

## **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 18, 2021**

**N.4. DISCUSSION AND POSSIBLE ACTION ON THE GENERAL PLAN ADVISORY COMMITTEE (GPAC) RECOMMENDED LAND USE PLAN AND MAP**

**CONTACT: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR**

- Additional written comments received

**From:** [Minh Nguyen](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Please VETO the housing overlay in North Redondo Beach  
**Date:** Thursday, May 13, 2021 4:06:15 PM

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

Mayor Brand –

I respectfully ask that you veto the 3-2 GPAC motion (identified as item N2 at the 5/11/21 city council meeting) that was passed by Councilmember Obagi, Councilmember Nehrenheim and Councilmember Loewenstein.

Over 500 residents through letters, eComments and public participation objected to the proposed housing overlay in North Redondo Beach. None of our valid concerns were addressed such as but not limited to; school, financial and traffic impacts. The residents were clearly dismissed as it was apparent that the 3 said councilmembers have already colluded together a plan that was quickly passed. This is a clear Brown Act Violation.

Residents of North Redondo Beach elected you to be mayor to represent ALL of Redondo Beach. Please do not let us down.

Sincerely,

Minh Nguyen

Redondo Beach Resident

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**From:** [Alisa Beeli](#)  
**To:** [Bill Brand](#)  
**Cc:** [Planredondo](#); [Laura Emdee](#); [Nils Nehrenheim](#); [Todd Loewenstein](#); [Zein Obagi](#); [Christian Horvath](#); [horvath.RBD3@gmail.com](mailto:horvath.RBD3@gmail.com)  
**Subject:** "Heart of the City" 2021  
**Date:** Sunday, May 16, 2021 12:31:39 PM

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Dear Mayor Brand,

Thank you for all the hard work you do for Redondo Beach, and thank you also for reading my email.

I live in District 5 and along with many of my neighbors, I am disappointed in the agenda and actions of Councilmembers Obagi, Nehrenheim and Loewenstein related to the housing issue. However I was not surprised as their actions were entirely expected.

**What I did not expect, Mayor Brand, was to be disappointed in you.**

I'm sure you're familiar with the Easy Reader article from September 2020 that covers your background, including what originally inspired you to get into politics. It talks about you watching a Planning Commission meeting on Channel 8 in 2001 where many residents came out to speak against the Heart of the City project. The Planning Commission and later the City Council at the time chose to oppose the will of the residents and unanimously voted against them. You said, "I was shocked that there could be so much public opposition and then you had an appointed body just unanimously approve it and basically ignore the public outcry."

So flash forward 20 years. The players are different. The issue is different. The vote was not unanimous. But the uproar and the passion from residents is the same. For those of us in North Redondo, this is our "Heart of the City".

I've attended the past several City Council meetings in their entirety, along with Planning Commission and community meetings related to the housing issue. The whole time I've been thinking, "Mayor Brand gets it. He will listen to us and support us. He's seen this happen before. This is why he got into politics in the first place." Also I met you when you were running for Mayor the first time and I told you my concerns about North Redondo not getting the attention we deserve. You assured me that you would lead the entire city, and look out for the best interests of the North as well as the South.

Mayor Brand, with all due respect, this is why I'm so disappointed in you. You could have stuck up for us residents. You could have encouraged more discussion and compromise among all five Councilmembers. You could have vetoed. And while I did very much appreciate your veto of the motion related to eComments, allowing them to be read (including mine), when you turn your camera off for the reading, it gives the impression that you're not paying attention, and that we're not being heard.

Again, I'm very aware of and appreciative of your hard work and dedication to our city. However you need to be aware of my disappointment related to this one issue. You speak of "One Redondo" and yet you're furthering the divide by not listening to our voices.

Thank you,  
Alisa Beeli

**From:** [Lore gmail](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Please VETO the housing overlay in North Redondo  
**Date:** Sunday, May 16, 2021 4:13:27 PM

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Mayor Brand

I respectfully ask that you veto the 3-2 GPAC motion (identified as item N2 at the 5/11/21 city council meeting) that was passed by Councilmember Obagi, Councilmember Nehrenheim and Councilmember Loewenstein.

Over 500 residents through letters, eComments, Northrop Grumman and public participation objected to the proposed housing overlay in North Redondo Beach. None of our valid concerns were addressed such as but not limited to; school, financial, environmental and traffic impacts. The residents were clearly dismissed as it was apparent that the 3 said councilmembers have already colluded together a plan that was quickly passed. This is a clear Brown Act Violation.

Residents of North Redondo Beach elected you to be mayor to represent ALL of Redondo Beach. Please do not let us down.

Best Regards,  
Lorena Franco

Redondo Beach Resident

**From:** [Megan Studwell-Giudice](#)  
**To:** [Bill Brand](#); [Planredondo](#)  
**Subject:** Objection to the proposed General Plan housing overlay in North Redondo Beach  
**Date:** Monday, May 17, 2021 8:54:14 AM

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Dear RB Planning and Mayor Brand,

Mayor Brand, please remember that you were elected by the entire 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 acres 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.

Megan Giudice

Redondo Beach Resident, District 5

# Case Details

[Print](#) [Close](#)

Case Number: 36748

Status: New

Tags:

Request Type: Council Referral

Customer: oliver, anne  
external customer  
 1733 AXENTY  
REDONDO BEACH CA  
90278  
310-376-9052  
abarr111@hotmail.com

Location of Request:   
Facility: N/A

Preferred Contact Method: Email

Submitted By: oliver, anne  
customer

Primary Owner: Diaz, Laura

Submission Channel: Citizen portal

Topic: City Clerk>Other (City  
Clerk's Office)

Secondary Owner: Nazif, Khatirah

Date/Time Created: 05/07/2021 10:28

Date/Time Closed:

## Custom Fields

\* internal custom field

## Original Request

please share with city council my objection to mandated housing not EQUALLY distributed to both zip codes, not only majority in 90278.

## Customer Communications <sup>\*</sup>

From	Text	Date
auto notification	Auto Case Notification Created TO: abarr111@hotmail.com Date: 05/07/2021 Subject: Your request (36748) has been received - City of Redondo Beach	05/07/2021 10:28

[Collapse](#)

Dear anne oliver,

Thank you for your letter received on 05/07/2021 concerning City Clerk>Other. It has been assigned ID# 36748. You will receive a response to your letter within ten business days. If you should have any further questions please feel free to contact us again and refer to the identification number above, and the link below.  
<https://clients.comcate.com/myfeedbackView.php?view=1713579&id=23>

Sincerely,

City of Redondo Beach  
<http://www.redondo.org>

\* Customer Communications are visible on the customer's case status page.

