

DEIR comments

JC Conyne <jcconyne@gmail.com>

Mon 1/4/2016 12:29 PM

To: Katie Owston <Katie.Owston@redondo.org>;

To whom it may concern:

I am writing to register my dismay at the scope of the massive CenterCal waterfront project. The idea that our beautiful harbor is scheduled to be packed with view-blocking development containing too much retail in a region where malls are already plentiful and face ongoing challenges is utterly insane. We do not want or need yet another hotel or a seaside movie theater in our community, either. PC151-1

And yes, it is a mall, shills claims notwithstanding. CenterCal builds nothing but malls, and companies do not invest \$300 million straying from their core competency. PC151-2

Revitalization on our waterfront is going on right now, and should be allowed to continue in a coast and community-friendly fashion. As has been pointed out elsewhere, just some of those improvements include:

- Tarsans shop opened
- Expanded parking lot for Bay Club
- \$4.7M bike track and landscaping
- Shade Hotel nearing completion
- Parking lot at former Triton dirt lot
- Totally refurbished Redondo Hotel
- New ground floor interior for Crowne Plaza
- Portofino hotel refurbishment
- Portofino Marina replacement
- Refurbished all Seaside Lagoon facilities
- Meistrell Brothers Statue
- Extended hand launch boat ramp
- Harbor mooring field
- Seal barge
- Harbor Patrol building
- R10 restaurant
- Paddlehouse
- A Basq restaurant
- Slip bar and restaurant
- King Harbor Brewery tasting room
- Barney's Beanery
- Demolition of old octagonal building
- Refurbishment of Redondo Landing
- Boat hoist refurbishment
- Refurbishment of Marina apartments
- Grant submission for new boat ramp
- Grant submission for Seaside Lagoon
- New management of Pier Plaza - now cash flow positive

PC151-3

We do not want a repeat in Redondo Beach of the negative impact a CenterCal mall has had on local small businesses in Tualatin, OR: PC151-4

<http://tualatinlife.com/new/wp-content/uploads/2014/07/54-CenterCal.pdf>

Finally, I live in District 1, where our Council member must recuse himself from discussions on the waterfront development project--the Number 1 issue facing this city--due to conflicts (plural) of interest. As such, I find him useless to his constituents and believe he is making a mockery of the position. He should resign immediately. PC151-5

Please acknowledge receipt of these comments, and mark me down as a resounding "No!" on the matter of community "support" for this ridiculous waterfront sellout and obscene, steroidal overdevelopment. PC151-6

Kind regards,
John Conyne
1506 S. Catalina Ave.
Redondo Beach, CA 90277



CenterCal's Impact on Local Businesses

BY JUDITH ERICKSEN

Master Narayan has taught hundreds of kids and teens since he opened Taekwondo World in 1993. He is kind and patient. He is a true teacher. He has wisely counseled his students to “not waste your time, your mind

on the video games. Get outside. Exercise your body. Be active.” Also, “listen to your parents, they love you and want what is best for you.” He helped raise many strong and confident young men and women, including my son and daughter.

Then I've had the privilege of knowing Yunna, the owner of Cheer Me Up Coffee. Every Wednesday morning during Hazelbrook's late start, my son and I would have a weekly breakfast date at Cheer Me Up. Yunna knew what to make, our “usual”. Before we'd leave, she'd sneak a treat into Sam's lunch for later. I've had this time with Yunna and my first son starting in 2004, then with my daughter Sydney, then now with Sam. That equals nine years of standing breakfast dates with my children and Yunna. She is a friend to many.

this summer, Grampy's, Cheer Me Up, and TaeKwonDo World will have to decide to close or move. Payless Shoe Source will close at the end of the year. CenterCal might try to justify the sudden rent increase by saying that these existing businesses would benefit from the increase traffic flow and beautification; therefore, they could afford the substantial rent increases, but the rent was raised *before* the end of construction, sending some out of business *before* they could see any of these benefits.

Publisher's Note:

When Judith and Michael Ericksen sent me an e-mail about the high volume of businesses closing as a result of the increased rents in our area, particularly with CenterCal tenants, I forwarded it to Centercal's GM, Chad Hastings. The gist of his reply is below. There is a certain “survival of the fittest” that occurs in all retail, and perhaps that's all there is to it, which Mr. Hastings alludes to, but there is also the point he brings up, that local consumers play a role in this by determining where to shop. Could we, as local shoppers have made a difference? Could our City Government have done anything to protect these smaller, locally owned businesses?

