

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

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEM

PUBLIC COMMUNICATION

Khatirah Nazif

From: Holly Osborne [REDACTED]
Sent: Tuesday, May 18, 2021 2:15 PM
To: Eleanor Manzano; CityClerk
Subject: Non Agenda Item, for the Blue folder; SB 478 for May 18, 2021

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Khatirah



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

Dear Eleanor:
Please put these comments in Blue folder items.
Thanks
Holly

There are many disturbing bills in the Senate right now that would have a negative effect on Redondo; here is one more.

Proposed Bill SB 478

SB 478 by Scott Wiener says that any lot zoned for 3-7 houses has to allow a FAR (Floor Area Ratio) of 1.0; and any lot zoned for 8-10 houses has to allow a FAR of 1.25. (This bill does not apply to single family lots or duplexes; so it basically does not apply to R2 lots.)

But it could have a **very bad effect on R3 lots**. And Redondo has quite a number of "3 on a lots", The bill says that you cannot have lot coverage requirements, or setback requirements if they prevent a FAR of 1. Redondo has setback requirements and some open space requirements.

What would this mean? I have checked the FARs of many R3 lots on Zillow.com (random check); the FARs ranged from about 0.65-0.9. Then I saw a very recent one that had a FAR=1. But this lot was an exterior lot, so it did not have to have a driveway, since all units had access to the street. I do not believe any of the older interior lots have FAR = 1.

So, suppose you live on an "three on a lot", with the traditional setbacks, and an older lot next to you was finally sold. A developer could put 3 on that lot, with no setbacks. It would stick out like a sore thumb; and it most certainly would have no appreciable green coverage on the street side, although yours would. It would negatively affect your property.

I have written to Sen. Wiener asking that the bill not apply to R3 lots. I got no response. Write him as well, and cc Ben Allen.

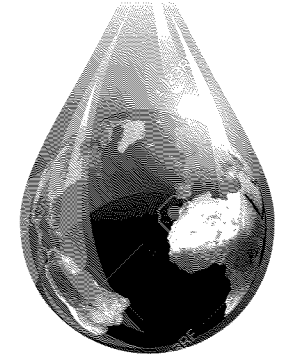
Ben Allen is Scott's friend, and Senator Allen's office in North Redondo is right among the R3s.

Ben.Allen@sen.ca.gov; and call his office: (310) 318-6994, (916) 651-4026

Ask Senator Allen to Oppose SB 478.

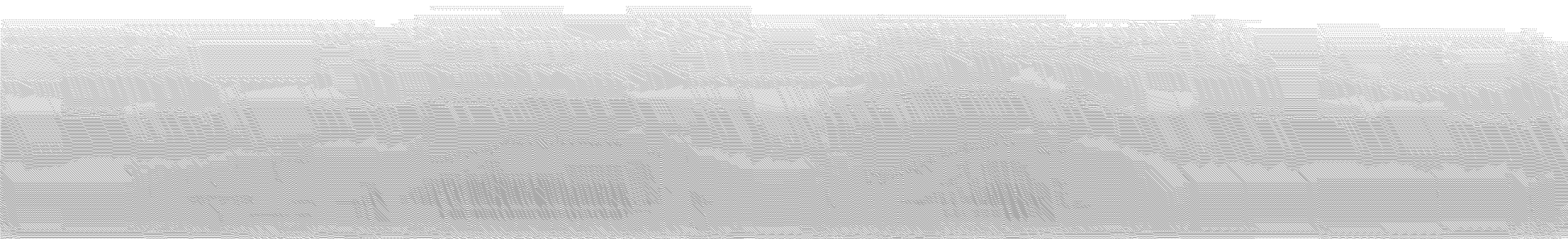
Holly Osborne
Redondo Beach

P.S An article in Monday's May 17 LA Times on designing nice low-rise high density housing described the contrasting phenomenon perfectly. It talks about ".commercial real estate developers, whose ideas of density tend to be based on a single principle - how many dollars they can squeeze out of every square foot - with little regard for green space or other community needs. (Case in point: those sad, blocky duplexes and triplexes jammed into islands of tree-less concrete.)"