## Internal Activity

### Internal Notes

No records for internal activities found

### Tasks

Close task   Due   Subject   Assigned By   Assigned To   Status

## Case Contacts

<i>Role</i>	<i>Name</i>	<i>Email</i>	<i>Phone</i>
Primary Owner	Diaz, Laura	<a href="mailto:laura.diaz@redondo.org">laura.diaz@redondo.org</a>	2423
Secondary Owner	Nazif, Khatirah	<a href="mailto:khatirah.nazif@redondo.org">khatirah.nazif@redondo.org</a>	2202
Collaborator	Manzano, Eleanor	<a href="mailto:eleanor.manzano@redondo.org">eleanor.manzano@redondo.org</a>	310-318-0646
Past Owner	Kroneberger, Vickie	<a href="mailto:vickie.kroneberger@redondo.org">vickie.kroneberger@redondo.org</a>	x2644
Past Owner	Diaz, Laura	<a href="mailto:laura.diaz@redondo.org">laura.diaz@redondo.org</a>	2423

## Attachments

No attachments found

## Activity History

<i>Date</i>	<i>Event</i>	<i>Who</i>	<i>Description</i>	<i>Link</i>
05/11/2021 10:10	Reassign Secondary	Diaz, Laura	Secondary Owner reassigned from Diaz, Laura to Nazif, Khatirah	N/A
05/11/2021 10:10	Reassign Primary	Diaz, Laura	Primary Owner reassigned from Kroneberger, Vickie to Diaz, Laura	N/A
05/07/2021 10:28	Case Assignment Rule Used		Rule: City Clerk > Other	N/A

**From:** Mike O'Connell

**Sent:** Tuesday, May 4, 2021 4:35 PM

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

**Subject:** City Council Meeting 6 PM - Open Session - 5/4

Ms. Manzano,

I had a question for the City Council Meeting this evening:

I've seen data showing that if all currently zoned R-2 and R-3 lots in the city were built out, North Redondo would see about 74% of the net increase in units. Is summary data available that shows the North/South distribution of lots that are currently zoned R-1, but meet the lot size requirements for zoning as R-2 or R-3?

Thank you.

Michael O'Connell



#WEgoH2O

(310) 684-3577 

learn@waterfronteducation.org 

waterfronteducation.org 

May 9, 2021

Bill Brand / Redondo Beach City Council  
Redondo Beach, CA 90277

Dear City Mayor and Council Members,

I want to thank you and commend you for your leadership during this very difficult year. Serving your community takes great personal sacrifice and it is appreciated by many.

As some of you may know I am a founder and the current Executive Director of Waterfront Education. We have resided on the SEA Lab property for 6+ years. I am also a member of King Harbor Yacht Club and an active sailboat racer in Santa Monica Bay. I spend most of my days in the north part of our small harbor. I was also a member of the Leadership Redondo Class of 2015.

The old director of SEA Lab, Maria Madrigal believed in our organization and gave us our first classroom in a small back bungalow on their property. She understood that we were an extension of her program in the teaching of kids about marine science and conservation but we did it mostly on the water via kayaks, sail boats and through exploration of our local tide pools and beaches. I am proud of the fact that in this tough year as an outdoor day camp we have enabled 1600+ children to access the water. When we were allowed to reopen back in July 2020 I met with the current property owner, Leo Pustilnikov and explained my dilemma in needing more space to reopen. As a strong supporter of Waterfront Education and our mission he immediately expanded our teaching footprint to include a large outdoor patio and considerable space in the 1021 N. Harbor Drive historical building that resides immediately adjacent to the bike path across from AES. Leo has never charged us rent and has assured me that no matter what happens with this property he will continue to support our community efforts by providing a rent free learning environment to Waterfront Education.

Running programs on this property for many years I understand all too well the challenges of very old/thick cement buildings, ocean tunnels, land weight issues, outdated/abandoned legacy machinery and various tideland considerations. This is a tricky piece of land with limited development potential that will support long term community goals. It needs attention and much updating. With that said - what to do?

We LOVE running programs off this property. We are able to extend our teaching footprint with the proximity to the beach, tidepools and King Harbor Marina docks. The residents of the two adjacent apartment complexes have supported our efforts and participate/volunteer in our programs. I have heard many positive comments from local tenants about the kids' laughter in the marina and the sense of community it brings. The next generation of ocean enthusiasts, stewards, and engineers are finding a nurturing hands-on learning environment here in Redondo Beach.

**Our Vision** - A healthy ocean that's valued, protected, and preserved by all.

**Our Mission** - To foster ocean stewardship through inclusive, engaging educational experiences.

I fully support the building of residential housing on our current property. I know it works with our organization and its programs. I feel that it will continue to enhance our community and bring positive outcomes. The types of tenants that would be willing to share space with the Waterfront Education families will be kid friendly and ocean oriented. The property footprint is very limited so any perceived negative impacts such as parking and increased traffic would be less than on a warm, busy weekend with visitors from other areas.

Redondo Beach and King Harbor are my home, my inspiration, my safe place, my legacy etc. As a city I want us to be smart about the choices we make so that our local community benefits, but we should also consider our responsibility to greater ocean and planetary issues.

I will make myself available should any of you have any questions, like a tour or desire further input. I love this city and feel blessed to call it home. Thank you once again for your dedication and service to our community. Let's catch a sunset on the water soon!!!

Warm Regards,



Julie Coll

Founder/Executive Director - Waterfront Education



## ***Programs that Enthuse and Inspire!***

Discover our Waterfront Education (WE) enrichment programs which provide unique STEM\* and STEAM\*\* educational experiences on the marine environment and conservation. Our classes foster innovation and a creative approach while utilizing our local ocean waters as a natural classroom. Next Generation Science Standards (NGSS) and Ocean Literacy Principles are emphasized while creating memorable hands-on learning adventures designed to spark the imagination and create a lifelong curiosity and love of the ocean.

***#wegoh2o #waterfronteducation #oceanwarriors #redondobeach #kingharbor #ourocean #ourfuture***



**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 6:56:11 AM

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Please do not put all or the majority the housing on one side of town. It should be distributed as equally as possible. Accept the Planning Commission Recommendations of mixed use with 30 du/acre for up to 50% of the AES site to offset the overlay alternatives previously recommended.

