date:** Tuesday, April 27, 2021 2:11:27 PM

---

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

Please enter into the record my objection to zoning all the housing in the North Redondo Beach. We are one Redondo Beach so the housing mandate should be distributed evenly on both sides of town including the Power Plant site.

Sent from my iPhone

**From:** [Andrea Stout](#)  
**To:** [CityClerk](#)  
**Subject:** Housing Element  
**Date:** Tuesday, April 27, 2021 1:54:46 PM

---

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

Please enter into the record my objection to zoning all the housing in the North Redondo Beach. We are one Redondo Beach so the housing mandate should be distributed evenly on both sides of town including the Power Plant site.

Andrea Stout  
2112 Warfield Ave #3  
Redondo Beach, 90278

**From:** [Holly Hancock](#)  
**To:** [CityClerk](#)  
**Cc:** [CityClerk@torranceca.gov](mailto:CityClerk@torranceca.gov); [cityclerk@citymb.info](mailto:cityclerk@citymb.info); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov)  
**Subject:** Change to Public Land Use Definition  
**Date:** Tuesday, April 27, 2021 1:53:07 PM

---



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

Dear Redondo Beach Mayor and Council:

Our public land is scarce. Market priced, commercially built assisted living is a business, not a public use. I oppose any change to the PUBLIC Land Use definition to allow market-priced Residential Care for the Elderly (RCFE). Public land should only be used for public good. Any RCFE developed on public land should require the use of low-cost, tax-free public financing and be operated as a non-profit entity as affordable assisted living for the benefit of local residents. Commercial, market-priced operations should not be allowed on Public Land Use as currently proposed by the Planning Commission to the City Council.

I oppose the redefinition of Redondo Beach's PUBLIC Land Use to include RCFE without an approved Conditional Use Permit.

Sincerely,  
Holly Hancock  
1530 Harper Ave.  
Redondo Beach, CA 90278

2 Comments

---



**From:** [Aileen Pavlin](#)  
**To:** [CityClerk](#); [Bill Brand](#); [Nils Nehrenheim](#); [Zein Obagi](#); [Christian Horvath](#); [Todd Loewenstein](#); [Laura Emdee](#)  
**Subject:** DO NOT INCLUDE RCFE IN PUBLIC LAND DEFINITION  
**Date:** Tuesday, April 27, 2021 1:34:33 PM

---



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

Dear Mayor and Council:

Please do not let BCHD backdoor the public participation process by changing the land use definition to allow BCHD to skirt the public process of a Conditional Use Permit. BCHD faces stiff opposition to it's project, including a public petition signed by over 1200 surrounding residents.

My husband and I oppose the change to the Public land use definition and support RCFE continuing to be a Conditional Use for all Public land uses. We live in 90503 zip code, directly under BCHD. The Health District will impose Traffic, Noise, Toxic Emissions, Loss of Recreation, Daytime Shadows, Glare, Excessive Night Time Lighting on surrounding residents with catastrophic health impacts DOCUMENTED in the Peer Review literature.

Thank you for your consideration,  
John and Aileen Pavlin

---

**From:** [Lisa Youngworth](#)  
**To:** [Bill Brand](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Christian Horvath](#)  
**Cc:** [CityClerk](#)  
**Subject:** 5/4 City Council Public Comment - AGAINST allowing residential care facilities for the elderly (RCFEs) in public zones!  
**Date:** Tuesday, April 27, 2021 7:48:22 PM

---



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

Dear Redondo Beach Mayor and Council:

Our public land is scarce. Market priced, commercially built assisted living is a business, not a public use. I oppose any change to the PUBLIC Land Use definition to allow market-priced Residential Care for the Elderly (RCFE). Public land should only be used for public good. Any RCFE developed on public land should require the use of low-cost, tax-free public financing and be operated as a non-profit entity as affordable assisted living for the benefit of local residents. Commercial, market-priced operations should not be allowed on Public Land Use as currently proposed by the Planning Commission to the City Council.

Please leave the PUBLIC Land Use definition unchanged and continue to require Conditional Use Permits for development, especially for BCHD's proposed upscale senior living for 80% non-residents of Redondo Beach. I oppose the redefinition of Redondo Beach's PUBLIC Land Use to include RCFE without an approved Conditional Use Permit.

BCHD has yet again worked against local neighborhood health and safety. This time, BCHD is trying to change Land Use definitions to avoid neighborhood input and force through a 103-foot, 800,000 sq ft majority commercially-owned development on PUBLIC land. I oppose changing the current definition of PUBLIC land to include \$12,500+ per month, commercially developed assisted living facilities. The amount of taxpayer-owned land is very small in Redondo Beach, and 103-foot tall, 800,000 sq ft commercially built, majority-owned and operated businesses should NOT be allowed as a PUBLIC use.

Sincerely,

Lisa Youngworth

511 S Broadway

Redondo Beach, CA 90277

**From:** [LINDA Zelik](#)  
**To:** [CityClerk](#)  
**Cc:** [cityclerk@citymb.info](mailto:cityclerk@citymb.info); [citycouncil@hermosabeach.gov](mailto:citycouncil@hermosabeach.gov)  
**Subject:** To oppose changes to definition of PUBLIC land use  
**Date:** Wednesday, April 28, 2021 5:43:05 PM

---



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

Dear Mayor and City Council;

My husband and I vehemently oppose the gross misuse of public land to build a for-profit commercial assisted living campus. Not only was that land NEVER intended to be handed over commercial developers, it will be used for primarily non-local residents. It is my understanding that the expected occupancy will be from over 80% of tenants from outside the Beach Cities area. That land was always supposed to be for the **benefit** of Beach Cities residents.

Additionally, we live within three blocks of the site and the proposal to build this enormous monstrosity will cause severe adverse issues to all the residents who live within a three mile radius. The “estimated” build time of five years is probably a gross underestimate. During the lengthy tear down and re-building there will be serious health risks to both residents and school children from **toxic emissions, noise, severe increase in traffic congestion**, and blockages from the sun. Have you considered the lawsuits which will inevitably result from seniors, people with breathing issues and school children who develop asthma or other serious effects, including death, from this unnecessary and dangerous over-building?

Why would you, the Mayor and City Council even consider this illegal and gross misuse of those precious few acres? One could logically surmise that there is money being exchanged under the table, AKA, BRIBES! Is this why you are pushing this against the public’s wishes?

Please do not allow this horrific proposed over-building to take place. Please remember that you were elected to serve the people of the Beach Cities community!

We hope and pray that you do not sell out to this or any commercial for-profit scam artists trying to snap up this land so they can charge residents outrageous rents (\$12,000 and up) to line their greedy pockets!

Sincerely, Linda and Joe Zelik

**From:** [Christina Mattes](#)  
**To:** [CityClerk](#)  
**Subject:** Housing Element  
**Date:** Thursday, April 29, 2021 7:45:07 AM

---

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

Please enter into the record my objection to zoning all the housing in the North Redondo Beach. We are one Redondo Beach so the housing mandate should be distributed evenly on both sides of town including the Power Plant site.

Sent from my iPhone

**From:** [litespeedmtb1@verizon.net](mailto:litespeedmtb1@verizon.net)  
**To:** [CityClerk](#); [Bill Brand](#); [Nils Nehrenheim](#); [Zein Obagi](#); [Christian Horvath](#); [Todd Loewenstein](#); [Laura Emdee](#)  
**Subject:** PUBLIC COMMENT - DO NOT INCLUDE RCFE IN PUBLIC LAND USE DEFINITION  
**Date:** Thursday, April 29, 2021 3:54:28 PM

---



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

Dear Mayor and Council:

The Planning Commission has recommended a change to the "Public" P-CF land use definition to add "Residential Care for the Elderly" (RCFE). An RCFE currently requires a Conditional Use Permit. The CUP protects Redondo Beach's scarce public lands from commercial uses and also protects residents by providing a rigorous public participation process on how these precious public lands are used.

**I oppose this change to the P-CF land use definition and support RCFE continuing to be a Conditional Use for all Public land uses.**

My wife and I were residents of Redondo Beach District 2 for almost 30 years before we moved over to the Pacific South Bay neighborhood of West Torrance 4 years ago. For the past 3 years I have served on the Beach Cities Health District's Community Working Group at the personal request of Tom Bakaly. Now that the full scope of the proposed Healthy Living Campus project has finally been made known to everyone (including the Community Working Group members) by the Draft Environmental Impact Report I have a great many serious concerns about this project.

One of my serious concerns is the impact of the Planning Commission's proposed action on P-CF zoning. To my knowledge there are only 7 P-CF parcels in Redondo Beach. They include 2 fire stations, 1 park, 1 city facility, 1 luxury assisted living facility, 1 library and the former South Bay Hospital site (now called by BCHD the "Healthy Living Campus" or HLC).

As far as I know the HLC is the only parcel being actively shopped for a commercial real estate developer/luxury assisted living operator to build and operate a 103-foot tall industrial sized RCFE building adjacent to residential properties with height limits of 30-feet or less. Furthermore, this huge structure will sit on a hill more than 60 feet above the neighborhood and elementary school directly to the east. This will impact both Redondo Beach and Torrance residents!

BCHD proposes to charge over \$12,000 a month for RCFE residents. Based on the BCHD consultants' analyses, 92% of those seniors are expected to be non-residents of Redondo Beach and 80% are expected to be non-residents of the 3 beach cities. As such, the city will be giving up scarce and precious "Public" land for non-resident use with long term commercial leases that preclude other uses for generations of local residents. This deserves open public debate and the CUP process is an important safeguard for this important public right.

Before the Pandemic shut down in-person gatherings I attended a BCHD seminar at its AdventurePlex center to learn about BCHD's future plans and provide input thereon. As a Community Working Group member, I was asked to participate in creating a Mission Statement for

BCHD. At our breakout session I sat next to Dr. Noel Lee Chun who is now the President Pro Tem of the BCHD Board of Directors. **I suggested inserting “Accountability” in the Mission Statement** because as a Health District, BCHD should be accountable to the residents it serves. **My suggestion was voted down and Dr. Chun was one of those voting against it!** To me this kind of mindset results in only one conclusion - Redondo Beach and the other Beach Cities cannot give free rein to this District and its leaders.! And as we have seen in other decisions BCHD and its Board have made regarding this project, there needs to be an independent third party to review these decisions to ensure an open, fair and transparent process.

Please do not let BCHD orchestrate a “backdoor” unchallenged changing of the P-CF land use definition. This will allowing BCHD to stifle the public vetting of a proposed Conditional Use Permit. BCHD faces stiff opposition to its project, including a public petition signed by over 1,200 surrounding residents.

I oppose this change to the Public land use definition and support RCFE continuing to be a Conditional Use for all Public land uses.

Bruce J. Steele, Esq.  
BCHD Community Working Group Member

---

bcc: Interested Parties List

**From:** [Patty Fukushima](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Housing Distribution  
**Date:** Thursday, April 29, 2021 7:26:18 PM

---

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

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Patty Fukushima  
North Redondo Resident

**From:** [Kathleen Altobelli](#)  
**To:** [Planredondo](#)  
**Subject:** Additional Housing  
**Date:** Thursday, April 29, 2021 8:20:57 PM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Kathleen Altobelli  
North Redondo Resident



**From:** [Kate Manuel](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Housing Distribution  
**Date:** Thursday, April 29, 2021 8:24:57 PM

---

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

Dear RB Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Kate Manuel  
North Redondo Resident

**From:** [Janett Barbosa](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Housing Distribution  
**Date:** Thursday, April 29, 2021 9:13:51 PM

---



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

Dear Redondo Beach Planning and Mayor Brand,

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Regards,

**Janett Barbosa**

**From:** [Joe Kenahan](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 29, 2021 10:00:20 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.

Sincerely,  
Joe Kenahan

**From:** [Allison Klare](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Thursday, April 29, 2021 10:04:10 PM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, I voted for you to lead the WHOLE of Redondo Beach, NOT South Redondo Beach. I expect you to do your job here for the entire city.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and  
balanced between 90277 and 90278.

Allison Klare

Redondo Beach Resident, District 5

**From:** [Kelly Quiller](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, April 29, 2021 10:59:07 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.

Sincerely,  
Kelly Quiller



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [solomon.barry@gmail.com](mailto:solomon.barry@gmail.com)  
**To:** [Planredondo](#)  
**Subject:** New low cost housing problem being offered to our community where we are already up to our ears in housing and have spent millions on our homes is not right.  
**Date:** Friday, April 30, 2021 6:03:53 AM

---



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

How can the community respond to this. We are seniors in our 80s and are not schooled in all of the ways to address this that are available and beyond that we wonder if areas other than zip 90278 are doing their "fair share".