Water Wise Garden

2021 Silver Award Project
By Kendall Buss



Why a water wise garden:

Issue: Drought is a recurring issue in California due to our climate. Water conservation and the efficient use of California's water supply are major priorities for the State.



Reference: California Department of Water Resources

The majority of all water in Redondo Beach is used by residential consumers.

- More than half of that amount is used to water gardens & lawns.
- Reducing the use of water and fertilizers will help protect the quality of our local ocean.
- The conservation of water today will help ensure the supply of water for future generations.



Reference: City of Redondo Beach Civic Green

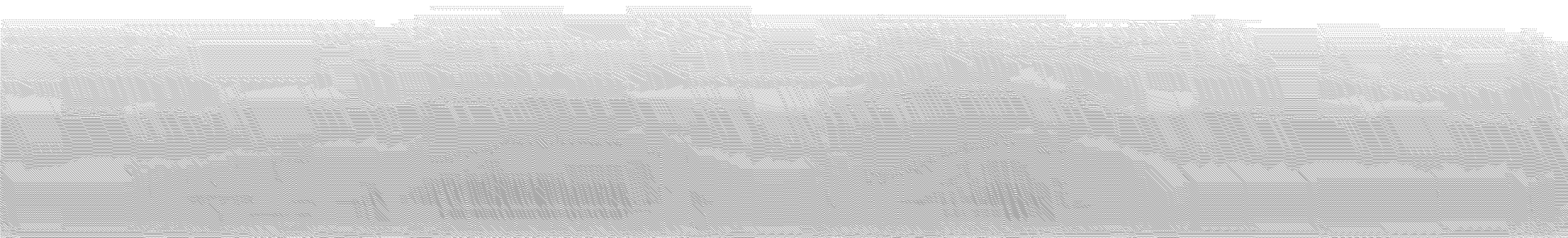
Solution:

Educate residents about conserving water by planting drought tolerant plants.
Create a water wise garden with a variety of drought tolerant plants in a public area.
People will see how beautiful a yard can be with drought tolerant plants.

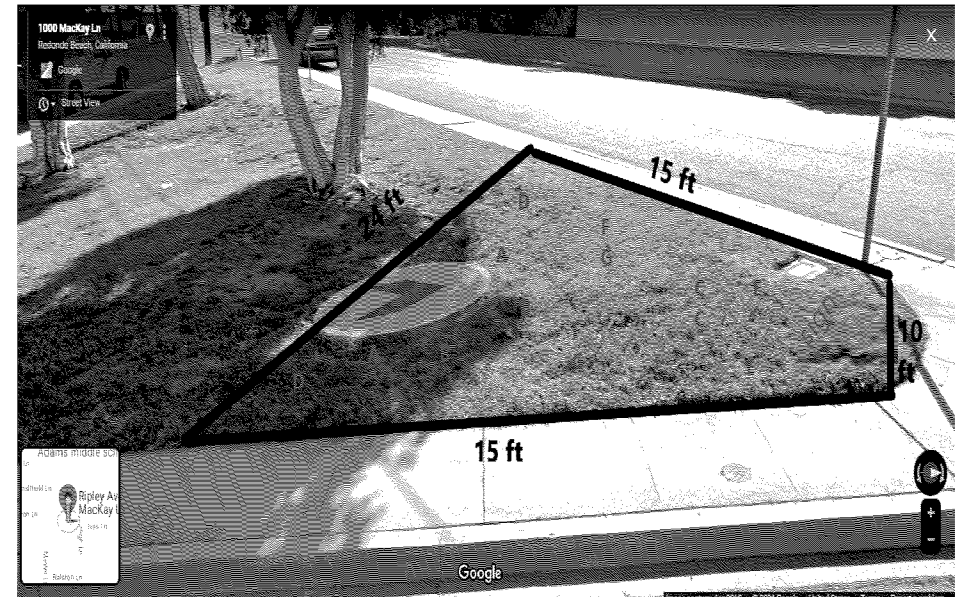
Ways to conserve water outdoors:

Replace your grass/turf with water-wise plants

Plant drought-tolerant/resistant plants and trees



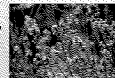
Planning and location



Potential plants: A. Yarrow



B. Lavender



C. Catmint



D. Rosemary



E. Blanket Flowers



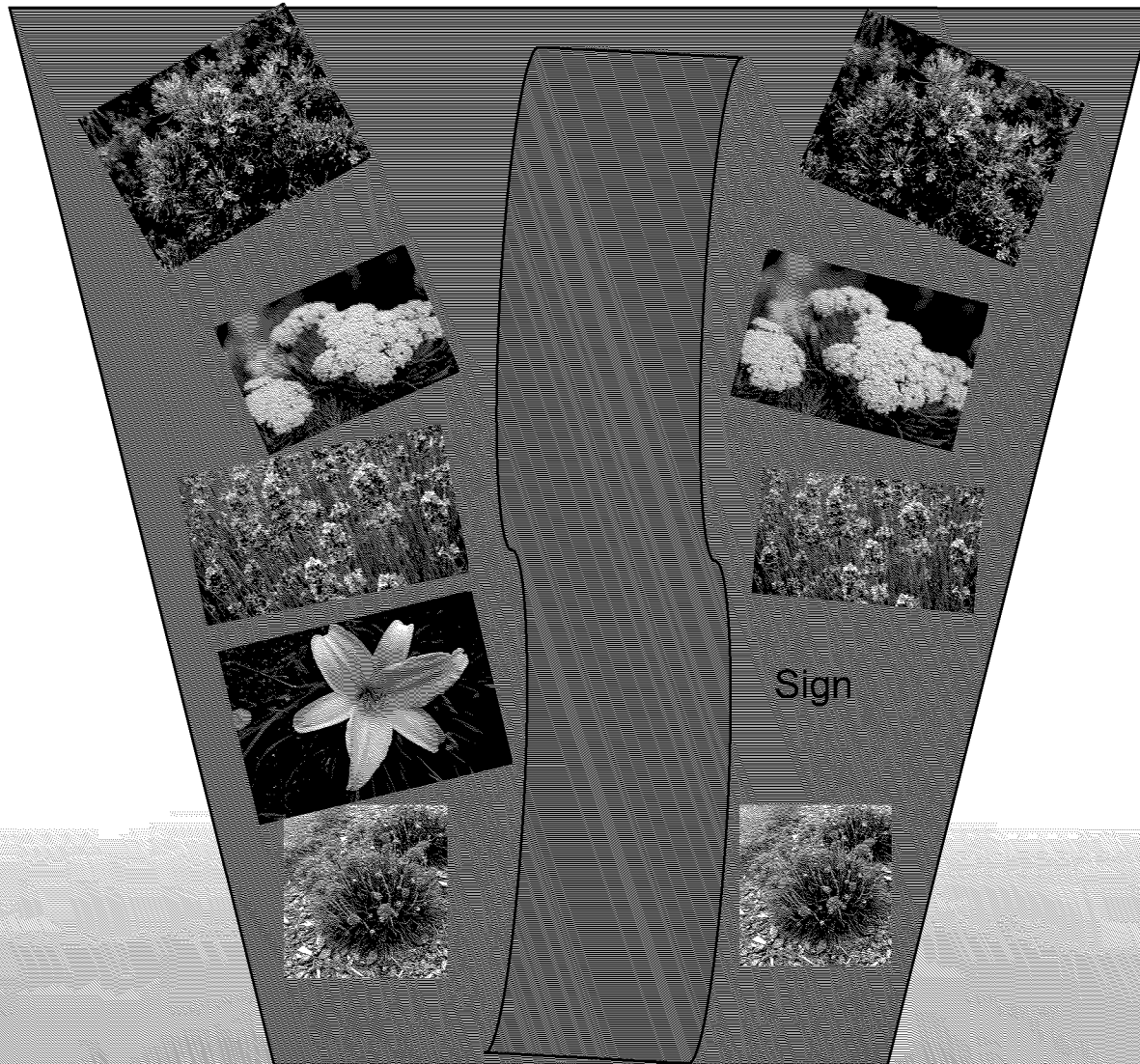
F. Daylily



G. Sage



Layout

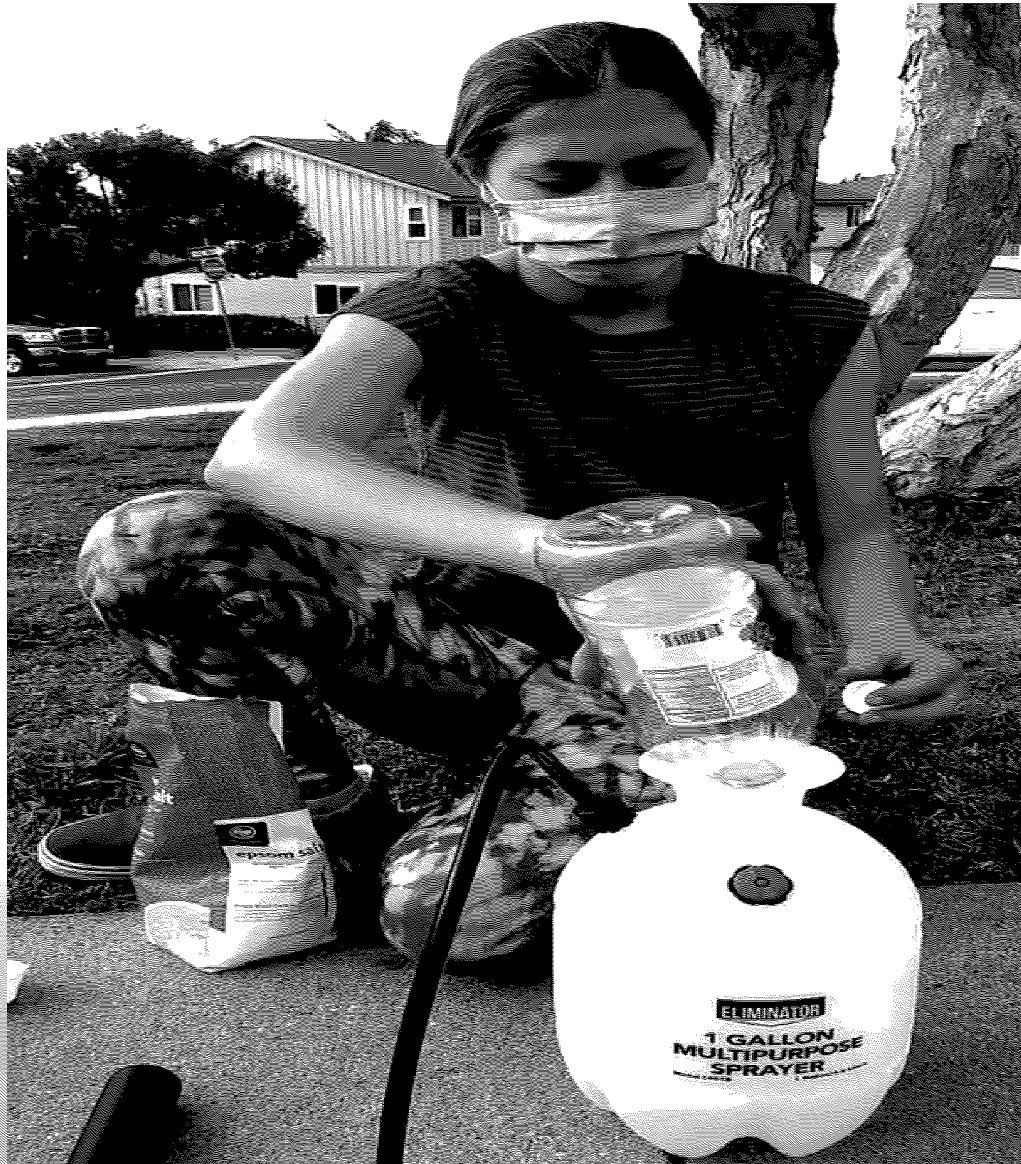


Possible Plants:
Trailing Rosemary
Yarrow
Lavender
Sea thrift
Day Lily
California Buckwheat

Sign



BEFORE



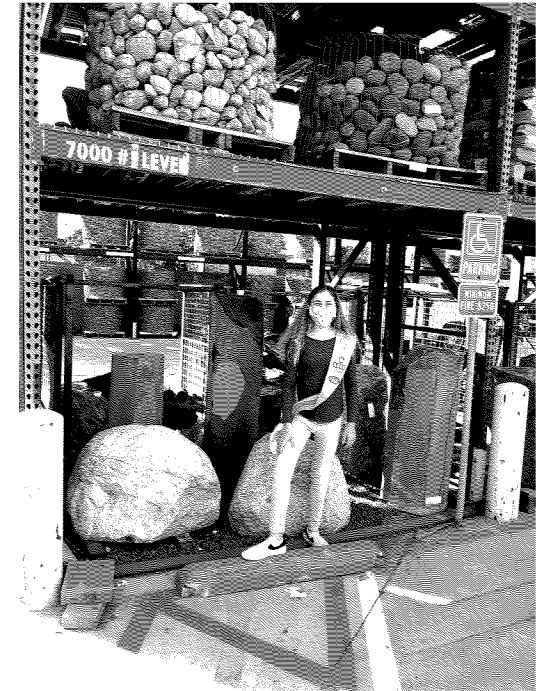