Most people I speak to seem genuinely excited by the new retailers coming to our area as well as the makeover of the entryway to our city, but there is always a back story. Hopefully this article from a local, caring family, along with the comments from CenterCal might enlighten all of us to both sides of this topic. — JC

“At CenterCal we ensure that the community gathering spaces we create are more than merely shopping centers, but are places to congregate and appreciate the beauty of Tualatin, which is why we include fountains, walking paths, statues, fire pits, beautiful landscaping and other amenities to our centers.”



Some local tenants have decided to vacate. As with any business, some thrive and succeed and others do not. This does not happen as a result or decision of the shopping center owner only, but is decided by customers and where they determine to shop. We know that new tenants coming to Nyberg Rivers are highly anticipated and will provide an excellent opportunity for all of our shops to be showcased as an entryway into our beautiful City. I also know that as a result of these highly anticipated tenants such as Cabela's, New Seasons and Home Goods, our existing tenants will have the opportunity to capture increased traffic and new customers. Our goal is to help facilitate a successfully operating center, where each of our customers and tenants alike can benefit from and reach any goals or aspirations they set for themselves.”

— Chad Hastings, CSM - General Manager, Centercal Properties, chastings@centercal.com

Tualatin has wonderful people who own small local business that have made our city feel close and intimate. They helped create our community. I'm sure each resident can tell a personal story connected to our downtown stores, their owners and their employees.

When the city announced that Cabela's and New Season's would replace Kmart, everyone was excited. When they said that Jiggles would be plowed over, everyone was thrilled. Since these were “cool” stores, not like Sherwood's Walmart, no one thought anything about the other small businesses that would also be figuratively plowed over. No one protested. As soon as the ground broke, the rent went up drastically on most of the small businesses directly on it's lot, across from Nyberg Woods, and then soon after, across the street next to Jack in the Box. El Sol Latino, Perfect Ten Nails, Ace Dry Cleaners, and two other small shops have already closed their doors. Curves and Sylvan Learning Center have already moved. Once their leases expire

CenterCal Properties manages all the property. They have priced our small businesses out. I am sad that the city did nothing to protect them. I wish we would have done more to protect and keep them too. It was our responsibility as a community and we failed them.

I believe these hardworking people who have contributed so much to my family and to my city, deserve to be recognized, respected and thanked.

I appreciate you all. I wish you could stay. Our community will miss you.



Michael & Judith Ericksen are parents of four incredible children. They have lived in Tualatin for 16 years. Their adult children are musicians and teachers; their other two attend Tualatin High School. They like to ski/snowboard, play whichever sport is in season, hike, bike, and spend as much time as possible on the coast.

Water Front Project Draft Environmental Impact Report

Greg Diete <surfsidecubs38@gmail.com>

Tue 1/5/2016 3:44 PM

To: Katie Owston <Katie.Owston@redondo.org>;

Cc: Sean Scully <Sean.Scully@redondo.org>;

 4 attachments

Scan 1.pdf; Scan 2.pdf; Scan 3.pdf; Scan.pdf;

Ms. Katie Owston.... Please confirm receipt. Thanks..... Greg Diete.... 310-292-9019

PC152-1

Ms. Owston
katie.owston@redondo.org

Re: Water Front Project Draft Environmental Impact Report

It is hard to believe that the "mammoth" size of this Water Front Project per the DEIR has no significant impact to King Harbor/Pier area and the surrounding communities.

PC152-1
 cont'd

I think, if the developer, CenterCal, had been honest with the people who attended the public meetings at the Redondo Beach Performing Arts Center many of these questions would not be necessary.

The public meetings with the developer and young student architects became a different "development" at the very last meeting with roads, tall walls of concrete garages and an 800' long hotel added. Everything was kept "flat".... two dimensional, CenterCal never produced the simple 3 Dimensional model they had promised to the public. The public was not permitted to speak or ask any questions at this last meeting. After that last meeting CenterCal went into "hiding" so to speak. World famous architect Frank Gehry worked with cardboard models of the projects he designed. The "public" deserves the promised 3-D model.

PC152-2

Why does the DEIR find no significant "Public View" blockage/elimination from this 500,000 square foot commercial development with two multi-story garages for 100's and 100's of vehicles?

PC152-3

Instead of costly mammoth garages, half empty most of the year..... have a private valet parking system during peak times. Later on.... if the Water Front Project is wildly successful a parking garage could be part of the AES site development.