Who are the people who are currently living on our streets.

Where are they from? Why isn't the locality they are from housing them if in fact they were sent here by bus from

Other locations or just decided that they deserve to live in an area I paid a fortune to move into.

Is there any stats about those who are homeless? perhaps the nature of any mental illness or perhaps their lack of meeting the monthly cost of an apartment. We live in an area that is expensive. If I wanted to live in Beverly Hills North of Sunset is Beverly Hills responsible to house me and my wife? IF they are indeed former residents who need some extra money to keep their apartment or home wouldn't it be cheaper and more decent to have the city and taxpayers pay an extra 500 to a grand for them to keep living in their current home?

BS

Barry Solomon R.Ph., M.Ed  
2219 Bataan Road, Unit B  
Redondo Beach CA 90278

**From:** [Mindy Beches](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Cc:** [Laura Emdee](#)  
**Subject:** Future Housing in North Redondo  
**Date:** Friday, April 30, 2021 9:01:13 AM

---

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

To Whom it may concern,

I have been a resident of Northern Redondo Beach for the past 17 years. I love our community and what we offer to families and visitors. I want to express my esteem concern over the proposal to add an enormous amount of housing the the 90278 area. We need to distribute mandates equitably across the region and city and for us in the 90278 zip code to have to take the majority of this growth is not fair or a good plan. We already have severely congested traffic and our roads are in need of upkeep to just name one issue that would be exacerbated by this proposal.

Please understand that we must be equitable to all of Redondo Beach and not place the burden on the north.

Thank you for your attention to this homeowner and taxpayer.

Melinda Beches  
2006 Ruhland Ave. RB, CA 90278

**From:** [Cassie Sloan](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Cc:** [Chris Sloan](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Friday, April 30, 2021 10:08:19 AM



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Beach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Sincerely,

Cassie Sloan

**Cassie Sloan**

Gloabl Branding Consultant

8701 Bellanca Ave | Los Angeles CA 90045

JNI SHOP: [jnishop.nadel.com](http://jnishop.nadel.com)

**Cassie's Team**

8701 Bellanca Ave | Los Angeles, CA 90045

     [nadel.com](http://nadel.com)



**LOOKBOOK LIBRARY**

CLICK TO VIEW

[nadel.com](http://nadel.com)



**From:** [sarah.ministrelli](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Friday, April 30, 2021 10:50:30 AM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

You've already placed the homeless shelter in North Redondo with the false pretense that it would only be here for 6 months and then be relocated to South Redondo. That didn't happen and many of us are confident that there was never any intention to relocate it. North Redondo is done playing second fiddle to South Redondo.

Respectfully,

Sarah Ministrelli  
Resident of District 3

**From:** [Colleen Otash](#)  
**To:** [CityClerk](#); [Bill Brand](#); [Zein Obagi](#); [Laura Emdee](#); [RB-Dist3-Christian Horvath](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Planredondo](#); [Christian Horvath](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 30, 2021 11:11:27 AM

---

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

E-Comment on proposed RHNA housing vote on May 4 and May 11, 2021.

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.

Regarding the AES property, other cities have found a way to eliminate any toxicity from an existing power plant in order to use the land for housing and/or mixed commercial use. That should not be a deterrent to our using the AES property or the dirt farm for mixed housing, commercial and public park development.

If that or other land was previously voted for only park use (Herondo Park, etc.), that can be reviewed and changed, as can all of our Redondo statutes and laws, especially if necessary to fulfill mandates from federal, state or county government housing or other requirements.

At Mr. Obagi's last District 4 meeting on Thursday, April 29, the issue of traffic in order to get to/from the 405 freeway for work was discussed. PCH to Artesia is not the only pathway to or from the 405 for South Redondo residents as was promoted for being a deterrent to putting housing in South Redondo.

Residents in South Redondo do not predominantly travel PCH to Artesia to get to the freeway. They use Torrance Boulevard or Del Amo Boulevard or use PCH to catch the 110 to transition to the 405 or other freeways. That statement is a fallacy in order to support a non-equitable housing development position.

North Redondo already has an extreme amount of housing and the South Bay Galleria Project will add 300+ an additional 300 housing units on the South side for additional housing. Just that development alone will add a crisis in using Artesia, 190th and Hawthorne to get to/from the 405.

North Redondo is already experiencing tremendous crime and traffic problems and cannot support all of the new housing required by RHNA. When you add in the additional traffic that will be created with the Metro bus and train station slated for Kingsdale and hopefully Hawthorne Blvd, it's more than a nightmare.

Our counsel needs to vote to share the housing burden and to not pass it on to one area of our city.

Quality of living must be considered for all residents of Redondo and not just for those living in South Redondo.

Thank you for your consideration,

Colleen Otash

**From:** [Gina Rubolino](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably (SPLIT THE MANDATED HOUSING EQUITABLY Do NOT let them DUMP ALL the Required Housing IN 90278)  
**Date:** Friday, April 30, 2021 12:59:35 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.

This awful to put all the housing in one area. WE ARE ONE REDONDO, WE DEMAND EQUITY Do NOT DUMP ALL the Required Housing IN 90278.

We Demand 1,245 housing units both sides of town.

This is not right and will not end well for North Redondo.

Thank you,

Gina Rubolino

#### RHNA – Regional Housing Needs Assessment

The State of California defines projected and existing housing needs in California based on population trends, economic trends and more. The housing needs are divided by Region.

This number is called RHNA which stands for Regional Housing Needs Assessment. While RHNA is not an obligation to build the units, but Cities must demonstrate adequate capacity for various income levels along with the presence of appropriate zoning/development standards.

State has established a default density for affordable housing which is a Minimum is 30 dwelling units per acre. TO give you an idea of what that means, a single family neighborhood is zoned for 8 dwelling units per acre.

Only some sites qualify for RHNA.

Sites must have potential for near-term development.

State Law prohibits the concentration of affordable housing in one location; it must be spread throughout the city.

So what happened with the General Plan Advisory Committee?

The General Plan Advisory Committee (GPAC) eliminated Mixed Use throughout most of the corridors and made other changes that resulted in about 1700 units being eliminated from Redondo's housing capacity. Unfortunately, their recommended plan no longer meets the latest State Law Requirements, or our newest RHNA requirements.

## The State Began Passing Laws to Increase Housing Supply

### Senate Bill 330

SB330 states Cities cannot go below planned housing capacities that existed as of Jan 1, 2018. (Current General Plan)

1. If housing capacity is reduced in one location it must be replaced in another.
2. The GPAC recommendations RESULTED IN A NET LOSS IN HOUSING CAPACITY so their recommendations are not allowed.

### Senate Bill 166

SB166 – Requires No Net Loss of housing units.

1. If sites are being developed with fewer total units and/or are not in the income levels assumed in the Housing Element then:
  - i. The City must identify replacements sites through rezoning within 6 months.

### SB330/SB166

So SB330 address under planning for capacity while

SB166 addresses underdevelopment of the planned sites.

### Assembly Bill 72

AB72 increases enforcement. The State may revoke certification which removes our authority to issue any building permit, this includes businesses and remodels. Further, they can report violations to the Attorney General to enforce through a lawsuit. Fines can be as high as \$100,000 per month.

But Redondo Beach requires a vote for Zoning changes...

**From:** [Abbes Khaki](#)  
**To:** [CityClerk](#)  
**Subject:** : Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 5:37:08 PM

---



*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.**

**Abbes G khani**

Sent from my iPhone

**From:** [Dave Komula](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#)  
**Subject:** additional housing units - fairness must be considered and implemented  
**Date:** Monday, May 3, 2021 3:22:23 PM

---



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

Good afternoon,

My name is Dave Komula and I live in North Redondo on Bataan Rd with my wife and 2 children (soon to be 3). I'm also a licensed Realtor. I'm writing you today because of the plan to add a few thousand units in our area for the homeless. While I agree that we need a shelter to address this rapidly escalating public health issue because leaving ill people to their own devices is not compassionate, I am concerned with how many units there will be in North Redondo and how many people, who potentially have mental illness that is not being managed, will be brought in to the area.

Not a day goes by in our area that I don't notice a "new" homeless person in our area, health and safety issues come to mind every time this happens. Just the other day when out on a walk with my 20 month old daughter I was kicked in the leg by someone who lives on the streets and traverses Artesia as I attempted to pass them by. I am extremely concerned by the escalating issues around this problem, and only ask that while North Redondo bears our burden on this, that South Redondo takes on the challenge as well. It only seems fair, since this is a *community* issue, that is shared equally by the entire city of Redondo Beach. Too often North Redondo is treated as 2nd fiddle and this should not continue.

Since there is no going back on this facility being in our city, I am asking you as a resident, father, and business person to vote that North and South Redondo split these units 50/50. Please vote with this in mind because I believe that if this issue is not solved, and solved equitably, more people will be looking to leave the area and state for good.

Thanks,

DAVE KOMULA  
REALTOR®  
BRE#01923122

---

---

**From:** Alexandros Martinez  
**Subject:** Adequate Housing in Redondo Beach  
**Date:** May 4, 2021 at 11:53:22 AM PDT  
**To:** [Horvath.RBD3@gmail.com](mailto: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:** Mike Hirsh  
**Sent:** Friday, April 30, 2021 3:08 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** BCHD comments



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

Hello City Clerk,

My name is Michael Hirsh and I live at 527B North Lucia.

I am writing to express my extreme displeasure at both the proposed zoning change being discussed to make for an industrial home care change to accommodate an even larger facility.

This project is already way larger than the area infrastructure can handle. Prospect Ave, Beryl Ave, and 190th will not be able to handle all the extra traffic and sirens going through the neighborhoods to avoid the traffic.

Until I see these problems addressed in a transparent way, I will vigorously resist this project in its entirety and if it still gets through, I will be donating cash to the future fight on this in court.

Respectfully,

Mike Hirsh, a very worried South Redondo resident



Redondo Beach City Council Re: Agenda May 5, 2021 Item N.5.

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:** [Patrick Hopkins](#)  
**To:** [Planredondo](#)  
**Subject:** Comment on General Plan Addition to 1,000 Housing Units in the North Tech District  
**Date:** Tuesday, May 4, 2021 1:19:12 PM

---



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

Dear Redondo Beach Planning Committee,

My main concern is the proposed additional 1,000 units in the Tech District north of Manhattan Beach Blvd and east of Redondo Avenue. By doing this we are essentially driving out jobs from Redondo Beach instead of attracting them. This area has active and thriving businesses. The potential adverse affect this will have on Northrop Grumman could cause an economic setback for Redondo Beach that would be impossible to recover from. Locating 1,000 units next to their major manufacturing site would put pressure on them to eventually relocate. At the very least, future expansion by them would not occur in our town. We are in danger of taking this economic "golden goose egg" for granted. When other states, such as Texas, are continually poaching high tech California companies we are only supplying them with another selling point to leave. Northrop Grumman is one of the South Bay's largest employers with good high paying jobs and are a good corporate citizen. Any relocation by them from Redondo Beach would be felt by all parts of Redondo, North and South, and the entire South Bay. The Tech District should become more business friendly not less. Most of the facilities east of Redondo Ave are currently being used by Northrop Grumman. Putting an additional 1,000 housing units here seems like we are actively trying to squeeze them out of Redondo. I really have a hard time understanding the logic of encouraging the conversion of existing business and jobs to housing when the 50 acre AES site isn't even in the discussion. The addition of a 1,000 units in the Tech District should be taken completely out of the General Plan and replaced with a strategy to enhance the Tech District as the economic engine that it currently is and with the goal to increase jobs, not chase them away.

Thanks, for reading,  
Patrick Hopkins  
Redondo Beach Resident, District 5

Patrick Hopkins  
Redondo Beach Resident, District 5

**From:** Jane Abrams

**Sent:** Tuesday, May 4, 2021 2:03 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>; Bill Brand <[Bill.Brand@redondo.org](mailto:Bill.Brand@redondo.org)>; Nils Nehrenheim <[Nils.Nehrenheim@redondo.org](mailto:Nils.Nehrenheim@redondo.org)>; Todd Loewenstein <[Todd.Loewenstein@redondo.org](mailto:Todd.Loewenstein@redondo.org)>; Christian Horvath <[Christian.Horvath@redondo.org](mailto:Christian.Horvath@redondo.org)>; Laura Emdee <[Laura.Emdee@redondo.org](mailto:Laura.Emdee@redondo.org)>; Zein Obagi <[Zein.Obagi@redondo.org](mailto:Zein.Obagi@redondo.org)>

**Cc:** Brandy Forbes <[Brandy.Forbes@redondo.org](mailto:Brandy.Forbes@redondo.org)>; Michael Webb <[Michael.Webb@redondo.org](mailto:Michael.Webb@redondo.org)>

**Subject:** Comments for May 4 City Council Meeting - Agenda Item N5 Discussion & Possible Action on the GPAC recommended Land Use Plan



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

Mayor and City Council,

I am writing to you to oppose the Land Use designation MU-I:that is in the GPAC's current recommended Land Use Plan for PCH South

The change from MU-3A zoning at 35 units and acre to MU-1 at 30 units an acre will still translate into over development.