Dave Nash

Sent from my iPhone

**From:** [Marcia Gehrt](#)  
**To:** [CityClerk](#)  
**Subject:** Public Comment Oppose-Public Land Use Definition Change  
**Date:** Tuesday, May 11, 2021 9:44:32 AM

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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



## Lina Portolese

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**From:** vairman65  
**Sent:** Tuesday, May 11, 2021 8:08 PM  
**To:** CityClerk  
**Subject:** Population Difference Between North Redondo And South Redondo

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

Hello, An internet search finds the population of North Redondo is 42,569 with a size of 3.6 sq.mi. The population of South Redondo is 35,262 with a size of 3.58 sq.mi. With these numbers it seems South Redondo should accept the majority of new housing.

Thank you .

Kelly Kessler

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Choose to be safer online.

Opt-in to Cyber Safety with NortonLifeLock.

Get Norton 360 with LifeLock starting at \$9.95/month.\*

[https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstore.netzero.net%2Faccount%2FshowService.do%3FserviceId%3Dnz-nLifeLock%26utm\\_source%3Dmktg%26utm\\_medium%3Dtaglines%26utm\\_campaign%3Dnzlifelk\\_launch%26utm\\_content%3Dtag995%26promoCode%3DA23457&data=04%7C01%7Ccityclerk%40redondo.org%7C88d7c59530b346d8d92d08d914f361e3%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637563857869585770%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C2000&sd=U84VoufBCYIIkzhiXSFUsDWjvLTdEEo0gJ9b39xPL0%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstore.netzero.net%2Faccount%2FshowService.do%3FserviceId%3Dnz-nLifeLock%26utm_source%3Dmktg%26utm_medium%3Dtaglines%26utm_campaign%3Dnzlifelk_launch%26utm_content%3Dtag995%26promoCode%3DA23457&data=04%7C01%7Ccityclerk%40redondo.org%7C88d7c59530b346d8d92d08d914f361e3%7C08ea6101a7cb4984aff676e3d00172df%7C0%7C0%7C637563857869585770%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C2000&sd=U84VoufBCYIIkzhiXSFUsDWjvLTdEEo0gJ9b39xPL0%3D&reserved=0)

**From:** [Miebaka Opuoyo-Yohannes](#)  
**To:** [CityClerk](#)  
**Subject:** Spread the new housing out equally  
**Date:** Tuesday, May 11, 2021 8:38:50 PM

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As a North Redondo resident I'm writing to ask that the city spread out the proposed new housing units between both North and South Redondo equally, and that we do not receive a majority of the slated new housing?

Thank You

Miebaka Opuoyo-Yohannes

Sent from my iPhone

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [CityClerk](#); [Bill Brand](#); [Brandy Forbes](#); [Nils Nehrenheim](#); [Zein Obagi](#); [Todd Loewenstein](#); [Christian Horvath](#); [Laura Emdee](#); [Ted Semaan](#); [Joe Hoefgen](#)  
**Subject:** PUBLIC COMMENT - The staff recommendation on RCFE was unclear  
**Date:** Tuesday, May 11, 2021 7:35:07 PM

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There was a long discussion supporting RCFE being added to the definition of Public land use, but then a conclusion that nothing would be changed, except adding the required FAR.

My interpretation was: 1) NOT adding RCFE, 2) Adding a FAR, 3) NOT changing P-CF or the CUP requirement for RCFE. Is that correct?

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

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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:** millinium mom  
**Sent:** Monday, May 17, 2021 4:32 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** City Council meeting 5/18/21 attachment

Here is a copy of the attachment I would like to add for the meeting. They are signatures to recall Obagi for not representing the interests of his district and North Redondo and voting to add housing to the already dense areas of the north in a disproportionate fashion. There are 297 signatures as of 3pm 5/17/21 collected in a matter of only 5 days, helping to voice the discord and opposition to the unequal housing being placed both in District 4 and 5. This will only continue to grow. We are aware that further steps would need to be taken, but you cannot ignore the number of persons opposing this atrocity. The residents of North Redondo do not feel they are correctly being represented by all councilpersons in these meetings. We consistently feel our opposition and voice are not being heard and regularly dismissed. We are willing to do our share but not to have this amount of housing added to our area. Galleria was lowered to 300 only to have Obagi recommend and add additional housing right back to that area. Residents made it clear we did not want this housing only to be dismissed and have it added back on. This is counterproductive to the wants and more importantly the needs of our community. This much dense housing placed in one area will cripple our neighborhoods and make it impossible to have any quality of life. We are already finding it difficult now with the amount of traffic and lack of parking. It is only getting worse and with the amount of housing proposed will be unlivable. We plead to the council and Mayor Brand to reevaluate where this housing will be located as many long-standing residents like myself have invested their whole lives, sometime multi-generational into this community. Many of the residents are unaware that this is coming and more needs to be done to bring about awareness of this problem to the residents here before making these decisions. This was even clearer to me when I started walking door to door with my own neighbors, many who are older in age, do not have access to things like Facebook, etc. I feel a lot more effort should have been made to inform the residents of an issue with such life changing ramifications. Residents do not feel they are being represented. They are saying not only to have the person who they thought would fight to keep housing down in north Redondo dismiss their concerns in a very patronizing and egocentric manner. I have never felt so betrayed by my city as in the last meeting. To say that the councilmember are riling people up because they informed their constituents is appalling. We all have a right to be informed and a right to be heard and a right to have councilmembers vote in alignment with their district's needs. When your district needs protection, you don't offer them up on a silver platter.