PC152-4

Why does the DEIR not find "Public View" blockage/elimination from Harbor Drive, the Linear Park at Diamond St. and Veterans Park? The DEIR Figure 2-8 shows 900' of Harbor Drive with only a 120' wide potential Ocean view corridor, because of the SCE easement. Ocean views from the Linear Park are blocked by Building F and Veterans Park Ocean views are blocked by the parking garage and Hotel.

PC152-5

Why is this 6,800 page, \$1,000,000+ DEIR void of any building and parking structure height elevations except for possibly the Conceptual Site Plan Figure 2-8?

Why does the CSP Fig. 2-8 shows "height" numbers that are less than 1/16" in height and can barely be read with a magnifying glass?

What does T.O.P. on CSP Fig. 2-8 mean?

Why do at least eight buildings/structures have "heights" that exceed the "2010" Measure G 45 foot height limit?

PC152-6

Does the CSP Fig. 2-8 showing a 55' 0" T.O.P. number on the PIER garage comply with Measure G? How does the CSP Fig. 2-8 PIER garage plus the height of vehicles parked on top comply with Measure G?

Does the height of the 1978-80 Ron Saffren Development (PIER Plaza) plus the existing PIER garage on which it is built comply with Measure G?

Ms. Owston
katie.owston@redondo.org

The California Coastal Commission in a public hearing with the developer of PIER Plaza came to an agreement on the height of the buildings being built there.

PC152-7

What is the height of the DEIR proposed Harbor Drive parking lot? Does this parking lot have below grade parking levels like the Sheraton Hotel across the street?

Why does the CSP Fig. 2-8 not provide building heights for the 800' long "Hotel?"

Why does a 6,800 page, million dollar plus DEIR, paid for by the "developer," go to such extremes to hide the negative impacts of this Water Front Project?

PC152-8

What would the grade level of the extended Pacific Avenue be relative to the existing adjacent Ocean Club and the Village Condominium residential buildings?

PC152-9

Why does the DEIR find no significant health impacts to the residence living in the Ocean Club Apartments and the Village Condominiums from the extension of Pacific Avenue to Torrance Blvd.? None of these units nor do the Sea Scape's have air conditioning. All these residents are "Green" and dependent on the Ocean breeze for cooling. In the 40 year+ history of the Ocean Club and Village Condominiums there has never been vehicle traffic from Pacific Avenue there.

PC152-10

Why not use an automated "Green" trolley system to accomplish an improved circulation system in the King Harbor/PIER complex instead of extending Pacific Avenue?

PC152-11

Where will all of the delivery and trash trucks that come with this 500,000 SF development go? I could not find it in the DEIR.

PC152-12

Does the DEIR Figure 3.1-22 show "dark sky" lighting that doesn't shine into residential apartments and condominiums adjacent to a proposed Pacific Avenue road connection to Torrance Blvd.?

PC152-13

Why does this Water Front DEIR reduce the size of the existing recreational facilities?

PC152-14

Why are the number of existing parking spaces for trailered boats being reduced by 30%?

PC152-15

What visitor boat slips are available for Marina del Rey and Long Beach yachtsmen? I was not able to find them.

PC152-16

Why is the existing "Sea Side Lagoon" being down sized by 50%?

PC152-17

Why is the wooden "day" boat fishing pier with "Polly's" and the Bait Shop being eliminated?

PC152-18

Why does the DEIR find no significant impact on recreational opportunities when boater's parking and the "kids" Lagoon are being down sized?

PC152-19

It takes a real stretch of one's imagination to see how this project possibly adds any open space, recreational opportunities and keeps the existing "public" Ocean views.

PC152-20

Ms. Owston
katie.owston@redondo.org



Why does the DEIR not account for the impact that the future development of the 50+ acre AES power plant site will have on Redondo Beach residence quality of life? The AES site development in the future could add another 12,000+ vehicle trips.

BR
PC152-21

If the AES site design put a parking garage on the east side of Harbor Drive, it'd save priceless Ocean views on Harbor Drive.

Why does the DEIR find no significant impact from 12,500 additional daily vehicle trips generated by the Water Front Project? Did the DEIR conduct any of these traffic studies on a typical summer weekend?

PC152-22

How does rental office space and a movie theater on the Water Front enhance the "public's" experience of the beautiful California coastline and help keep these priceless Ocean views?