This area of the City has no housing shortage. There is a strong mix of single family and multi-family units offering opportunities for families and singles to own property or rent in the City close to excellent schools, shopping, parka and recreation areas. The City added 52 condominium residences when the One South project was completed in 2018. The Legado Mixed Use project currently under construction at PCH/PV BL will add another 115 residential rental units by 2023.

City officials need to concentrate on bringing more employment to all of Redondo Beach and especially PCH South that includes Riviera Village. The City definitely requires a strong Commercial corridor along PCH. I would like to see the property owners of the current commercial centers improve these areas by adding more commercial density. The PCH area could use more medical offices and business offices that will result in better paying jobs.

I also am writing to oppose the new P/I (Public Institutional) land use designation recommended by GPAC

The proposed change from P-CF [Public Community Facilities] to P/I [Public Institutional] that will allow, with that designation, to include RCFE [Residential Care Facilities of the Elderly] without CUP [Conditional Use Permit] for the Beach Cities Health District site. It's a way to deprive the voice of City of Redondo Beach residents and property owners by changing the land use designation without our participation Residents live and work in the City and have an investment in the future of the City. They want to stay healthy and want to retire here to live independently and not in residential nursing facilities.

.

BCHD occupies a P-CF parcel and has proposed a \$12,000+ per month, market rate assisted living that will be developed, majority-owned and operated by a for-profit commercial developer. BCHD has rejected the public option of using low-cost, tax-free financing and non-profit operation to create an affordable option for local residents of the three Beach Cities. According to BCHD consultants, only 20% of tenants are expected to be from all three Beach Cities together.

It's very clear that this assisted living as a commercial operation will not have a net benefit to Redondo Beach residents as it serves 92% non-residents of Redondo Beach and damages the local neighborhoods of both Redondo Beach and west Torrance with noise, traffic, shadows, glare, toxic emissions, and at least 5-years of construction.

Please continue to support P-CF land use for this site. The City residents benefit by expanding fitness and recreation facilities and related health and wellness activities at this location. Please reject turning this site into a for profit assisted living operation.

Thank you for your attention to my comments and recommendations.

Sincerely,

Jane Abrams  
District 1 resident  
416 Avenue G, Unit 1  
Redondo Beach, 90277

From: Richard & Josephine  
Sent: Tuesday, May 4, 2021 2:06 PM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Subject: City Council agenda item N.5. May 4 , 2021

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

Regarding Agenda item N.5. "Discussion and Possible Action on the GPAC Recommended Land Use Plan" ....

We are writing to state our opposition to the proposed "Healthy Living Campus" overdevelopment by the BCHD.

The proposed zoning change from P-CF to P/I is a Give-away of P-CF land to a For-Profit entity! There are more reasons

for opposition to this project ,as voiced by many other concerned residents.

Also, we believe that the Charter City of Redondo Beach must have the Right to determine its' own Zoning actions.

Josephine Hrzina and Richard Crisa  
District 3, Redondo Beach CA.

**From:** [Karen R](#)  
**To:** [Planredondo](#)  
**Subject:** Equity Please!  
**Date:** Monday, May 3, 2021 7:22:28 PM

---



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

Please spread the new housing requirements all over Redondo Beach. It is clearly more fair and reasonable.

Karen Rock

**From:** [Jeanne McGraw](#)  
**To:** [Planredondo](#)  
**Subject:** Half South, Half North  
**Date:** Monday, May 3, 2021 5:40:06 PM

---



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

To the Redondo Beach Planning Commission,

I'm voicing my support for the Redondo Beach City Council Members to vote to follow the Planning Commission recommendations and include housing at the power plant site in south Redondo Beach. We are One Redondo and should have the housing equitably distributed - half in south Redondo Beach and half in north.

Very respectfully,

Jeanne McGraw  
2016 Bataan Rd, Unit A  
Redondo Beach, CA 90278

**From:** [Alison Shaw](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Housing allocation  
**Date:** Tuesday, May 4, 2021 1:19:22 AM

---

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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Best,  
Alison Howell

Sent from my iPhone



**From:** [Janine Lulich](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Housing Equity  
**Date:** Sunday, May 2, 2021 8:47:54 PM

---

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

Dear Mayor Brand and City Council Members,

I am writing in regard to the state mandated new housing being discussed on May 4th on the Agenda (item number N5). I am hoping that there will be an equal distribution for both North and South Redondo. I am understanding there is a proposal for 85% of the housing being zoned for North Redondo and 15% for South Redondo, this seems extremely unfair and an excessive burden on North Redondo. It would be much more equitable to have the 2490 houses the state has mandated divided between North and South Redondo. Please remember that you serve all of Redondo Beach. I am asking for a balance and fair distribution of zoning for houses.

Please address this inequity and come up with a better plan to remedy this situation, zoning all/most of the new housing in North Redondo is not an option!!!!

Sincerely,  
Janine Lulich  
Redondo Beach Resident 20+ years

Sent from my iPhone

**From:** [kathy.socol](#)  
**To:** [Planredondo](#)  
**Subject:** Housing Plan  
**Date:** Monday, May 3, 2021 9:53:18 AM

---



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

Dear Redondo Beach Planning,

Please carefully consider all your options before putting all the proposed housing in North Redondo. North Redondo is already bearing the load of having the transit project, the homeless pods and the Friendship Center project. THE BCHD project is also just a few miles from all of the above projects. Please consider an equitable share of the housing between North and South Redondo.

Respectfully,

Kathy Everitt

Resident and Homeowner in Redondo Beach

**From:** [glchezelle](#)  
**To:** [Planredondo](#); [Brand Bill](#); [Horvath Christian](#)  
**Subject:** Keep the AES Site as Green Space  
**Date:** Tuesday, May 4, 2021 8:13:30 AM

---



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

Please keep the AES area as green space for Redondo Beach residents.

This parcel is a rare opportunity for our city to have a much needed park and green space by the ocean.

The quality of life should be better for a beautiful city like Redondo Beach. Open green space would boost that quality.

In the 1970s and 1980s, our city gave away our coastline to developers who built high rise apartments and condominiums that now dominate Catalina Avenue and The Esplanade. We can no longer see the sea from much of our city. Let's not make the same mistake by building more housing on the AES site which will cover our coast.

I encourage the Commission to refrain from recommending more housing and development on the AES site. This is Redondo Beach's opportunity for a beautiful green space and a better quality of life.

Sincerely,  
Georgia Leynaert

**From:** Barbara Epstein

**Sent:** Saturday, May 1, 2021 11:20 AM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>; Bill Brand <[Bill.Brand@redondo.org](mailto:Bill.Brand@redondo.org)>; Todd Loewenstein <[Todd.Loewenstein@redondo.org](mailto:Todd.Loewenstein@redondo.org)>; Nils Nehrenheim <[Nils.Nehrenheim@redondo.org](mailto:Nils.Nehrenheim@redondo.org)>; Zein Obagi <[Zein.Obagi@redondo.org](mailto:Zein.Obagi@redondo.org)>; Christian Horvath <[Christian.Horvath@redondo.org](mailto:Christian.Horvath@redondo.org)>; [horvath.RBD3@gmail.com](mailto:horvath.RBD3@gmail.com); Laura Emdee <[Laura.Emdee@redondo.org](mailto:Laura.Emdee@redondo.org)>; Joe Hoefgen <[Joe.Hoefgen@redondo.org](mailto:Joe.Hoefgen@redondo.org)>; Michael Webb <[Michael.Webb@redondo.org](mailto:Michael.Webb@redondo.org)>; Brandy Forbes <[Brandy.Forbes@redondo.org](mailto:Brandy.Forbes@redondo.org)>

**Subject:** May 4 Agenda item N.5.

Dear City Leaders,

Here we go again, this time with BCHD, gifting public lands and assets to commercial interests, with no benefit to the people of Redondo Beach.

Do not do this.

Though our seniors will need care, this project is not for them. It is a wildly profitable enterprise at \$12,000. a month.

They will need affordable, non-profit care. My brother paid \$4,000. for a month of excellent assisted living. There are several such facilities in our area that do a very nice job in a home-like setting.

The smell of CenterCal is all over this, planned to benefit a private company, and the wishes of a misguided bureaucracy, against the will of the people of Redondo Beach. Funding the BCHD must be found elsewhere.

Misrepresenting the infrastructure's need to be replaced when it can be easily repaired, like the waterfront parking structures. Wow! This is an old movie we've watched before and must learn from.

Barbara Epstein  
Redondo Beach

## **BCHD - MISSION CREEP and NON-TRANSPARENCY**

- BCHD is the BOTH the Lead Agency and Certifier/Approver of its own EIR. They can cite "overriding considerations" to un-mitigatable hazards, which are already included in a budgeted line item in BCHD EIR financials.
- Rather than going for a public vote for a bond to finance a retrofit of the building, as is common for public agencies, BCHD has chosen to avoid going to the taxpayer/owners and chose "development" over this option, as Bakaly stated in the Dec. 2020 Board meeting.
- BCHD's perceived "moneymaker" - the massive luxury RCFE is built in Phase 1. Phase 2 is the "Community" portion of the project is not funded.
- BCHD's seismic consultants clearly stated that there is no legal obligation to retrofit the 514 hospital building and that it can likely be used until 2040. Ultimately, retrofitting and remodeling the building is clearly a responsible choice.

**From:** [christeen field](#)  
**To:** [Planredondo](#)  
**Subject:** May 4th meeting  
**Date:** Saturday, May 1, 2021 3:23:19 PM

---



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

I am opposed to the proposed change from P-CF [Public Community Facilities] to P/I [Public Institutional] that will allow, with that designation, to include RCFE [Residential Care Facilities of the Elderly] without CUP [Conditional Use Permit]. It's a way to deprive the voice of us, the residents, changing without our participation the character and quality of in our city!

Save Redondo!

Christeen Field

Redondo Beach, District 2

Sent from my iPhone

**From:** [Stephane Ernoux](#)  
**To:** [Bill Brand](#); [Zein Obagi](#); [Todd Loewenstein](#); [Nils Nehrenheim](#); [Christian Horvath](#); [Laura Emdee](#)  
**Cc:** [Planredondo](#); [CityClerk](#)  
**Subject:** My take on upcoming RB zoning decision  
**Date:** Monday, May 3, 2021 12:37:57 PM

---



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

Dear RB elected officials,

I have the upmost respect for all elected officials, no matter the difference of opinions we might have.

I proud myself to NOT be a NIMBY (for example when it comes to dealing with homeless people)

On the topic of upcoming zoning decisions to meet RHNA requirements, the State end game is making housing more affordable, which I hope everyone can agree about.

Using density as a good proxy for affordability is not the topic on hand.

From there, and so far, and unfortunately, I have NOT seen the public debate centered around making sure that the houses to be built post-zoning (wherever they are built) will be to a large extent affordable.

I live 2 blocks south from the contentious zone near the 405, north of MB blvd. I will happily welcome new neighbors if it comes with a healthy social mix. In my humble opinion, a healthy social mix is a blessing for a neighborhood with a thriving community like Lincoln, and outweigh the downsides (traffic, tax collection,...). And if the new houses can come with community gardens, it is even better.

However, if this zone ends up with the same demographics that we have today (and will have tomorrow with gentrification) in District 5, then I am with the people thinking RB should spread the zoning more evenly across the city.

While my emotions can go high, I always feel grateful to have you step in and do the job of making the hard decisions.

Best Regards  
Stephane Ernoux  
District 5

**From:** Lara Duke  
**Sent:** Tuesday, May 4, 2021 2:47 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** N.5 agenda item comment



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

Something shady is happening right now with our public zoning. In the DEIR for BCHD's Healthy Living Campus, it actually says the property is on Public Institutional, yet there's been no change from Public Community Facility (P-CF) to Public Institutional (P/I). It seems the writers of the DEIR presumed this change was certain and wrote it in as though it were a "done deal." Page 135 of the DEIR actually claims, "The campus, which is located within Redondo Beach, is designated P (Public or Institutional) land use within the Redondo Beach General Plan." This is untrue—it is zoned P-CF right now and should stay that way.