Thank you for your time,

Susan Andrade

**change.org**

Recipient: residents of 90278, mayor of redondo beach - bill brand

Letter: Greetings,

recall zein obagi- interests not that of north redondo

# Comments

Name	Location	Date	Comment
Alexandros Martinez	Redondo Beach, CA	2021-05-13	"Folks do realize by dumping ALL of the new housing in North Redondo, Lincoln Elementary, Washington Elementary, and Adams Middle Schools are going to be overcrowded with new school-aged children. Redondo Union High School is already suffering the same fate as their current student population is over 3,000 students. Could the RBUSD at least plan on building a new joint middle and high school to alleviate RUHS, Mira Costa, and Adams of overcrowding?"
Arnette Travis	Redondo Beach, CA	2021-05-13	"Obagi is a tool of Brand and does not care about NRB residents or best interests."
Christy Wolff	Redondo Beach, CA	2021-05-13	"I live in north Redondo and we already have traffic problems!! Save North Redondo from money vs people!"
Erica Hoar	Redondo Beach, CA	2021-05-13	"North Redondo is already overcrowded and is neglected compared to south Redondo. We have a homeless shelter, metro line. I did not plan on living in an urban area. The city council favors south Redondo and treats north Redondo poorly and unfairly."
Wilfriede Karlsson	Redondo Beach, CA	2021-05-14	"This gives more traffic, density than N RB can take. Instead of making this area more liveable. These are interests of investors. Oh yes, no problem, we can squeeze a lot of units in. The people who live around here are taxpayers with high income and surely won't like to live here any longer if this is going to be another overfilled zone which creates crime. There are already lots moving away from California. They do not care because they live somewhere else. And even if this area goes downhill in the next time, they made their profits. I am sure they rise the prices before!Shame!"
ISABEL CARSTEN	Carson, CA	2021-05-15	"ISABEL CARSTEN"
Lisa Laguna	Los Angeles, CA	2021-05-15	"It's ONE REDONDO . Not North vs South"
Victor Tonelli	Redondo Beach, CA	2021-05-15	"I voted for Zain Obagi. I now realize he does not represent the best interests as a home owner in 90278."
Suzanne Bell	Redondo Beach, CA	2021-05-16	"Doesn't have our best interest"

**change.org**

Recipient: residents of 90278, mayor of redondo beach - bill brand

Letter: Greetings,  
recall zein obagi- interests not that of north redondo

# Signatures

Name	Location	Date
Susan Andrade	US	2021-05-13
Peter Aziz	redondo beach, CA	2021-05-13
Rigoberto Burgos	Redondo Beach, CA	2021-05-13
Jennifer Trombley	Redondo Beach, CA	2021-05-13
Josie Lamberth	Redondo Beach, CA	2021-05-13
Valerie Lee	Redondo Beach, CA	2021-05-13
Suzanne Nguyen	Redondo Beach, CA	2021-05-13
Jean Mayhew	Redondo beach, CA	2021-05-13
Carly Wright	Redondo Beach, CA	2021-05-13
Mahdi Mohamed	Redondo Beach, CA	2021-05-13
Carol Ecklund	Redondo beach, CA	2021-05-13
Cheryl Townsend	Redondo Beach, CA	2021-05-13
Sara Abdulahi	Redondo Beach, CA	2021-05-13
Mitchell McCarthy	Redondo Beach, CA	2021-05-13
Rebecca Elder	Redondo Beach, CA	2021-05-13
Mariam Butler	Redondo Beach, CA	2021-05-13
Cindy Shodall	Torrance, CA	2021-05-13
Jeffrey Rieth	Redondo Beach, CA	2021-05-13
Pearl Evans	Redondo Beach, CA	2021-05-13
Diane Pomponi	US	2021-05-13

<b>Name</b>	<b>Location</b>	<b>Date</b>
Cam Tsurui	Redondo Beach, CA	2021-05-13
Marc Aneyci	New York, NY	2021-05-13
Minh Ng	Redondo Beach, CA	2021-05-13
Alisa Beeli	Redondo Beach, CA	2021-05-13
Mary Kim	Redondo Beach, CA	2021-05-13
Allison Klare	Redondo Beach, CA	2021-05-13
Heather Bunduka	Redondo Beach, CA	2021-05-13
Jen Lowery	Redondo beach, CA	2021-05-13
Spencer Trombley	Redondo Beach, CA	2021-05-13
Neal Cochran	Redondo Beach, CA	2021-05-13
Lucas Rodriguez	Devine, US	2021-05-13
Alyson Drost	Redondo Beach, CA	2021-05-13
Dana Bermudez	Redondo Beach, CA	2021-05-13
Juan Gonzalez	Redondo Beach, CA	2021-05-13
Alexandros Martinez	Redondo Beach, CA	2021-05-13
Laura Hamilton	Redondo Beach, CA	2021-05-13
David Nguyen	Los Angeles, CA	2021-05-13
Timothy Fisher	Redndo Beach, CA	2021-05-13
Healthy Desai	Redondo Beach, CA	2021-05-13
Amrita Butani	Redondo Beach, CA	2021-05-13
Tom Mescall	Redondo Beach, CA	2021-05-13
william lodge	Redondo Beach, CA	2021-05-13

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kelly Mallen	Manhattan Beach, CA	2021-05-13
Lisa Rodriguez	Redondo Beach, CA	2021-05-13
Cheryl Huddle	Redondo Beach, CA	2021-05-13
Christina Stevens	Redondo Beach, CA	2021-05-13
Jill Ordorica	Redondo Beach, CA	2021-05-13
Laura Barba	Los Angeles, CA	2021-05-13
Kerry Fowler	Redondo Beach, CA	2021-05-13
Daniel OBrien	Redondo Beach, CA	2021-05-13
Leslie Sutphin	Redondo beach, CA	2021-05-13
Corey De la rosa	Hemet, CA	2021-05-13
Alejandra Torres	Redondo Beach, CA	2021-05-13
Lorraine Stark	Redondo Beach, CA	2021-05-13
Patricia Smith	Redondo Beach, CA	2021-05-13
Kathryn Lewis	Redondo Beach, CA	2021-05-13
Florencia OBrien	Redondo Beach, CA	2021-05-13
Sonia Ortiz	Redondo beach, CA	2021-05-13
Oren Yuen	Redondo Beach, CA	2021-05-13
Barack Obama	Albuquerque, US	2021-05-13
Kyle Dunn	Redondo Beach, CA	2021-05-13
Lisa Bree	Redondo Beach, CA	2021-05-13
Ruth Truglio	Redondo Beach, CA	2021-05-13
William Zinda	Manhattan Beach, CA	2021-05-13

<b>Name</b>	<b>Location</b>	<b>Date</b>
Susie Kim	Redondo Beach, CA	2021-05-13
Avery Dameron	Wilmington, US	2021-05-13
Charlotte Karakas	Redondo Beach, CA	2021-05-13
Christina Mattes	Redondo Beach, CA	2021-05-13
Ted Rolf	Angola, IN	2021-05-13
Arnette Travis	Redondo Beach, CA	2021-05-13
Dennis Pollet	Redondo Beach, CA	2021-05-13
Caroline Burckle	Redondo Beach, CA	2021-05-13
Brian Nguyen	Cerritos, CA	2021-05-13
Cecy Sobalvarro	Manhattan Beach, CA	2021-05-13
Matthew Olivas	Redondo Beach, CA	2021-05-13
Ladylyn Artiaga	Miami, US	2021-05-13
Luis Cortez	San Bernardino, CA	2021-05-13
Sarah Weisgerber	Redondo Beach, CA	2021-05-13
Jeff Lewis	Redondo Beach, CA	2021-05-13
Stuart McNaught	Redondo Beach, CA	2021-05-13
Jessie Yu	Redondo Beach, CA	2021-05-13
Lachmi Malhotra	Redondo Beach, CA	2021-05-13
Michele Urbina	Redondo Beach, CA	2021-05-13
Kate Manuel	Redondo Beach, CA	2021-05-13
Carlos Verduzco	Redondo Beach, CA	2021-05-13
Luciana Melo	Redondo Beach, CA	2021-05-13