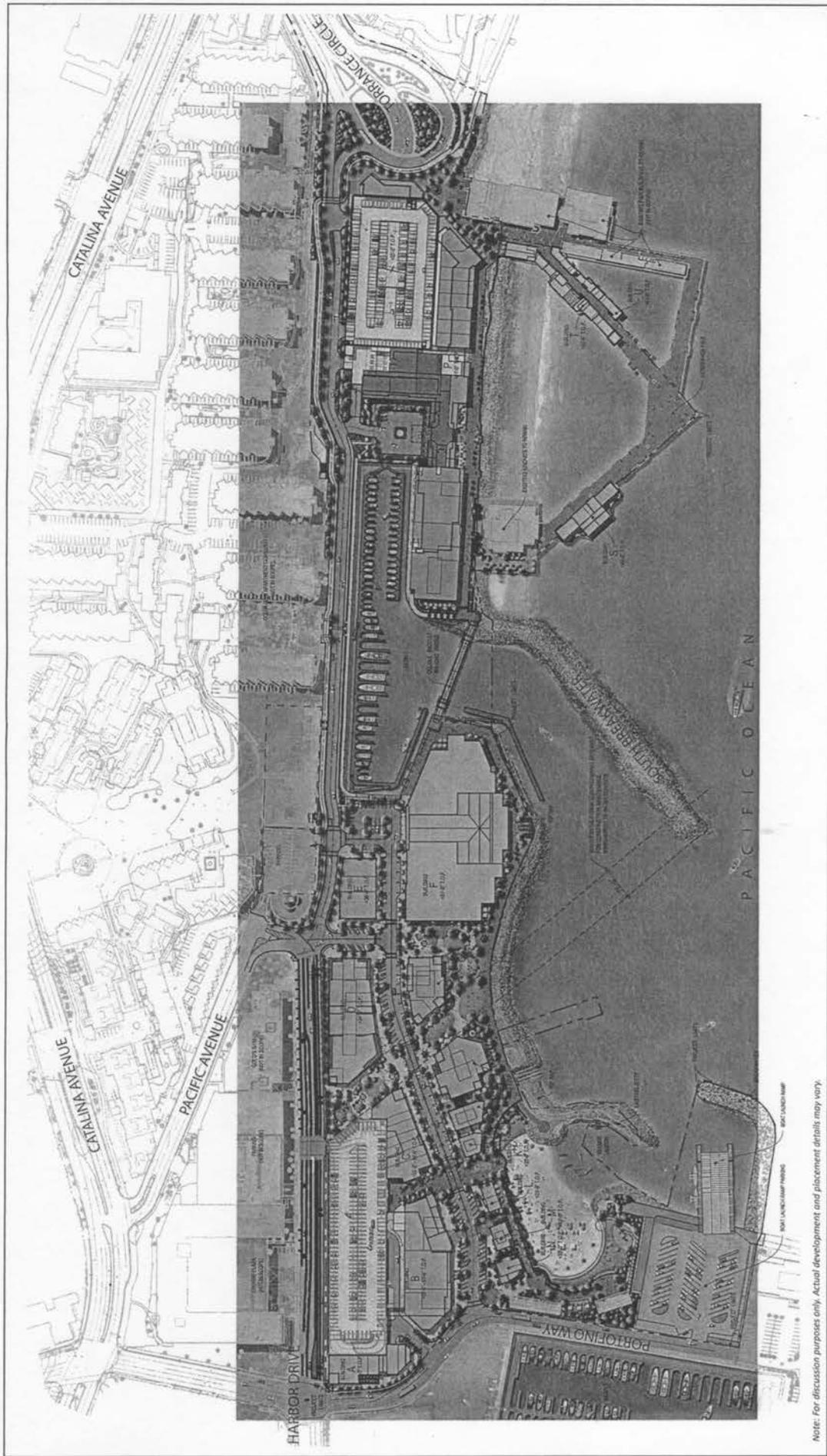
PC152-23

In reviewing this DEIR I was reminded that the California Coastal Commission guidelines basically state that the beauty and splendor of the California coast naturally exists, and is not enhanced by building more concrete structures at the beach.

Sincerely Greg Diете, 645 Paseo de la Playa #202, Redondo Beach.

Please acknowledge receipt of my Water Front Project DEIR questions and comments.

Thank You.



Note: For discussion purposes only. Actual development and placement details may vary.

Source: Thomas, Callison, 2015



The Waterfront Draft EIR

Figure 2-8
Conceptual Site Plan

Save little pier

Steve Collins <steve@diligentmedia.com>

Sat 1/16/2016 12:05 PM

To: Katie Owston <Katie.Owston@redondo.org>;

Hi Katie,

My family has been enjoying the little pier for decades. I take my 10 year old their to fish. I'd hate to see it go.