The BCHD project should be denied on the basis of the zoning grounds alone. Too few people, least of all BCHD reps themselves, seem interested in the zoning question, yet it's critical. This proposal should only be on a commercial or high residential density zone. I asked BCHD how they thought it was okay to put a commercial RCFE, grossly out of scale with its surroundings, on a P-CF zone. They expressed an odd certainty that there would be no issue, perhaps because Silverado exists. That was an exception, and as we've seen from the colossal renderings, this would be no Silverado. Their lack of concern is making sense now—it was likely due to this play to quietly switch to Public Institutional which would allow them to hold up getting their plan approved. Residential Care Facilities today are not "by rights" allowed on Public Community Facility-zoned land, but can be allowed if okayed by City Council and the Planning Commission with a Conditional Use Permit, which obviously would kill the BCHD plan if that vote didn't go their way.

Buried deep in the many bullet points of the Planning Commission's last meeting was-- "Investigate description change of the recommended land use category P-I as far as including RCFE." It's being presented as though it's just a simple wording change when the reality is this allowance could sink the spirit of actual public zoning, causing longterm negative repercussions to our city and our neighbors in Torrance.

A sudden change to this zoning to include RCFEs outright would set a precedent and contribute to the demise of our much needed public zones that are intended to actually

be used for the public. It would make it okay to blindly hand over public land for private profit. Public means "for all." This zoning change—and don't be fooled, it's a zoning change, not a wording change—must not be approved.

Lara Duke  
Redondo Beach



**From:** [David Oliver's Play Visions](#)  
**To:** [CityClerk](#); [Laura Emdee](#); [Planredondo](#)  
**Subject:** New homeless housing in 90278  
**Date:** Monday, May 3, 2021 9:09:37 AM

---



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

Hello,

I am expressing my concern that the entire zoning for the homeless housing is going into zip code 90278.

The city of Redondo Beach needs to split this housing throughout the entire community of Redondo Beach. Artesia is already filled with vacant buildings, pot shops, liquor stores and dive bars. The streets are also filling up with mentally ill homeless men that need serious psychiatric intervention not just a place to sleep.

North Redondo is at a crossroads and having over 2000 homeless houses is going to overwhelm this area. We lived in Venice and know how quickly it will overtake the system.

David

--

<http://davidoliversplayvisions.com/>

---

**From:** [Jim and Andrea Sullivan](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Cc:** [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** North Redondo is dense already  
**Date:** Saturday, May 1, 2021 7:42:28 PM

---

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

Members of the City Council and Staff of Redondo Beach,

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 is already very dense. Every home that is sold seems to be torn down. If there was one house, two are put on the lot. If there were two homes, three are squeezed in. Parking is already a nightmare in my neighborhood. Walking or bike riding is difficult and unenjoyable because of all of the cars. North Redondo is not the ugly step child of Redondo Beach. Do not put the burden on North Redondo to absorb all the housing we are required to add.

Thank you.  
Andrea Sullivan  
Resident of North Redondo

**From:** [Danya Emery](#)  
**To:** [Planredondo](#); [Bill Brand](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Saturday, May 1, 2021 6:51:09 AM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the WHOLE of Redondo Beach, NOT South Redondo Beach. We expect you to do your job here.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the

units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Danya Emery Redondo Beach Resident

**From:** [Glen and Nancy Yokoe](#)  
**To:** [CityClerk](#)  
**Subject:** Oppose BCHD HLC and Changes to PUBLIC Land Use  
**Date:** Sunday, May 2, 2021 3:31:06 PM

---



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

Dear Mayor and Council,

The BCHD Board of Directors approval of its HLC(Healthy Living Campus) is wrong for a myriad of reasons.

Their proposal includes an 800,000 square foot development sitting atop a 30-foot hillside, adding an additional 103-foot-tall building, incompatible with the surrounding residential neighborhood, and towering over homes in the Pacific South Bay neighborhood in west Torrance.

The 5+ years of excavation, demolition, truck hauling of debris, and construction will create an unhealthy nightmare scenario for adjacent residents of Redondo Beach and west Torrance.

Constant noise, heavy truck traffic, dust, dirt and airborne pollutants. including carcinogens(detected in high amounts by BCHD-hired consultants)and respiratory irritants will adversely affect our mental and physical wellbeing. Most important, 2 elementary schools, Beryl Heights(in RB)and Towers(in Torr)are within a 500-foot radius of the proposed project. Who will take a stand for these children now for adverse effects in the near term and in the future as growth and physical development is rapid in this age group?

Recent significant changes were made to Land Use definitions benefiting the BCHD HLC project, contrary to presentations made to our General Plan Advisory Committee(GPAC) between 2019-2011.

Significantly, Public Land use definition was changed to allow for-profit, commercial assisted living on scarce Public Land. As little of Public Land use there is in RB, it should not be in the hands of commercial developers to benefit future wealthy tenants.

Eighty percent of such tenants, paying \$12,000+ monthly, are expected to be from outside(e.g. Palos Verdes)the 3 beach cities. BCHD rejected a public option for using low-cost tax-free financing and non-profit operation to create an affordable option for local residents.

We, along with our neighbors(including over 1200 registered voters signing a petition opposing the BCHD HLC)oppose the use of scarce Public Land for commercially market-priced uses. Instead, commercial assisted living operators need to use commercially- zoned land.

We ask for these considerations in any decision-making, especially when a commercial effort puts dreams of potential profits over the health of our citizenry.

Respectfully,

Glen and Nancy Yokoe

**From:** [Gabby](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Planning Commission recommendation - please act  
**Date:** Saturday, May 1, 2021 8:30:30 PM

---

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

Dear RB Planning and Mayor Brand,  
Mayor Brand, please help make this planning more equitable for both South and North Redondo.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Thanks,  
Gabriela Miller  
North Redondo Resident

**From:** [John Calcagnini](#)  
**To:** [CityClerk](#)  
**Subject:** Planning commission  
**Date:** Sunday, May 2, 2021 11:33:48 AM

---

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

To the City Council,

We hope that you are equitable people when you vote on where to put The state's mandated housing of another 2,500 units on May 11. New housing needs to be split evenly between north and south redondo. I recommend that you follow the planning commission suggestion of the power plant site. North Redondo already has too much overcrowding, a lack of parking and too much multi-family housing.

You have consistently treated north redondo unfairly in terms of zoning and have already gone back on your word to move the homeless shelters after six months.

You need to keep your promises to the population of Redondo, and you need to act in their best interests. If you reviewed Nextdoor, you would see that the people don't want any more state mandated housing. You should read the many protests about your behavior on there. What legal action have you taken to bar the state from imposing this on our city?

Thanks-John Calcagnini

Sent from my iPhone

**From:** [Brent McCarthy](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please consider South Redondo ADU's  
**Date:** Monday, May 3, 2021 12:30:22 PM

---

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

Use ADU units in SOUTH REDONDO!

The Avenues have plenty of parking, parks, and open spaces. North Redondo was overbuilt by previous administrations, not our fault, and not appropriate for more traffic and people with the lack of open spaces.

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

I don't think building housing on the AES site is the answer. I'd rather have a power plant.

Brent McCarthy



**From:** [Steve Collins](#)  
**To:** [Planredondo](#); [CityClerk](#); [City - Gmail](#)  
**Subject:** Please distribute RHNA Equitably - Give me a break!  
**Date:** Monday, May 3, 2021 1:27:21 PM

---

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

Hi RB Planning,

As we battle to breath clean air, get by with less and less water, fight ever increasing traffic all due to overcrowding; the State thinks what we need is more density? Good grief! Please vote them all out.

Meanwhile:

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,  
Steve Collins  
509 Green Lane  
Redondo Beach, CA 90278

**From:** [Chris Colinsky](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably (SPLIT THE MANDATED HOUSING EQUITABLY Do NOT let them DUMP ALL the Required Housing IN 90278)  
**Date:** Friday, April 30, 2021 2:22:27 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 are 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.

It's awful to put all the housing in one area. WE ARE ONE REDONDO, WE DEMAND EQUITY Do NOT DUMP ALL the Required Housing IN 90278.

We Demand 1,245 housing units on both sides of town.

This is not right and will not end well for North Redondo.

Thank you,  
Chris Colinsky

#### RHNA – Regional Housing Needs Assessment

The State of California defines projected and existing housing needs in California based on population trends, economic trends and more. The housing needs are divided by Region.

This number is called RHNA which stands for Regional Housing Needs Assessment. While RHNA is not an obligation to build the units, but Cities must demonstrate adequate capacity for various income levels along with the presence of appropriate zoning/development standards.

State has established a default density for affordable housing which is a Minimum is 30 dwelling units per acre. TO give you an idea of what that means, a single family neighborhood is zoned for 8 dwelling units per acre.

Only some sites qualify for RHNA.

Sites must have potential for near-term development.

State Law prohibits the concentration of affordable housing in one location; it must be spread throughout the city.

So what happened with the General Plan Advisory Committee?

The General Plan Advisory Committee (GPAC) eliminated Mixed Use throughout most of the corridors and made other changes that resulted in about 1700 units being eliminated from Redondo's housing capacity. Unfortunately, their recommended plan no longer meets the latest State Law Requirements, or our newest RHNA requirements.

The State Began Passing Laws to Increase Housing Supply

Senate Bill 330

SB330 states Cities cannot go below planned housing capacities that existed as of Jan 1, 2018. (Current

General Plan)

1. If housing capacity is reduced in one location it must be replaced in another.
2. The GPAC recommendations RESULTED IN A NET LOSS IN HOUSING CAPACITY so their recommendations are not allowed.

Senate Bill 166

SB166 – Requires No Net Loss of housing units.

1. If sites are being developed with fewer total units and/or are not in the income levels assumed in the Housing Element then:

i. The City must identify replacement sites through rezoning within 6 months.

SB330/SB166

So SB330 address under planning for capacity while

SB166 addresses underdevelopment of the planned sites.

Assembly Bill 72

AB72 increases enforcement. The State may revoke certification which removes our authority to issue any building permit, this includes businesses and remodels. Further, they can report violations to the Attorney General to enforce through a lawsuit. Fines can be as high as \$100,000 per month.

But Redondo Beach requires a vote for Zoning changes...

**From:** [Domenica Cresta](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com); [Bill Brand](#)  
**Subject:** Please distribute RHNA Equitably!!!!!!  
**Date:** Saturday, May 1, 2021 7:34:36 PM

---



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

Dear RB Planning and Mayor Brand,

Mayor Brand- as a North Redondo home owner and resident with a family here, I want to kindly remind you that you were elected by residents from ALL of Redondo Beach, NOT just South Redondo. As OUR Mayor, we need you to help and represent us here. Please step up and fight for us to have a fair and balanced plan.

North Redondo Reach is already doing more than its fair share to accommodate more housing. Please remove the 1000 units in the Tech District and equitably rezone the units throughout 90277 as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission.

We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Thank you for your time and consideration.

Domenica Cresta

**From:** [Dalquist Family](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#); [Zein Obagi](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Friday, April 30, 2021 9:35:09 PM

---



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

All,

Please do not put all the housing on one side of town. It should be distributed as equally as possible between North and South Redondo. The North side of town has 13 areas where the density is over 16,000 people per square mile while the South side of town only has 2 areas that dense. It is ridiculous that you would even consider putting all housing on the North side when it is already impacted by high density. Drive down any street in North Redondo and good luck finding a parking spot!

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. While I understand a vocal portion of the city would like to see the AES site as a park or have very limited development, this may not be feasible. The developer who bought the site will try to make it profitable and will most certainly include mixed use development.

Unless the state decides to allow local control, you cannot put all the housing in one section of town. It must be distributed equally in all areas.

Thank you.

Sharon Dalquist

**From:** [Kathy Compratt](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:34:55 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.

**From:** [Melissa Dagodag](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:38:34 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 of the housing units on one side of town. ***The units 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,

Melissa K. Dagodag, Esq.

**From:** [Cynthia Esparza](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:41:31 PM

---

[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.



**From:** [Maureen Moody](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:42:59 PM

---

[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:** [Mike H](#)  
**To:** [+CityClerk@redondo.org](mailto:+CityClerk@redondo.org); [+Horvath.RBD3@gmail.com](mailto:+Horvath.RBD3@gmail.com); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:43:59 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.

**From:** [DAVID MCGRORY](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:44:00 PM

---

[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.

**From:** [l0723@aol.com](mailto:l0723@aol.com)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:45:12 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.

Loren Blumberg

**From:** [Carolyn Pichotta](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:46:03 PM

---

[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.