<b>Name</b>	<b>Location</b>	<b>Date</b>
Mike Paulsen	Redondo Beach, CA	2021-05-13
Emily Leone	Torrance, CA	2021-05-13
Christy Wolff	Redondo Beach, CA	2021-05-13
Tom Robertson	Torrance, CA	2021-05-13
Jennifer Marzan	Redondo Beach, CA	2021-05-13
Ted Craddock	Redondo Beach, CA	2021-05-13
Garrett Bottlinger	Redondo Beach, CA	2021-05-13
Peter Chong	Redondo Beach, CA	2021-05-13
Leticia Machado	US	2021-05-13
Tricia Suncin	Redondo Beach, CA	2021-05-13
Ryan Gierman	Redondo Beach, CA	2021-05-13
Colleen Otash	Redondo Beach, CA	2021-05-13
Silvia Ward	Redondo Beach, CA	2021-05-13
Dawn Thompson	Los Angeles, CA	2021-05-13
Marita Kakuk	Hermosa Beach, CA	2021-05-13
LiZ Cha	Manhattan Beach, CA	2021-05-13
Sharon Nixon	Redondo Beach, CA	2021-05-13
Geza Kakuk	Redondo Beach, CA	2021-05-13
Marti Navarro	Redondo Beach, CA	2021-05-13
Peter Kakuk	Redondo Beach, CA	2021-05-13
Erica Hoar	Redondo Beach, CA	2021-05-13
Lisa Greene	Redondo Beach, CA	2021-05-13

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kelsey Good	Redondo Beach, CA	2021-05-13
JohnJackson Puckett	US	2021-05-13
Haol Yao	Redondo Beach, CA	2021-05-13
Lin Lin	Bakersfield, CA	2021-05-13
Danielle Weir	Redondo Beach, CA	2021-05-13
Samantha Dark	Redondo Beach, CA	2021-05-13
D Rod	Redondo Beach, CA	2021-05-13
Louise Haggerty	Rancho Palos Verdes, CA	2021-05-13
SlayingJoquasha Samuel	Collins, US	2021-05-13
Elizabeth Shiozaki	Redondo Beach, CA	2021-05-13
Pennie Fien	Redondo Beach, CA	2021-05-13
Sara Fernandez	Redondo Beach, CA	2021-05-13
Windy Morrisey	Hermosa Beach, CA	2021-05-13
Donna Capraro	Torrance, CA	2021-05-13
steve goldstein	redondo beach, CA	2021-05-13
Joan Edelman	Redondo Beach, CA	2021-05-13
Todd Butler	Redondo Beach, CA	2021-05-13
Kody Andrew	Los Angeles, CA	2021-05-13
Mark Manuel	Redondo Beach, CA	2021-05-13
Pat Healy	US	2021-05-13
Lisa Garlan	Redondo Beach, CA	2021-05-13
David Russell	Redondo Beach, CA	2021-05-13

<b>Name</b>	<b>Location</b>	<b>Date</b>
Christine Denot	Redondo Beach, CA	2021-05-13
Lisa Alemi	Redondo Beach, CA	2021-05-13
Gabrielle Flaum	Redondo Beach, CA	2021-05-13
Emily Allen	Redondo Beach, CA	2021-05-14
Carol Persinger	Redondo Beach, CA	2021-05-14
Tom Denot	Redondo Beach, CA	2021-05-14
Yoko Druten	Redondo Beach, CA	2021-05-14
Bryan Henry	Redondo Beach, CA	2021-05-14
Charmie Huynh	Manhattan Beach, CA	2021-05-14
Marianne Brooks	Redondo Beach, CA	2021-05-14
Mary McArdle	Redondo Beach, CA	2021-05-14
Joni Oyama	Redondo Beach, CA	2021-05-14
Tara Joyce	Redondo Beach, CA	2021-05-14
Janet Scully	North Redondo, CA	2021-05-14
Nicholas Smith	Los Angeles, CA	2021-05-14
Tiffany Garcia	Redondo Beach, CA	2021-05-14
Kara Stonebreaker	Redondo Beach, CA	2021-05-14
Lisa DeLaRosa	Redondo Beach, CA	2021-05-14
David Bodkin	Redondo Beach, CA	2021-05-14
Laura Auto	Redondo Beach, CA	2021-05-14
Sue Kendrick	Redondo Beach, CA	2021-05-14
Loriann Griffiths	Redondo Beach, CA	2021-05-14

<b>Name</b>	<b>Location</b>	<b>Date</b>
Wilfriede Karlsson	Redondo Beach, CA	2021-05-14
Francesca Stern	Redondo Beach, CA	2021-05-14
Michael Ward	Los Angeles, CA	2021-05-14
Alison Howell	Redondo Beach, CA	2021-05-14
Christin Morgan	Redondo Beach, CA	2021-05-14
samara arms	Richlands, US	2021-05-14
rachna m	Los Angeles, CA	2021-05-14
Patricia Wilson	Redondo Beach, CA	2021-05-14
Elizabeth Emmanouilides	Hermosa Beach, CA	2021-05-14
Chris Reno	Redondo Beach, CA	2021-05-14
Nichole Hazlewood	Redondo Beach, CA	2021-05-14
Amanda Crawford	Redondo Beach, CA	2021-05-14
Susanne McLaughlin	Redondo Beach, CA	2021-05-14
Sheryl Kam	Torrance, CA	2021-05-14
Allie Santoro	Lawrence Township, US	2021-05-14
Fernanda Goldstein	Redondo Beach, CA	2021-05-14
Karen Guerrero	Redondo Beach, CA	2021-05-14
Elizabeth Ennis	Redondo beach, CA	2021-05-14
Julie Lane	Redondo Beach, CA	2021-05-14
Becky Kim	Redondo beach, CA	2021-05-14
Marisa Rivera	Los Angeles, CA	2021-05-14
Andrea Stout	Redondo Beach, CA	2021-05-14