WEED CONTROL

Non-toxic Weed Killer





*More
weeding*



Thank you to Sepulveda Building Materials for all of the donations!



CREATING THE PATH OUTLINE





Hardscape



**Thanks to Devil Mountain Nursery and
Torrance Wholesale Nursery**

PLANTING



Thank you Kellogg Garden Soil





Bush Monkey Flower (*Mimulus aurantiacus*)

Sea Thrift (*Armeria maritima*)

French lavender

English Lavender

Bulbine Frutescens- Yellow

Santa Barbara Daisy (*Erigeron karvinskianus*)

Yarrow: Common , Island Pink, Paprika

Trailing Rosemary

Day Lily: Pretty in Pink

California Fuschia

Salvia: Hot lips, Indigo Spires, Love and Wishes

Sea Breeze (*Erigeron glaucus*)





BEFORE

AFTER

COMMENTS FROM THE COMMUNITY



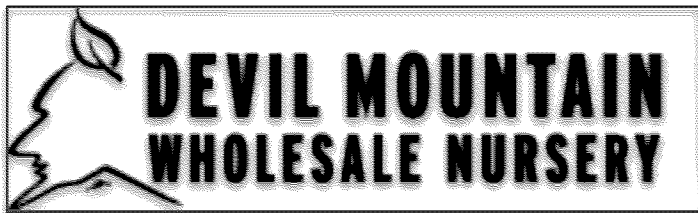
Thank you it looks so nice.

LOVE this is great.

Thank you. It looks beautiful.

I drive by everyday and this warms my heart.

Thank you to the following businesses for their donations:



Torrance Wholesale
Nursery

"TONS OF QUALITY"
EST. 1960
Sepulveda
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