**From:** [romanellica@gmail.com](mailto:romanellica@gmail.com)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:48:39 PM

---

[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. North Redondo is overcrowded.

Carolina A. Schwalbach

**From:** [Knoxville5](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 3:53:26 PM

---



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

**I'm in favor of tell the State we have no intention of letting them dictating how we will overcrowd Redondo.**

**We are capable of doing that without their dictates and will kindly forgo their intrusion into our city planning.**

**Dan Dickson**

**From:** [susan wang](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:02:59 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.



**From:** [Zsa Zsa Christopher](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:03:11 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.



**From:** [Shaunna S.](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:04:34 PM

---

[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.

**From:** [jrmmgr@aol.com](mailto:jrmmgr@aol.com)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Cc:** [Laura Emdee](#); [John.Gran@gmail.com](mailto:John.Gran@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:05:32 PM

---

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

In the interests of equity and city harmony, please do not put all or the majority the housing on the north side of town. It should be distributed as equally. Accept the Planning Commission Recommendations-to use the AES site.  
Thank You,  
Jim Mueller and Patricia Digre  
2010 Mathews Ave #B

Sent from my iPhone

**From:** [Mark Levy](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:05:48 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 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.

Totally unacceptable to burden 90278 with the majority of the units

**From:** [Victoria Oetzell](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:08:25 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 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.

Thank you.

Steven and Vicky Oetzell

**From:** [hesketh](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:09:01 PM

---

[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:** [Keith Hesketh](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:09:57 PM

---

[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:** [elaineblumberg](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:11:08 PM

---



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

I think we are already crowded enough. People are living on top of each other with no yards. We are asked to consume less water and gas. How is this fair to the homeowners and renters who are already living on less resources?

This is not right!!!!!!!!!!

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,

Elaine Blumberg  
North Redondo Beach longtime Resident



**From:** [vm818](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:13:10 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.

North Redondo already has it unfair share of the housing with the Galleria project and the areas surrounding it. I don't see the same amount of housing being planned for South Redondo. Maybe the resident did not want the waterfront to be a mall, but in its renovation, it can handle a lot more residential housing than North Redondo. There is more open land in South Redondo than in North Redondo . Traffic is already too heavy in North Redondo with all these 2 and 3 on a lot residences. North Redondo can no longer be the stepchild to South Redondo. We are all one city.

Thank you for your reconsideration in distributing RHNA equitably.

Best regards,  
Victor Moy  
North Redondo Resident

**From:** [PAUL GEISEL](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:14:45 PM

---

[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.

Paul Geisel  
Redondo Beach  
90278

**From:** [Brad Walker](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:20:05 PM

---

[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:** [DAWN/ERIC TELLESON](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:22:40 PM

---

[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 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.

Its enough that the Homeless Pallet is ONLY in No RB, this is not equitable to keep assuming this area will carry the needs fo the whole of RB

**From:** [Vickie Vega](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:28:46 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.

It is unfair to the North Redondo neighborhoods that major building required by the state be constructed here. South Redondo must build their fair share of this required building. It is past due.

**From:** [Katie Hunt](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:33:11 PM

---

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

Goode evening,

I'm writing to ask that you do not put all or the majority the housing on one side of town. It should be distributed as equally as possible. Please 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 am a North Redondo resident and I appreciate the density in our part of town—it feels like a city, and I like living in a city. But the area is already so dense, and it's simply not fair to cram all of the require units into one, already crowded, part of town.

Thank you,  
Katie Hunt

**From:** [LISA MARIE THOMPSON](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:34:46 PM

---

[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.

Thank you,

Lisa Stanley

Redondo beach resident

Sent from my iPhone

**From:** [Janet Lindquist](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:36:49 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.



**From:** [fmjperf](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:46:31 PM

---

[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.

George Manolis  
Cathy Manolis  
2413 Carnegie Lane  
Redondo Beach, CA 90278

**From:** [Noreen Shaffer](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:48:48 PM

---



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

Please do not overburden one side of town with the required housing. We all pay our fair share of taxes - why shouldn't the housing distribution be fair? Imposing more housing in North Redondo is a recipe for disaster, overcrowding the small streets, schools, and parks. North Redondo, in particular, is already strained by the current overabundance of multifamily dwellings that have been developed without consideration for the increased traffic, lack of parking, and additional stress on community services. Don't put all or even the majority of the required housing on one side of town. It must be distributed equitably. 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:** [Anne](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 4:50:49 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.

Sincerely,

Anne Shea (North Redondo Beach resident for more than 20 years)

**From:** [Kenny Stein](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:07:55 PM

---



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

Look, enough is enough. What's going on here anyway? With the Galleria being over built soon, you're now saying that's not going to be enough. With the new train line just feet from our Condo buildings, and your massive building spree ready to be constructed, you're disregarding the living conditions of the people who are living in No. Redondo Beach, Galleria area. It's a struggle to drive down Artesia now. I can only imagine what it will be like if you get your way and over build. Also, with the Green Line running just feet away from people's bedroom windows, you'll be turning this area into a slum in no time. I guess the people of Redondo Beach will need to be more selective in choosing the managers of their city next time. I know I will!

Kenny Stein, resident of RB

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.

**From:** [Anne Lopez-Gallego](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:17:57 PM

---

[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:** [Russ Gilliam](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:23:24 PM

---

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

I am a lifelong Redondo resident. I attended Franklin Elementary, Adams Jr High and Redondo Union High School. My parents have lived here for 70 years in their central Redondo neighborhood. The amount of housing and traffic in our neighbor has been ever increasing. Getting onto Inglewood Ave at 5 pm on a weekday has become a near impossibility. Central and North Redondo residents have been ever increasing and our city should have a balanced and fair share distribution of the State mandated housing . 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. #fairshareredondo

Russ Gilliam  
2723 Fisk Lane  
Redondo Beach, CA 90278

**From:** [Pam Sellars](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:37:22 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.

**From:** [Helene Diamond](#)  
**To:** [Planredondo](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:46:43 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.



**From:** [Domenica Cresta](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:47:58 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.

Thanks you  
Domenica Cresta  
(North redondo Home Owner)

**From:** [a25chen](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 5:52:04 PM

---

[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:** [Patt](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 6:05:13 PM

---

[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.

Warm Regards,  
Patricia Lott  
90278

**From:** [Elizabeth Yi](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 6:35:21 PM

---

[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:** [Richard Bright](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 6:37:14 PM

---

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

To whom it may concern,

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:** [Jim Vita](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 7:03:03 PM

---

[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.

A park only at the AES site makes no financial sense. Brings no revenue and invites homeless camps. The fantasy the mayor has been pushing for years will never find finance. Quit treating 90278 like the ugly stepchild.

Sent from my iPhone

**From:** [robert taylor](#)  
**To:** [Planredondo](#); [+CityClerk@Redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 7:08:00 PM

---



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

Please let them 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:** [Carine Cooper](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 7:43:20 PM

---

[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.

Also where are we to park the 6k cars that will come with these homes?  
Assuming each home has 2.3 kids do we have the room in the schools to place them all?

This is absurd and both parts of Redondo need to share the weight on where these homes are going to be placed!

Carine Cooper  
N. Redondo Resident



**From:** [Joel P](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 7:50:25 PM

---

[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.

- Joel -

**From:** [Ann Doherty](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 8:05:33 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.

**From:** [Martha Edmundnson](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 9:16:10 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.

**From:** [Jennifer Ando](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 9:18:13 PM

---



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

Please do not put the majority of the housing on one side of town. It should be distributed equally between North and South Redondo.

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,

Jennifer Ando

**From:** [DMS](#)  
**To:** [+CityClerk@redondo.org](mailto:+CityClerk@redondo.org); [+Horvath.RBD3@gmail.com](mailto:+Horvath.RBD3@gmail.com); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 11:00:13 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.

**From:** [linda@lindamackenzie.net](mailto:linda@lindamackenzie.net)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 1, 2021 11:39:08 PM

---

[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.

--

Linda Mackenzie

**From:** [Dylan Thomas](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 1:17:06 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:** [Dylan Thomas](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 1:17:06 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:** [Brad Ewing](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 5:59:27 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.

Brad Ewing

**From:** [Annie Kim](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 6:23:15 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.

Annie Kim

Sent from my iPhone

**From:** [Justin Yoshida](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 7:51:31 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 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.

Justin Yoshida  
1531 Steinhart Ave  
Redondo Beach, CA 90278

**From:** [Dana Icaza](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 8:35:54 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 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:** [Elizabeth Shiozaki](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 8:54:38 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:** [Aaron Wright](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 10:02:54 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 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:** [Aaron Wright](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 10:13:12 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 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:** [Pam Tschumi](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 10:53:23 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.  
Pamela Tschumi



**From:** [Marlene J.](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 11:04:34 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 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:** [Rose Woodin](#)  
**To:** [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#); [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 11:45:39 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 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:** [June Kataoka](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 2:05:13 PM

---

[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:** [Michelle Redding](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 2:47:17 PM

---

[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:** [Craig Arima](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 3:42:14 PM

---

[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 Craig

**From:** [Charles Hurd](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 4:41:40 PM

---

[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.

North Redondo is already has more housing density than South Redondo. The imposed State requirement (pain) should be shared by all Redondo Residents.

**From:** [Winsome Huffman](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 5:05:57 PM

---

[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. To be fair to ALL residents 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.

All the best,

Winsome Huffman  
Resident of Redondo Beach, 90278

**From:** [Todd Pearl](#)  
**To:** [Planredondo](#); [+CityClerk@Redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 6:01:51 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.

Todd Pearl



**From:** [Lena Ng](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 7:22:05 PM

---

[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.

Sincerely,  
Lena Ng

**From:** [Michael Christensen](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Laura.Emdee@redondo.org](#); [+Bill.Brand@redondo.org](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 7:50:39 PM

---



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

This issue is of great importance to the residents of North Redondo! **Please** do not put all the housing expansion 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. Residents of South Redondo are passionate about controlling development of the waterfront and other areas of their side of town. Do the same principles not apply to North Redondo?

Please 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.

Michael Christensen

---

**From:** [ebox pillay](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 7:59:24 PM

---

[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.

Signed -

Suresh & Gertrud Pillay  
1642 Haynes Ln  
Redondo Beach, CA 90278

**From:** [Christensen Family](#)  
**To:** [Planredondo](#); [CityClerk](#); [Laura Emdee](#); [Bill Brand](#); [Michael Christensen](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 8:16:52 PM

---



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

Redondo Beach City Council,

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.

Thank you,  
Lisa Christensen

**From:** [Cin Dee](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 8:46:48 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.

**From:** [Cory O'Meara](#)  
**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 2, 2021 11:17:27 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 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.

Sincerely,

Cory O'Meara  
Grant Avenue, North Redondo

---

**From:** [Vished Kumar](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 6:19:19 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 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:** [joelsawai@aol.com](mailto:joelsawai@aol.com)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 6:56:22 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 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:** [JIM EDMUNDSON](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 7:04:27 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.

**From:** [Lisa Painter](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 8:08:51 AM

---

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

Hi All,

Please do not put all or the majority the housing in North Redondo. 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,  
Lisa Painter

**From:** [David Collora](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 8:55:41 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 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,  
Dave

**From:** [Mary](#)  
**To:** [Planredondo](#); [+CityClerk@Redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 8:56:25 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 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.

Jim & Mary St. John  
Get [Outlook for iOS](#)

**From:** [Jessica Krug](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 9:10:13 AM

---



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

Dear Redondo Beach 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.

Thank you for your consideration,

Jessica Krug  
1908 Spreckels Lane

**From:** [Sydney Arfin](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](mailto:+CityClerk@redondo.org); [+Horvath.RBD3@gmail.com](mailto:+Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 9:43:07 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 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.

Residents of Redondo Beach should the bear the benefits and the burdens equitably and fairly, including in housing.

With warm regards,

Sydney Arfin

**From:** [gary mlynek](#)  
**To:** [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 2, 2021 6:00:39 PM

---



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

W. Gary Mlynek, Dist 5. 5-2-2021

Here's my take on this. I think we are over -reacting. To my knowledge, we dont even have access to a large tract of land around Redondo Ave. & Manhattan Beach Blvd. If we dont have it , then please, do tell, let us know exactly where these **1225** units will be located on the north side. Maybe Northrup or some other company in this area is going to sell their land.? So will we pony up millions of \$\$\$\$ , follow all the state/county rules & regulations and build a multi-unit facility. ? Will we sell the units & act as the real estate agent ? At least that would create some income for Redondo.