<b>Name</b>	<b>Location</b>	<b>Date</b>
Edward Duess	Los Angeles, CA	2021-05-14
Sirui Jin	Chula Vista, US	2021-05-14
Lisa Painter	US	2021-05-14
Masami Matsuno	Redondo Beach, CA	2021-05-14
Susan Diaz	Los Angeles, CA	2021-05-14
Brian Herlihy	Redondo Beach, CA	2021-05-14
Louise Raheb	Rancho Palos Verdes, CA	2021-05-14
Elvira Herlihy	Redondo Beach, CA	2021-05-14
James Leko	Redondo Beach, CA	2021-05-14
Kaitlyn Livermore	Bakersfield, US	2021-05-14
Tammy Cobb	Redondo Beach, CA	2021-05-14
Beverly Conover	Redondo Beach, CA	2021-05-14
Fiona Van Over	Redondo Beach, CA	2021-05-14
Jacklyn Smith	Orlando, US	2021-05-15
Sabine Obagi	Boston, MA	2021-05-15
Rosario Rodriguez	Redondo Beach, CA	2021-05-15
James Vakula	Redondo Beach, CA	2021-05-15
Ivone Dedios	Los Angeles, US	2021-05-15
Ashly Flores	Fort Smith, US	2021-05-15
Jackie Melton	Redondo beach, CA	2021-05-15
jenny duong	Redondo beach, CA	2021-05-15
Howard Lim	Redondo beach, CA	2021-05-15

<b>Name</b>	<b>Location</b>	<b>Date</b>
Linh D	Arlington, VA	2021-05-15
Elizabeth Bush	Redondo Beach, CA	2021-05-15
James Melton	Redondo Beach, CA	2021-05-15
Grace Houzvicka	redondo Beach, CA	2021-05-15
Michael Grady	Redondo Beach, CA	2021-05-15
Christie Probst	Redondo Beach, CA	2021-05-15
Marie Nguyen	Redondo Beach, CA	2021-05-15
Debra Goldwater	Hermosa Beach, CA	2021-05-15
Annette Gallardo	Redondo Beach, CA	2021-05-15
ISABEL CARSTEN	Carson, CA	2021-05-15
Sarah Harnden	Redondo Beach, CA	2021-05-15
Soomi Wen	Manhattan Beach, CA	2021-05-15
Jorge Garcia	Redondo Beach, CA	2021-05-15
Linda Mackenzie	Redondo Beach, CA	2021-05-15
Suzette Thompson	Redondo Beach, CA	2021-05-15
Marco Papa	Redondo Beach, CA	2021-05-15
Sheri Fejeran	Redondo Beach, CA	2021-05-15
sam silberman	Valencia, US	2021-05-15
Patrick Molina	San Antonio, US	2021-05-15
Kevin McCarron	Redondo Beach, CA	2021-05-15
Jessica Kenahan	Redondo Beach, CA	2021-05-15
Alex Trevizo	Pasadena, US	2021-05-15

<b>Name</b>	<b>Location</b>	<b>Date</b>
Tonya McKenzie	Redondo Beach, CA	2021-05-15
Peyton Williamson	Farner, US	2021-05-15
Erika Robinson	Redondo Beach, CA	2021-05-15
Margie Cozzens	Torrance, CA	2021-05-15
Christine McClain	Redondo Beach, CA	2021-05-15
Suzanne Khan	Redondo Beach, CA	2021-05-15
Climeth Bush	Redondo Beach, CA	2021-05-15
Paul Moses	Redondo Beach, CA	2021-05-15
Joseph Kenahan	Redondo Beach, CA	2021-05-15
Kathy Mazza	Redondo Beach, CA	2021-05-15
Karrin McCarron	Redondo Beach, CA	2021-05-15
Kevin Britton	Fullerton, CA	2021-05-15
Marina Mora	Redondo Beach, CA	2021-05-15
Martha Caballero	Aberdeen, US	2021-05-15
Vicky Krikelas	Redondo Beach, CA	2021-05-15
Sheri Berke	Redondo Beach, CA	2021-05-15
JERI BOLDISSSR	Redondo Beach, CA	2021-05-15
Sharon Gray	Los Angeles, CA	2021-05-15
Patrick Hopkins	Redondo Beach, CA	2021-05-15
Elizabeth Cowart	Redondo Beach, CA	2021-05-15
Travis Turner	Mcdonough, US	2021-05-15
Lorena Franco	Zapopan, Mexico	2021-05-15

<b>Name</b>	<b>Location</b>	<b>Date</b>
Susan Essenmacher	Redondo Beach, CA	2021-05-15
Gemma Steib	Redondo beach, CA	2021-05-15
Shelley Whyte	Newbury Park, CA	2021-05-15
Edie Ziegler	Los Angeles, CA	2021-05-15
Faustino Martinez	Cleveland, US	2021-05-15
Cyvia Lewis	Redondo Beach, CA	2021-05-15
Lisa Laguna	Los Angeles, CA	2021-05-15
Laura Marshall	Redondo Beach, CA	2021-05-15
Susan Fasano	Hermosa Beach, CA	2021-05-15
Susan Jimenez	Hermosa Beach, CA	2021-05-15
Logan Lewis	Redondo Beach, CA	2021-05-15
Molly Jimenez	Hermosa Beach, CA	2021-05-15
Victor Tonelli	Redondo Beach, CA	2021-05-15
Jennifer Mastin	Redondo Beach, CA	2021-05-15
Kristen Quinn	Redondo Beach, CA	2021-05-15
Stephen Palik	Hermosa Beach, CA	2021-05-15
Susan Cooper	Redondo Beach, CA	2021-05-15
Debbie Smith	Redondo Beach, CA	2021-05-16
Jenny Bullen	Redondo Beach, CA	2021-05-16
Isabel Borgese	Redondo Beach, CA	2021-05-16
Jacqueline Roberts	Gardena, CA	2021-05-16
Natasha Quinn	Manhattan Beach, CA	2021-05-16

<b>Name</b>	<b>Location</b>	<b>Date</b>
Diana Francisco	Gardena, CA	2021-05-16
Isabella Fedel	Hagerstown, US	2021-05-16
Marye Savard	Marion, US	2021-05-16
Suzanne Bell	Redondo Beach, CA	2021-05-16
Daniel Franco	Redondo Beach, CA	2021-05-16
Mary Roberti	Norristown, PA	2021-05-16
Colin Smith	Redondo Beach, CA	2021-05-16
Alisha Z	Brooklyn, US	2021-05-16
Sadie Sloan	Redondo Beach, CA	2021-05-16
Kelly Duess	Los Angeles, CA	2021-05-16
Meen Ah Hwang	Redondo Beach, CA	2021-05-16
Irene DalCanton	Redondo Beach, CA	2021-05-16
Ray W Benning	Redondo Beach, CA	2021-05-16
Virit Butani	Los Angeles, CA	2021-05-16
Denise Comensky	Torrance, CA	2021-05-16
Katherine Strohlein	Redondo Beach, CA	2021-05-16
Maggie Healy	Redondo Beach, CA	2021-05-17
Audrey Hiemer	Redondo Beach, CA	2021-05-17
Taylor Farnsworth	Layton, US	2021-05-17
JOHNATHAN BRANDON	Redondo Beach, CA	2021-05-17
samantha palma	Riverside, US	2021-05-17
Brayant Martinez	Bell Gardens, US	2021-05-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
Chao-Wen Fang	Monterey Park, US	2021-05-17
Darlene Cunningham	Riverside, CA	2021-05-17
Ron Casimiro	Los Angeles, US	2021-05-17
Calin Chiorean	Redondo Beach, CA	2021-05-17
Lee Pai	Diamond Bar, US	2021-05-17
Adam Kaluba	Burleson, US	2021-05-17

**From:** Dawn Thompson

**Sent:** Tuesday, May 18, 2021 9:13 AM

**To:** Bill Brand <[Bill.Brand@redondo.org](mailto:Bill.Brand@redondo.org)>; Zein Obagi <[Zein.Obagi@redondo.org](mailto:Zein.Obagi@redondo.org)>; Todd Loewenstein <[Todd.Loewenstein@redondo.org](mailto:Todd.Loewenstein@redondo.org)>; Nils Nehrenheim <[Nils.Nehrenheim@redondo.org](mailto:Nils.Nehrenheim@redondo.org)>; Horvath.RBD3@gmail.com; Christian Horvath <[Christian.Horvath@redondo.org](mailto:Christian.Horvath@redondo.org)>; Laura Emdee <[Laura.Emdee@redondo.org](mailto:Laura.Emdee@redondo.org)>

**Cc:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>

**Subject:** May 18th Meeting

Dear Mayor Brand and council members

Your public has now spoken loud and clear. You can delete & ignore your social media pages all you want but the truth has been spoken by YOUR public. We are asking/demanding that you do not allow the majority of the housing to be built in NR and you must go back to the drawing board for a more equitable split. Your public tongue lashing of the only woman on the council is appalling and for you Mr. Brand not to step in and tell the other council members enough is enough is yet another disappointment of your actions. Council continues to try to bring up charts to say that 90277 has more overcrowding than 90278 however those same charts appear to also show that NR" occupants per household" is a much greater number than 90277. That said, those NR 3-4 persons per household are all registered voters who voted you into office assuming you had their best interested at hand and based on your actions over the past few months with regard to both the Homeless shelters and the new housing requirements being shoved all in North Redondo I can assure you many of those voters have now had a change of heart on who is representing Redondo Beach as a whole! Remember as you say over and over "We are 1 Redondo" so its time you all start showing it.

Mr. Obagi, please stop acting like an environmentalist. It is not your job to cram down the throats of Redondo Beach residents FALSE and unsubstantiated evidence of "Higher traffic, Smog, sustainable living, climate change... where is your documented evidence??? What true and independent reports have you provided to the community or what documents have you brought to these meetings backing up your claims?

You have beaten your "Environmentalist" horse to death it's time to move on and do your real job and represent the residents of North Redondo in a better fashion. Your now public (both on Nextdoor and Facebook) Tongue lashings of your community on social media will for sure be your demise I can assure you! You can delete those posts but apparently you are not aware that the person who created those same posts still has record of each and every comment 😊

Instead of criticizing fellow council members CM Emdee & CM Horvath for their 100% transparency on Social Media so they can get the word out to their neighbors on important issue impacting their quality of life, why not take a page from their playbook. I would suggest the other council members actually follow their lead.

I respectfully ask yet again that you ALL go back and reconsider the current option putting the majority of housing in NR. You can do a better job! Earn back the respect of your community while there is still time!

Lastly, it is a proven fact that life goes full circle and I am a true believer of Karma.....so when you wake up in the morning and say to yourself "Why is this happening to me" your answer will be because you turned on your community!

"What goes around comes around" or "as you sow, so shall you reap"

Respectfully,

**Dawn Thompson**

From: Fred fasen  
Sent: Tuesday, May 18, 2021 12:05 PM  
To: CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
Subject: Re: land grabs

Hi

It's too late to have stopped Kensington or Legardo but please we need to stop 1. Ukrainian takeover over AES 2. Unknown takeover of BCHD 3. Smaller footprint for new construction at Catalina Coffee I watched last meeting and trying to fill square lots with round pegs looks daunting .

I moved here 45 years ago because I found peace ... now outsiders want to steal 'our' land for their profits, please protect us,,, please Thank you Fred Fasen

Sent from my iPhone

**From:** Fred Fasen  
**Sent:** Tuesday, May 18, 2021 12:05 PM  
**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>  
**Subject:** Re: zoning

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.

Fred Fasen  
Redondo beach  
Sent from my iPhone

**From:** Fred Fasen

**Sent:** Tuesday, May 18, 2021 12:06 PM

**To:** CityClerk <[CityClerk@redondo.org](mailto:CityClerk@redondo.org)>; Bill Brand <[Bill.Brand@redondo.org](mailto:Bill.Brand@redondo.org)>

**Subject:** Re: zoning

I am opposing 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 life of Redondo.

Fred fasen

1103 opal

Redondo beach 90277

**From:** Wally Marks

**Sent:** Monday, May 17, 2021 5:57 PM

**To:** Zein Obagi <[Zein.Obagi@redondo.org](mailto:Zein.Obagi@redondo.org)>; Zein Obagi <[Zein.Obagi@redondo.org](mailto:Zein.Obagi@redondo.org)>; Laura Emdee <[Laura.Emdee@redondo.org](mailto:Laura.Emdee@redondo.org)>; Christian Horvath <[Christian.Horvath@redondo.org](mailto:Christian.Horvath@redondo.org)>; Nils Nehrenheim <[Nils.Nehrenheim@redondo.org](mailto:Nils.Nehrenheim@redondo.org)>; Todd Loewenstein <[Todd.Loewenstein@redondo.org](mailto:Todd.Loewenstein@redondo.org)>

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

**Subject:** Kingsdale North - Wally Marks

Hello Councilmembers.