Another problem will be our schools, especially high school. Could RUHS handle potentially 1000 or more new students ? ? ! I would also like to know what the state could or would do to us if we **don't** meet their 2450 RHNA number. Perhaps our state senator could address that, if he dare. Seems to me , and I have told city council this before, there is a whole lot of land north of Barstow & east of Riverside. There is no good, logical reason for the state to impose these kind of rules, regulations & laws on small, already crowded cities. Not to mention the fact that it might even be against the state constitution. I will leave that research up to Mike Webb & RB legal team.

The best answer to this problem, start paying attention to who you elect. Are we subjects or are we citizens ? Maybe it's time for a totally new, lower tax, less dictatorial type of government in this state, but then, thats up to the voters. Thank You , W. Gary Mlynek

**From:** [Janis Stokes](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 11:42:28 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 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 \*all\* need to help correct the unfair zoning in CA. Let's not cling to the prejudicial zoning practices that got our state in the unequal housing mess we've made. I'm proud to live in RB, and I'd hate to think my City Council is trying to give the Sneetches in 90277 all the stars.

- Janis Stokes (90278 for 40 years)



**From:** [Heseon Park](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 11:50:00 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.

Thank you.

A concerned citizen of North Redondo Beach.

Heseon Park

**From:** [Stephanie Friedman](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 11:50:39 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 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:** [Anthony Chan](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 11:58:59 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 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:** [Ari Wilson](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 12:08:29 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.

**From:** [Rutchland, Jennifer \(00460\)](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 12:10:10 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.

**Jennifer Rutchland-O'Flynn**  
**1904 Huntington Lane**  
**Unit B, Redondo Beach, 90278**

**From:** [Jim Maurer](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 12:10:54 PM

---

[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:** [Oliver P. Shagnasty](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 12:11:24 PM

---

[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:** [K.N.V](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 12:14:43 PM

---



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

Good Afternoon:

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 have lived in Redondo Beach for over 25 years. My husband and I felt that this was such a wonderful, perfectly sized town in which to put down roots and raise our family. We have been so impressed with the RBUSD, RBPd, RBFD, and all of the services and great people who have also chosen to live and work in this special beach town.

Sadly, over the past few years, it has slowly turned into a city which is not as safe, not as clean, and not as much of a "small town in a Big City." The charm of Redondo Beach is being taken for granted, and is being *allowed* to be squandered. In the blink of an eye, it will all be gone and we will have no one to blame but ourselves. We will be turned into a Venice Beach.

I sincerely hope that our city officials are willing to fight as hard for our little town as they promise to do each election cycle. Thank you very much.

Respectfully,  
Karen Vargas



**From:** [Ashita Johnson](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 1:30:37 PM

---

[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.

**From:** [gina keliher](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 1:53:33 PM

---

[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:** [John Delaney](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 3:00:48 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 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.

John P. Delaney III  
2707 Armour Ln, Redondo Beach, Ca 90278

**From:** [Sandra Bignone](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 3:26:22 PM

---



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

To Whom It May Concern:

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.

Thank you,

Sandra

**From:** [Inan Beydilli](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 3:52:10 PM

---

[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.

Inan

**From:** [Michael Do](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 4:49:36 PM

---

[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.

**From:** [Jeff Meltzer](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](mailto:+CityClerk@redondo.org); [+Horvath.RBD3@gmail.com](mailto:+Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 5:35:27 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 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.

**From:** [Brian Polun](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Cc:** [Marian M Polun](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 5:41:04 PM

---



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

Dear Redondo Beach City Council,

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.

My wife and I have lived in Redondo beach since 1998. We love this city and have been fortunate to raise a family here. However, living in a city that treats certain members of its residence with greater respect or with more voice is not a city I can stand behind.

The possible plan to add all the required stated mandated housing allotment to solely the Northside of town is simply not just for obvious reasons!

I understand the responsibility involved to provide needed housing. Your job is to make sure that the plan spreads the burden across the entire city- Not just the Northside!

Sincerely,  
Brian & Marian Polun



2229A Gates Ave. 90278

**From:** [Robert Moore](#)  
**To:** [Planredondo](#); [CityClerk](#); [Christian Horvath Councilman District 3 RB](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 5:41:35 PM

---

[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.

Tell the State to leave local control to the local cities!!!!

**From:** [Jeanne McGraw](#)  
**To:** [Planredondo](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 5:52:35 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.

Very respectfully,

Jeanne McGraw  
2016 Bataan Rd Unit A  
Redondo Beach 90278

**From:** [Higgs2829](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 6:10:24 PM

---



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

There is space for additional housing and it is not right for North Redondo to take the brunt of the development. It is unacceptable to take public parkland or areas currently accessed as recreation. These areas are important to the community and are regularly enjoyed by citizens of all ages. Considering the flat and declining rate of population growth in the State, Mixed purpose development and encouragement of ADU's make the most sense and will further to maintain the quality of life for ALL citizens of Redondo Beach. There must be equity and South Redondo must share and find space for the additional units required by the State. The public access areas in Redondo Beach are not only important to the residents, but access to these areas are important to tourism and as use by surrounding communities as well.

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.

Leslie Higgins  
District 3

**From:** [Jennifer](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 6:42:37 PM

---

[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.

Jennifer Hesketh  
Sent from my iPhone

**From:** [Bill Heuisler](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 7:36:42 PM

---



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

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.

I hope that the council members will advocate for ALL of Redondo Beach equitably.

Thanks,

Bill Heuisler

**From:** [Lisa Collins](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 7:49:35 PM

---

[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.

Lisa Nash

Please excuse the typos. Sent from my iPhone

**From:** [Anne Oliver](#)  
**To:** [Planredondo](#); [+CityClerk@Redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 8:00:48 PM

---

[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.



**From:** [Theresa Leone](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 8:06:45 PM

---

[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:** [Eric Sund](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 9:30:26 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 equally between North and South Redondo. 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,

Eric Sund  
1624 Van Horne Ln (90278)

**From:** [John E. Nemeth](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 9:42:18 PM

---



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

Dear Plan Redondo and City Clerk,

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.

Thank you,

The Nemeth Family  
North Redondo Beach residents since 1999

**From:** [Ronni Do](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 9:45:18 PM

---

[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.

Have a great day:)  
Ronni

**From:** [Tim Callahan](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Monday, May 3, 2021 10:46:29 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.

Let's use common sense and do the right thing — share the burden fairly from north to south.

Thank you,  
T. Callahan

**From:** [Joe Maletta](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 9:51:03 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.

Joseph R. Maletta

Signature via iPhone

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

**From:** [Rich Son](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 9:54:54 AM

---



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

To whom it may concern,

I am very concerned with having the majority of new housing on one side of town. North Redondo already exhibits what I believe to be overcrowding, with the infrastructure not able to support the growth we are experiencing.

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.

Thanks,  
Rich

**From:** [R Tuey](#)  
**To:** [Planredondo](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 11:17:58 AM

---



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

I wholeheartedly concur with wording provided by Mr. Horvath.

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.

Rick Tuey  
1638 Goodman Ave  
RB 90278



**From:** [Angela Nguyen](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 1:54:55 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.

Thank you,

Angela Nguyen  
Resident of North Redondo Beach

**From:** [Steve Goldstein](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 1:59:59 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.**

I am urging City Council, especially our newly elected District 4 Council Member Mr. Obagi to do what's right for his district. Join your fellow North Redondo Council Members in fighting for Housing Equity. The AES site would be a perfect place to start, especially if the owner of the property, Leo Pulstilnikoff agrees, which I hear he does.

Thank you,

Steve Goldstein  
District 4 Resident

**From:** [G Wassil](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 2:08:23 PM

---

[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. I have lived in both zip codes. Share the burden.  
George Wassil

**From:** [Mercedes Ca](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 2:30:23 PM

---



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

Dear Sir or Madam,

As a person who was BORN in Redondo Beach I ask that you 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.

Mercedes Van Pelt  
Redondo Beach Resident

**From:** Abbes Khaki  
**Sent:** Tuesday, May 4, 2021 8:44 AM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Please No Zoning Change



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

Redondo Beach City Council Re: Agenda May 5, 2021 Item  
N.5. Dear Mayor and City  
Council:

I am writing in **opposition** 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] to be constructed without the following process of CUP [Conditional Use Permit].

The proposed change is a political strategy designed to prevent the concerned residents the right to speak and express their opinions. Please be mindful of the health and well-being of those residents that live in the vicinity of BCHD by casting your no vote.

Sincerely,

Sent from my iPhone

**From:** Tim Ozenne  
**Sent:** Tuesday, May 4, 2021 1:11 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Public Comment for 5/4/21 Council Meeting



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

Agenda Item N.5

Dear Council:

I don't understand all the political or administrative issues involved here, but it is my understanding that the Council may consider revision of land use planning rules to both (1) permit residential care facilities for the elderly (RCFEs) to be located on Public Land (P or P-CF) and (2) allow such facilities to escape the conditional use permit process that currently applies to virtually all uses of public lands. I oppose such revisions.

Presently, in this area the only proposed use of public lands for an RCFE-like facility is pending "redevelopment" of the Beach Cities Health District property on Prospect Avenue. BCHD would erect over 200 apartments in a truly huge building—higher and wider than Torrance Memorial Medical Center—and the BCHD project would sit in a residential area painfully visible to neighbors in Redondo and Torrance. These would be very expensive units, renting for more than \$12,000 per month. The admitted reason for this real estate development is to increase District cash flow which is dropping substantially, and renting apartments to old people appears to be a moneymaker.

As Redondo Beach publicly declared when it approved the Kensington facility, converting a school property to RCFE use replaces a public use with a private use. The same thing is planned for the BCHD redevelopment. Make no mistake: BCHD proposes to own and operate a private-use facility, free of property taxes and income taxes while directly competing with commercial firms and nonprofits.

As it is, there are *already* many RCFE facilities on private land in Redondo and surrounding cities, and there will be more as the population ages. It makes no sense allow RCFEs on scarce public lands. But there is more. Namely, BCHD, as a state-created health care district, lacks legislative authority to own and operate a residential facility, including its proposed RCFE, on its land. I would hope that Redondo would not give BCHD a pass when healthcare district law does not permit residential facilities such as the proposed RCFE.

Tim Ozenne

West Torrance Resident

**From:** ashley sibley

**Sent:** Friday, April 30, 2021 3:58 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition



*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.**

A. Monaghan

**Redondo Beach Resident**

**From:** [Mike Conover](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Sunday, May 2, 2021 9:38:37 PM

---

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

Dear Mayor and City Council,

I am writing to oppose the proposed inclusion of assisted living in the definition of a PUBLIC land use. RCFE, especially those that change 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 public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require an RCFE on public land to have a Conditional Use Permit.

Respectfully,

Jill and Michael Conover

\*\*\*\* \*  
\*\*\*\* \*  
\*\*\*\* \*  
\*\*\*\* \*

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete the message.



**From:** [Doug Field](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 3:03:16 PM

---



*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.

Doug Field

**From:** [joyce field](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 2:57:59 PM

---



*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.**

**Name Joyce Field**

**From:** [Mark & Donna Miodovski](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 11:44:11 AM

---



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

**Dear Mayor and Council:**

**We 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.**

**Donna and Mark Miodovski**

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

**From:** [Rachel Levy](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 11:17:00 AM

---



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

**Dear Mayor and Council:**

**We 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.**

**Rachel Levy**

**Redondo Beach & Torrance property tax homeowners**

Sent from my iPhone

**From:** [ROBERT LEVY](#)  
**To:** [CityClerk](#)  
**Cc:** [LuJean Levy](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Saturday, May 1, 2021 4:36:06 AM

---



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

**Dear Mayor and Council:**

**We 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.**

**LuJean & Robert Levy**

**Redondo Beach & Torrance property tax homeowners**

Dictated but not read to prevent delay.

**From:** [William Shanney](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 5:34:38 PM

---



*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.**

**William and Vivian Shanney**

**From:** [Frank von Coelln](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 5:32:03 PM

---



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

Dear Mayor and City Council,

I am writing to oppose the proposed inclusion of assisted living in the definition of a PUBLIC land use. RCFE, especially those that change 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 public land. Please reject the consultant or staff changes to the GPAC recommendations and continue to require an RCFE on public land to have a Conditional Use Permit.

Respectfully,  
Frank and Nancy von Coelln

**From:** Janet Smolke

**Sent:** Friday, April 30, 2021 2:41 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** Public Comment to Mayor and Council -Oppose change to Public Land Use Definition



*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.**

**Janet Smolke**



**From:** Stephanie Dyo

**Sent:** Friday, April 30, 2021 3:26 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** Public Comment to Mayor and Council- Oppose Change to Public Land Use Definition



*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.**

**Stephanie Dyo**

**From:** Marcia Gehrt

**Sent:** Friday, April 30, 2021 2:40 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** Public Comment to Mayor and Council-Oppose Change to Public Land Use Definition.