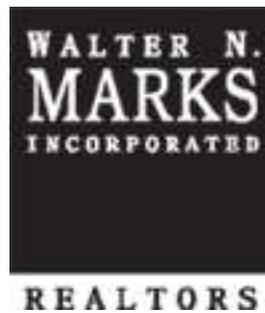
I am asking for your consideration in revisiting the May 11, 2021 Nehrenheim motion with respect to land use plan and map.

Attached is my ASK, if you will, as well as an aerial view of the parcels which constitute the area known as, 'Kingsdale North.'

Thank you. Wally Marks

Wally Marks  
WALTER N. MARKS, INC.  
Helms Hall of Fame  
8758 Venice Boulevard, Suite 100  
Los Angeles, CA 90034

Helms Hall of Fame  
8758 Venice Boulevard  
Los Angeles, CA 90034  
Telephone: 310.204.1865  
Facsimile: 310.836.2208  
wally@wnmrealty.com



Walter N. Marks (1903-1997)  
Founder  
Walter N. Marks, Jr. (1930-2009)  
Walter N. Marks III

## **Redondo Beach Council Members**

*Monday, May 17, 2021*

From: Wally Marks

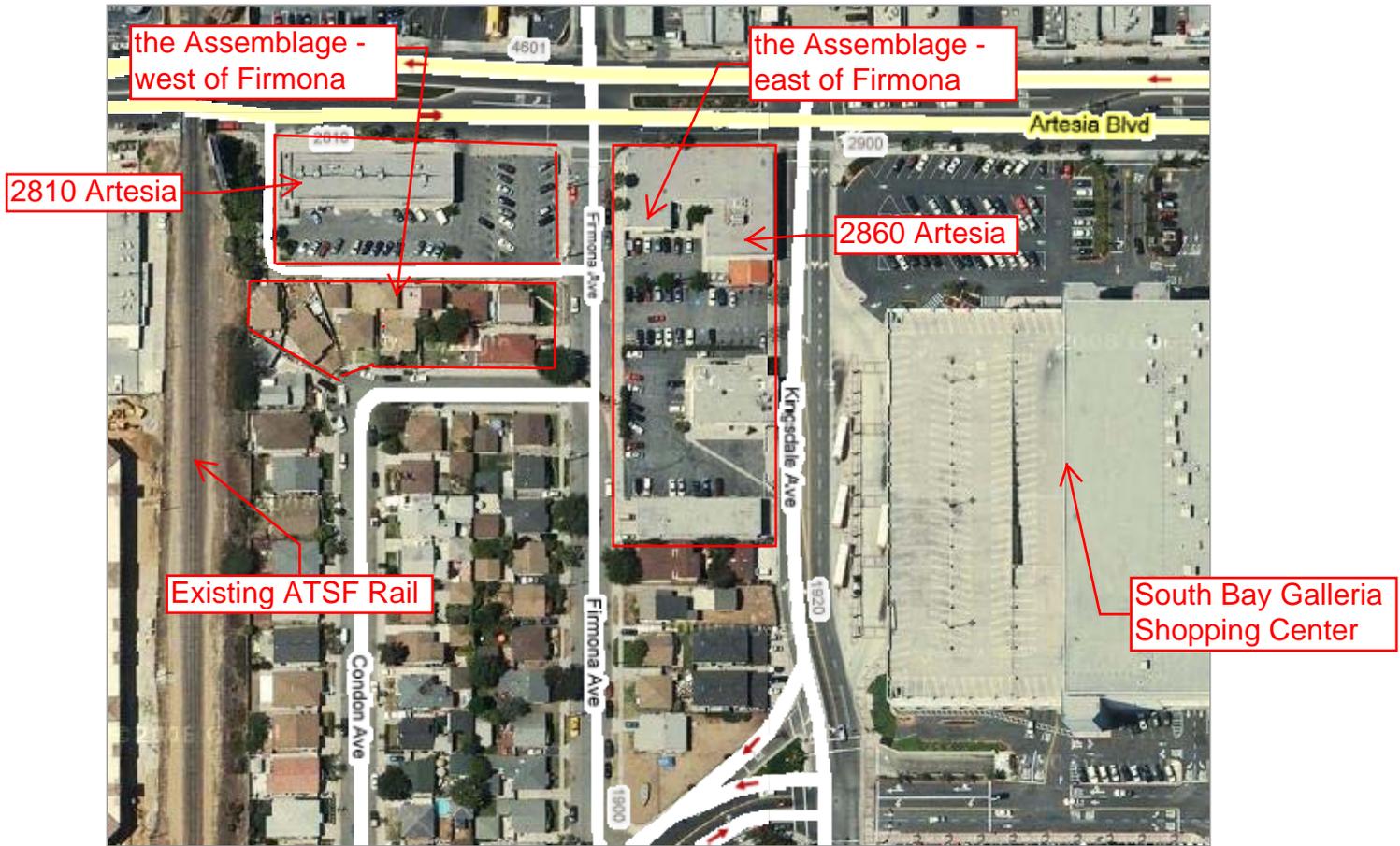
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On Tuesday May 18, 2021, with the 4<sup>th</sup> Council meeting addressing the General Plan, (land use plan and map) update, I am sharing my ASK for assembled commercial and residential parcels in the area known as Kingsdale North. Attached is an aerial view of the parcels of note (view or print in color).

### 1. The ASK

- a. We have an actionable site, one that can create needed housing, while maintaining commercial along the Boulevard, all within the current time frame cycle.
  - i. We have no other partners and have decades of real estate experience creating and maintaining iconic properties.
  - ii. The assemblage can be approximately 2.75 acres.
- b. Floor Area Ratio (FAR): 1.50
- c. 45 Dwelling Units per Acre
  - i. To include affordable units at one or two income levels (if possible, per the policy), plus the market rate units.
- d. Create a green belt, a buffer zone, basically a privately owned and managed, publicly accessible park (dawn to dusk), (the "Park"), on the south side of our collective parcels fronting the neighboring homes in the Kingsdale area.
  - i. This Park might be 40 feet to 60 feet in width and run approximately 200 feet in length (east-west), parallel to Condon Avenue.
- e. Allow residential overlay on commercially zoned parcels
- f. Maintain or replace commercial space at same or greater level and get a 20% increase in density
- g. Create a TOD project, a true mix of uses of commercial and residential with ample open space and amenity rich, with attention on mobility options for residents, tenants and patrons at the nearby future transit hub at the Green Line (C Line) Station.

Google Maps Address



Walter N. Marks, Inc.  
 2810-2860 Artesia Boulevard  
 "Kingsdale North"

Wally Marks  
 310-204-1865 (o)  
 310-678-5524 (m)