*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.**

**Do not be fooled by this appeal by BCHD that assisted living is for Public land use when it will not benefit people in the Southbay cities. Only those who profit from charging outrageous fees. You must give this more thought and require a Conditional Use Permit.**

**Thank you,**

**Marcia Gehrt**

**From:** [annie wu](#)  
**To:** [CityClerk](#)  
**Subject:** Re: Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 11:50:38 PM

---



*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.  
Annie Wu

**From:** [Healthy Desai](#)  
**To:** [Planredondo](#)  
**Cc:** [CityClerk](#)  
**Subject:** Redondo additional housing  
**Date:** Sunday, May 2, 2021 2:16:39 PM

---



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

Dear sir or madam,

I am a resident of north redondo and would like to voice my opinion about the additional housing requirements of redondo beach  
I would like to DEMAND EQUITY... Do NOT let ALL the Required Housing be put IN 90278  
I Demand required housing units are spread throughout RB

Reagrds  
Healthy J Desai, MD  
1748 CARVER st, redondo beach, CA 90278  
Sent from my iPad

From: Fred Fasen  
Sent: Tuesday, May 4, 2021 2:29 PM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Subject: Re:zoning

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

Dear Mayors, Councils, Superintendents, and PTA Presidents:

I urge the Cities of Torrance, Redondo, Hermosa and Manhattan Beach, along with the School Districts and PTAs to file comments in the BCHD DEIR process to protect our students and residents from the negative impacts of the proposed development. I oppose the damages from the 103-foot tall, nearly 800,000 sqft BCHD commercial development of \$12,000+ per month assisted living on our publicly paid-for and owned land. The 5-year or longer construction phase will have heavy truck traffic, debris loads, street vibration and 85dB intermittent noise near both West High and Towers on the BCHD truck path. Beryl Heights, Parras and RUHS will face traffic backups from construction vehicles on Del Amo, Prospect and Beryl. Beryl Heights Elementary will suffer both noise and toxic emissions from backups due to BCHD heavy truck traffic.

Please protect our students, elderly and residents from the significant, negative impacts of BCHDs proposed project. My comments are attached. Thank you.

Fred Fasen  
Redondo beach  
Sent from my iPhone

**From:** [Rick Ortiz](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** RHNA in the right place.  
**Date:** Saturday, May 1, 2021 10:20:48 PM

---

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

I approve of the plan for Residential house next to the Metro line in North Redondo.

Support the Mayor. No to new housing on the AES property in South Redondo.

Sent from Rick Ortiz  
S Gertruda Ave

**From:** [Warren Chun](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** RHNA - Please distribute housing needs evenly between North and South Redondo  
**Date:** Saturday, May 1, 2021 4:36:45 PM

---



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

Dear Plan Redondo and City Council,

I've been a 21 year resident of North Redondo.

Please do not put all or the majority of housing in North Redondo. Please evenly put the housing to North and South Redondo.

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.

Regards,

Warren Chun

**From:** [AARIKA ANVARIPOUR](#)  
**To:** [Planredondo](#)  
**Subject:** Split Madated Housing Equitably  
**Date:** Tuesday, May 4, 2021 9:27:28 AM

---



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

Redondo Beach City Council,

My husband and I are homeowners in the 90278 area. We are asking that you fairly split the mandated housing equitably in Redondo Beach. North Redondo should not be responsible for carrying the majority of this new housing mandate. The burden should be carried equitably throughout our great city. The 1,245 housing units required need to be built on both sides of town. It is important for the unity of our city to establish equity among our community.

Thank You,  
Aarika and Everett Ghent



**From:** [Amy Quan](#)  
**To:** [Planredondo](#); [CityClerk](#); [Amy Quan](#)  
**Subject:** Split the Mandate Housing Equally between North and South Redondo Beach  
**Date:** Monday, May 3, 2021 6:57:02 PM

---



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

To Whom It May Concern,

I am writing to say that the split of the mandate housing is mostly in North Redondo Beach and want the mandated housing of the homeless to be equally split between North and South Redondo Beach.

I am a retired, single woman that lives in North Redondo Beach. There are already too many homeless in North Redondo Beach that I do not feel safe doing my daily walks or shopping in North Redondo Beach.

I shop at the following merchants near South Bay Galleria: Target, Sprouts, Panera, Ralph and South Bay Galleria. Because more homeless are roaming the area, I am changing where I shop (i.e., Torrance and Manhattan Beach).

I was in my car at the corner of Artesia Blvd and Felton waiting for the street light to change. A homeless and mentally disturbed gentleman was yellin, scratching himself and waving a jacket above and around his head. He kept moving towards the woman near the crosswalk. As he kept moving towards her you could see the fear on her face as she kept moving away from the street corner. When the light changed I didn't know whether to continue straight across worried that the disturbed gentleman would jump out in front of my car. Luckily I was able to cross and the gentleman stayed in the crosswalk but not proceeding forward or staying on the curb.

Another time I was walking to drop a box of my oranges to a friend's place a few blocks away. I was waiting for the lights on the corner of Felton Ln and Artesia Blvd to change so I could cross to the other side of the street. A homeless person got very close to me and kept eyeing me. I did not feel comfortable.

I try to walk from Inglewood Ave to Aviation Blvd for my daily walks. I also walk from Felton Ln to Manhattan Beach Blvd by taking Artesia Blvd to Aviation Blvd to Manhattan Beach Blvd. This also takes me close to the proposed housing on Manhattan Beach Blvd and Aviation Blvd.

The increased crime and safety in the area near me is a concern. I am seriously considering moving out of Redondo Beach and the surrounding area to a safer community. One where I can live, shop and enjoy being outdoors without worrying about my safety.

Please do the mandate of housing equally between North and South Redondo Beach. Are other cities in the South Bay (ie., Hermosa Beach, Manhattan Beach,

Torrance, Lawndale, Rolling Hills, Palos Verdes, Carson, Wilmington, Hawthorne, El Segundo, etc)mandated to house the homeless? If not, why is it not?

**Best Regards**  
**Amy Quan**

**From:** [msljs](#)  
**To:** [Planredondo](#)  
**Subject:** State Mandated 2,940 New Homes Required in Redondo Beach  
**Date:** Monday, May 3, 2021 1:01:20 PM

---



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

In response to the 2,940 new homes required in Redondo Beach by the Regional Housing Needs Assessment, North Redondo Beach (90278) is already zoned to take 1,200 units, therefore, it is critical that South Redondo Beach (90277) be required to find more areas to accommodate this mandate.

I am urging the City Council Members to vote to follow the Planning Commission recommendations to include housing at the Power Plant site in S. Redondo Beach. This is the fair and equitable way to handle this matter in our city.

North Redondo Beach (90278) is already extremely crowded, impacted and it is very difficult to find street parking. This problem will be much worse with the 1,200 units that we are zoned to build. Good neighbors need to work together to solve this issue, therefore, South Redondo Beach (90277) needs to step up and share the additional new housing mandate.

Thank you,

Leslie Sutphin

**From:** [Laura Ligthart](#)  
**To:** [Planredondo](#)  
**Subject:** Subject Line: Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, May 3, 2021 9:42:08 AM

---



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

Dear Sir, Madam,

North Redondo Beach is already doing more than it's fair share to accommodate more housing. Please remove the 1,000 units in the Tech District and equitably re-zone the units throughout the 90277 part of town as recommended by the Planning Commission.

Please consider the planning commission's recommendation that identified additional sites in South Redondo Beach that would create an equitable plan.

Additionally please consider using a portion of the 50 acre AES in the zoning of additional units as recommended by the Planning Commission. We can do better with an equitable plan that is fair and balanced between 90277 and 90278.

Laura Ligthart, Redondo Beach Resident, District 5.

Best regards,

Laura Ligthart

**From:** [Gary Dyo](#)  
**To:** [CityClerk](#)  
**Subject:** Subject: Public Comment to Mayor and Council - Oppose Change to Public Land Use Definition  
**Date:** Friday, April 30, 2021 10:46:42 PM

---



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

April 30, 2021

**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.**

**Gary Dyo**

**From:** [dlheredia](#)  
**To:** [Planredondo](#)  
**Subject:** Zoning homes should be equitable  
**Date:** Monday, May 3, 2021 5:47:44 PM

---



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

We in North Edondo do not want to be the only ones to have high density apartments especially on Aviation Blvd. I will send a protest to AQMD. There is no mass transit in this area on the scale to handle this project.

From: John Calcagnini  
Sent: Sunday, May 2, 2021 11:34 AM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Subject: Planning commission

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

To the City Council,

We hope that you are equitable people when you vote on where to put The state's mandated housing of another 2,500 units on May 11. New housing needs to be split evenly between north and south redondo. I recommend that you follow the planning commission suggestion of the power plant site. North Redondo already has too much overcrowding, a lack of parking and too much multi-family housing.

You have consistently treated north redondo unfairly in terms of zoning and have already gone back on your word to move the homeless shelters after six months.

You need to keep your promises to the population of Redondo, and you need to act in their best interests. If you reviewed Nextdoor, you would see that the people don't want any more state mandated housing. You should read the many protests about your behavior on there. What legal action have you taken to bar the state from imposing this on our city?

Thanks-John Calcagnini

Sent from my iPhone

**From:** [Bryan Stone](#)  
**To:** [Planredondo](#); [horvath.RBD3@gmail.com](mailto:horvath.RBD3@gmail.com); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 4:07:16 PM

---



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

Mr. Horvath,

Thanks for your inquiry into my thoughts about growing housing density in Redondo Beach. We should not be kowtowing to the state of California and change Redondo Beach's growth plans to accommodate the state's unreasonable demands. Our state government should not be telling any city how to zone their community. Our city should be making decisions that ensure that RB controls its own destiny and is not dependent on other governments out of our residents' direct control as much as possible. Additionally, we as a community should be standing up to our state law-makers and let them know that we won't be bullied into solving problems that our community isn't built to resolve. The question we should be asking ourselves, is not "how do we distribute the houses forced upon us by the State of California?", but rather "What can we do as a community to get this unreasonable senate bill repealed including lawsuits?"

a north redondo resident,

Bryan Stone



**From:** [Bryan Stone](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Agenda item N5 - Senate Bill No. 166 - Please fight the State of California  
**Date:** Tuesday, May 4, 2021 4:02:49 PM

---



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

Mr. Horvath,

Thanks for your inquiry into my thoughts about growing housing density in Redondo Beach. We should not be kowtowing to the state of California and change Redondo Beach's growth plans to accommodate the state's unreasonable demands. Our state government should not be telling any city on how to zone their community. Our city should be making decisions that ensure that RB controls its own destiny and is not dependent on other governments out of our residents' direct control as much as possible. Additionally, we as a community should be standing up to our state law-makers and let them know that we won't be bullied into solving problems that our community isn't built to resolve. The question we should be asking ourselves, is not "how do we distribute the houses forced upon us by the State of California?", but rather "What can we do as a community to get this unreasonable senate bill repealed including lawsuits?"

a north redondo resident,

Bryan Stone

**From:** [Mike O'Connell](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 4:15:47 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.

**From:** [burgess.foshe\\_t](mailto:burgess.foshe_t)  
**Sent:** Tuesday, May 4, 2021 3:07 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Future Housing in North and South Redondo



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

City of Redondo Beach Council Members,

It is not a surprise to any of us who live in California that we have a housing affordability problem, but it is not a problem that can be solved by one city acting alone. All 88 cities in Los Angeles County must do their part. And, in the same way, all areas of the City of Redondo must do their part to meet the State mandated housing requirement. There are numerous small sites in North Redondo that can accommodate more housing, and there is also the large AES site in South Redondo which is an ideal location for a mix of commercial and residential development. I urge you to consider the AES site when planning for future housing units in the City of Redondo.

Sincerely,  
Cynthia Burgess  
3509 Gibson Pl  
Redondo Beach, CA 90278

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

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

---



*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:** [maria cruz cummins](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Wednesday, May 5, 2021 5:05:25 PM

---

[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:** [yvonne guam](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, May 6, 2021 6:20:51 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 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:** [Marilyn Politakis](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Thursday, May 6, 2021 6:25:11 AM

---



*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.

Kind regards,  
Marilyn Politakis



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

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

Thank you,

Lev Berberian  
Redondo Beach Resident

Sent from my iPhone

**From:** Mark Nelson

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

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

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



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

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

## Text of measure

### Ballot question

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

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

### Impartial analysis

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

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

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

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

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

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

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

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

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

## **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](mailto: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](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 4, 2021 8:28:00 PM

---

[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.

**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](mailto:DoNotReply=redondo.org@mg.comcate.com) <[DoNotReply=redondo.org@mg.comcate.com](mailto: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](mailto: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

---

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

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](mailto: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.

>

> 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 HQT 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:** [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](mailto:+CityClerk@redondo.org); [+Horvath.RBD3@gmail.com](mailto:+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](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 7:39:01 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.

Evan Deems

\*Sent from my mobile device

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

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.

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

---



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

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](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 7:51:10 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.

Thanks!

Emily Pinho (Huntington lane)

Sent from my iPhone

**From:** [Jorie Denny](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto: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

---



*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.

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.

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.

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

---



*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:** [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

---



*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:** [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.*

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:** [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

---



*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.

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

---



*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.

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

---



*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.

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

---

[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.

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

---



*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.

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

---



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

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

---



*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 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

---

[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.

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

---



*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 Galaxy

**From:** [Linda Maroko](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 9:25:54 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:** [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

---



*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:** [Monika Dees](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 9:39:06 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:** [Robert Folkman](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto: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.

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.

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

---



*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:** [Dylan Thomas](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto: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](mailto: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

---



*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:** [Willie Chan](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 10:27:39 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.

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

---

[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.

**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

---

[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:** [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

---

[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.

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

---



*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.

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

---

[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.

**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

---

[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.

**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

---

[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.

**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

---

[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.

**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

---

[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.



**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

---

[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.

**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

---

[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:** [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

---



*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:** [odette.pringle](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Saturday, May 8, 2021 1:06:19 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.

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

---



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

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

---



*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 proposed 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 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

---



*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:** [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

---



*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:** [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

---

[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.

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

---



*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. 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

---

[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:** [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

---



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

---

[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.

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

---

[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.

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

---

[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.

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

This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is legally privileged, confidential, and exempt from disclosure. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited. Anyone who receives this message in error should notify the sender immediately by telephone or by return e-mail and delete the message from your computer. Whilst N. Lieberman & Associates has taken reasonable precautions to ensure that any attachment has been checked for viruses, we do not accept liability for any damage sustained as a result of an undetected virus.

**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

---



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

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

---



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

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

---



*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.

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

---



*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 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

---



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

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

---



*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.

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

---



*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 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

---



*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. Or find other options, stop this unequal plan.

- Susan DeCosta  
1643 Spreckels Ln  
90278



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

---

[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.

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

---

[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 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

---



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

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

---



*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.

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

---



*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 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

---



*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 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

---



*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.

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

---

[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:** [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

---



*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.

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

---

[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:** [Sundeep Gill](#)  
**To:** [Planredondo](#); [+CityClerk@redondo.org](#); [+Horvath.RBD3@gmail.com](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Sunday, May 9, 2021 2:56:12 PM

---



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

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

---



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

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

---

[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.

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

---

[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.

**From:** [Alexandros Martinez](#)  
**To:** [CityClerk](#); [Planredondo](#)  
**Subject:** Fair Share in Housing  
**Date:** Monday, May 10, 2021 12:04:30 AM

---



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

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

---



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

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

---



*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 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

---



*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.

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

---

[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:** [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

---



*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.

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

---



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

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

---



*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

---



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

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](#)  
**Subject:** Please Reconsider RHNA Distribution Across Entire City  
**Date:** Monday, May 10, 2021 10:53:09 PM

---



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

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

---

[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.

**From:** [karen.yoder](#)  
**To:** [Planredondo](#)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 11, 2021 5:24:46 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 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:** [Dave Nash](#)  
**To:** [Planredondo](#); [CityClerk](#); [Horvath.RBD3@gmail.com](mailto:Horvath.RBD3@gmail.com)  
**Subject:** Please distribute RHNA Equitably  
**Date:** Tuesday, May 11, 2021 6:56:43 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.

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

---



*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

---



*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

---



*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

---



*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

---



*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

---



*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

---



*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

---



*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

---



*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

---



*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](#)

---



*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

---



*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

---

**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

---



*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

---



*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

---



*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

---



*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

---



*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

---



*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

---



*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**

-----

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

---



*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

May 11, 2021

**VIA ELECTRONIC MAIL**

Mayor Brand and Honorable Members of  
Redondo Beach City Council  
415 Diamond Street  
Redondo Beach, CA 90277

Re: Housing Element Update (RHNA Allocation for AES Power Plant Site at 1100 N. Harbor); Agenda Item N.2, 5/11/21 City Council Meeting

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

This office represents the current fee owners<sup>1</sup> of the approximately 50-acre site on which AES operates the Redondo Beach Generating Station (“Power Plant”). As you know, on April 15, 2021, the Redondo Beach Planning Commission voted, 5 to 2, in favor of correcting the general plan designation for the Power Plant site, to mixed use allowing 30 dwelling units per acre for up to 50% of the Power Plant site. The Owners agree with the Planning Commission’s recommendation and welcome the opportunity to discuss with the City Council their plans for future reuse of the site when the Power Plant operations cease.

As it currently stands, the California State Water Resources Control Board (“Water Board”) has exempted the Power Plant site from operation of the Water Board’s new “Once Through Cooling Policy” (“Policy”) through December 31, 2021. AES will continue to operate the Power Plant through that date and further retains the right to seek additional exemptions to allow it to operate through December 31, 2023. As the Water Board has indicated, the amendment to the Policy allowing for this exempted use is, at least in part, necessary for potential backup electric generation for the regional grid.

Owners have begun planning for the ultimate re-use of the Power Plant site. While the General Plan designation previously allowed for economically viable re-uses, on November 2, 2010, the Redondo Beach electorate approved Measure G, creating a new land-use designation of “Generating Plant” (something that did not previously exist and does not exist within the City’s zoning code) which was exclusively applied to the Power Plant site (and no other). Measure G eliminated all economically viable re-uses of the site when the Power Plant operations cease.

---

<sup>1</sup> The fee owners of the Power Plant site include 9300 Wilshire, LLC, 1112 Investment Company, LLC, Ed Flores, LLC, 9300 Wilshire Fee, LLC, David Dromy, 1650 Veteran, LLC, Outdoor Billboard, LLC, BH Karka, LLC, 5<sup>th</sup> Street Investment Company, LLC, 505 Investment Company, LLC, SLH Fund, LLC, and Peak Alcott, LLC. Collectively, the fee owners are referred to herein as “Owners.”

Mayor Brand and Honorable Members of  
Redondo Beach City Council  
May 11, 2021  
Page 2

Owners understand the history of the Power Plant site and the myriad land-use tools that were used to shut down the Power Plant operations and effectively convert the site to open space and parklands. These efforts are the subject of a pending inverse condemnation lawsuit filed against the City in which Owners seek just compensation as a result of the City's regulatory taking and spot zoning. (See Cross-Complaint filed in *City of Redondo Beach v. California State Water Resources Control Board*, Los Angeles County Superior Court Case No. 20STCP03193.)<sup>2</sup>

As noted, Owners welcome the opportunity to discuss with the City Council the recommended re-use of the site for mixed use development of 30 dwelling units per acre for the site. As the Southern California Association of Governments ("SCAG") has determined, the City must allow for the construction of at least 2,490 additional residential units in its Regional Housing Needs Assessment ("RHNA"). The City historically has placed most of its planned housing units in North Redondo, removing the ability to develop adequate housing on sites much better suited for residential development. With the impending closure of the Power Plant, the 50-acre Power Plant site represents the prototypical "underutilized" property that State Law has determined should be made available for future development. State law, in fact, compels the City to identify underutilized properties on which local governments may plan for future housing development.

With respect to whether the Power Plant site will be available for housing development by 2028, Owners' consultants have developed a plan and timetable for closure and clearing of the Power Plant facilities by 2027. This assumes that AES may obtain additional extensions allowing for intermittent Power Plant operations through December 31, 2023. Even with this assumed date, Owners are prepared to have a substantial portion of the site cleared allowing for residential development on approximately half the site by late 2025, with the remainder of the site cleared by 2027. There is no question this site qualifies as an appropriate "underutilized property" for which much of the additional RHNA housing units may be accommodated.

Additionally, the sites proposed in the North Tech area of the City are less suitable for redevelopment into housing and may not qualify as part of the RHNA process for the following reasons: i) they are adjacent to industrial uses and freeways which have potentially harmful effects on health;<sup>34</sup> ii) Northrup Grumman, the City's largest employer strongly opposes the overlay as the work conducted and noise emitted from such work make residential occupancy unsuitable in such close proximity; iii) eliminating commercial and industrial areas from the City will only amplify the severe housing jobs imbalance;<sup>5</sup> iv) eliminating business districts will further erode the City's tax base; v) commercial and industrial uses have staggered lease terms that may prevent the sites from being available until well after 2028;<sup>6</sup> and vi) eliminating industrial uses, many of

---

<sup>2</sup> Approximately 2:36-2:38 into the May 4, 2021 City Council Meeting, the City's own consultant alluded such actions were a taking.

<sup>3</sup> Sites have been analyzed whether historical use precludes residential development or what level of clean up would be necessary.

<sup>4</sup> [http://www.publichealth.lacounty.gov/place/docs/DPH%20Recommendations%20to%20Minimize%20Health%20Effects%20of%20Air%20Pollution%20Near%20Freeways\\_Final\\_March%202019.pdf](http://www.publichealth.lacounty.gov/place/docs/DPH%20Recommendations%20to%20Minimize%20Health%20Effects%20of%20Air%20Pollution%20Near%20Freeways_Final_March%202019.pdf)

<sup>5</sup> While density per zip code and district were analyzed, was school crowding per area ever reviewed?

<sup>6</sup> E.G.: 2701 Manhattan Beach Blvd. (MBB) is on a ground lease expiring 4/1/2044, 2061 MBB and 2420 Santa Fe Ave. were both acquired in

Mayor Brand and Honorable Members of  
Redondo Beach City Council  
May 11, 2021  
Page 3

which are last mile distribution of goods movement will only increase traffic as they would be pushed further away from the households they serve.

The Power Plant site is superior for a mixed use redevelopment that includes the above recommended housing in addition to uses such as office, retail, hospitality, and potentially content production or studio space. A large commercial or mixed use campus would help remedy the housing jobs imbalance of the City and actually ease traffic congestion during rush hour while relying on space capacity from the direction against gridlock.<sup>7</sup> One such development concept the owners are contemplating is as follows:

1. 750 residential housing units
2. 300 key hotel
3. 750,000 square feet of office (up to 20% of which would be studio or production space)
4. 150,000 of retail, restaurant and event space

Again, Owners stand ready, willing and able to discuss an economically viable re-use of the site as appropriately recommended by the Planning Commission. We look forward to working with the City through this Housing Element and General Plan update.

RUTAN & TUCKER, LLP



Douglas J. Dennington

DJD:pj

---

2020 by Rexford Industrial, a publicly traded REIT whose business plan generally includes holding industrial assets for a decade or longer.

<sup>7</sup> If residents and pass through traffic is now captured within the City, it will ease the congestion getting out and benefit from the spare capacity from the other direction (e.g. southbound in the AM hours and northbound in the PM hours) coming into the City during rush hour.

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

---

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



**From:** Ahn, Joe [US] (CO)

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

**To:** Bill Brand <[Bill.Brand@redondo.org](mailto:Bill.Brand@redondo.org)>; Laura Emdee <[Laura.Emdee@redondo.org](mailto:Laura.Emdee@redondo.org)>; Joe Hoefgen <[Joe.Hoefgen@redondo.org](mailto:Joe.Hoefgen@redondo.org)>; Mike Witzansky <[Mike.Witzansky@redondo.org](mailto:Mike.Witzansky@redondo.org)>; Michael Webb <[Michael.Webb@redondo.org](mailto:Michael.Webb@redondo.org)>; Brandy Forbes <[Brandy.Forbes@redondo.org](mailto:Brandy.Forbes@redondo.org)>; Sean Scully <[Sean.Scully@redondo.org](mailto: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, 5<sup>th</sup> 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 60<sup>th</sup> 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.

FRANCISCA PROJECT:



VICINITY MAP

750 Francisca Avenue, Redondo Beach is a 2.6 acre lot poised for redevelopment in South Redondo. The city’s update of the general plan will pose a good opportunity to redesignate the site for a use that is suitable and compatible for the area which is in close proximity to the beachfront. Furthermore, the site could help alleviate the city’s incoming RHNA numbers as the site is one of the city’s last undeveloped parcels. The site has many opportunities such as mixed-use, hotel, or residential. The applicant behind the project would like to hear the input of the city and help in any way in the redesignation of the site during this general plan update.