PC153-1

Thanks,
Steve Collins
Lifelong Redondo Beach resident

Support for the Waterfront Redevelopment

Christopher Kreidel <incadinka@mac.com>

Sat 1/16/2016 9:58 AM

To: Katie Owston <Katie.Owston@redondo.org>;

Hello Katie,

Assuming you are bombarded by these, I kept this simple.

The reasons I am in favor of the Waterfront redevelopment presented by CenterCal:

- Show community support for the many business owners and boaters who are in favor of the redevelopment.
- Bring back the residents who have stopped visiting the pier because it has deteriorated over the years.
- Avoid further deterioration of the parking structure and pier due to age and severe weather.
- No reasonable alternative has been presented.

PC154-1

Thank you.

Truly,
Christopher Kreidel
Redondo Beach, District 3

I support the Waterfront Revitalization Project

Capraro, Donna <donnacap@ucla.edu>

Sat 1/16/2016 9:39 AM

To: Katie Owston <Katie.Owston@redondo.org>;

I am a long time tax paying resident of the South Bay most recently 11 years in Redondo Beach. I love this community and I fully support the Waterfront Revitalization Project. Our community needs this.

Many Thanks,

Donna Capraro

Fwd: Waterfront

Taylor Wolfson <taylor@thewaterfrontredondo.com>

Wed 1/6/2016 4:40 PM

To: Katie Owston <Katie.Owston@redondo.org>;

Katie,

Below is a comment we received that would be good for you to put on record as a Waterfront DEIR comment.

Best,
Taylor

----- Forwarded message -----

From: **Jack Hall** <jshall1988@gmail.com>

Date: Tue, Jan 5, 2016 at 2:50 PM

Subject: Waterfront

To: info@thewaterfrontredondo.com

We have recently moved to Redondo Beach and California not much before. Our decision was greatly based on access to the waterfront area and coastline via walking. No one is against "renovation" of existing facilities however when you start building and changing "right of ways", such as the proposed continuation of existing streets, it begins to effect residents negatively. We came from one of the most well planned communities in south Florida (Pelican Bay in Naples), which prioritized "renovation" in the correct order 1-environment 2-residents 3-everything else! We ask that this be considered and that the addition of ANY new public streets be removed from the project.

PC156-1

We Remain, Jack & Shanna Hall

Sent from my iPhone

**M. Dennis Dinneen
1908 The Strand
Hermosa Beach, California 90254**

January 14, 2016

Miss Katie Owston
Project Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Re: Redondo Beach Sports Fishing Pier

Dear Miss Owston,

Though I am a resident of Hermosa Beach I needed to offer my thoughts concerning the Redondo Beach Waterfront Development.

First let me say I am basicy in favor this very much needed development! Though I have questions concerning some of the numbers I have seen. Not being a resident of Redondo I am reluctant to enter into the fray but wish Redondo the best.

PC157-1

I'm told that part of the change in the project is to remove the Redondo Sports Fishing Pier. For forty five years I have been using the Redondo waterfront for running, walking, dinning, swimming, fishing, whale watching and much more. One of the major attractions to me has been the fishing pier where I took my kids to catch their first fish, where I took my kids and out of town visitors to whale watch, where we used day boats or were boated out to the old barge to fish. I've used Polly's for breakfast since it opened many years ago. So I have many fond memories of the fishing pier. I am not alone, in this message, when I say to remove that pier would be a great disservice to our community.

PC157-2

Sincerely,



M. Dennis Dinneen

M. Dennis Dinneen
1908 The Strand
Hermosa Beach, California 90254

SANITA CLARITA, CA 913

36 JAN 2016 PM 7 1



Miss Katie Owston
Project Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

90277289493

90277289493

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Alice Murphy and Brenden Villalobos
Organization (optional): _____

Address: 2257 1/2 250th St. Lomita, Ca 90717

Zip Code: _____

Phone (optional): 978 413 9659

E-mail (optional): alicewmurphy@gmail.com

Comments on Draft EIR:

I very much would like a change at the Redondo Pier. I moved here 10 years ago from Boston and there, they do alot to preserve their buildings and parks to allow walking around to be pleasant and stimulating. To me, preservation isn't just keeping things the same. It's about updating materials but keeping the same design/style for historical charm. At the pier, I feel preservation is lost. Even though some of the same businesses are there (which is great) they have not been maintained which makes the pier kind of depressing to walk along. The beach alongside the pier (to the left of Barney's) is constantly being trashed by the people who do a beach day there and the stores on the pier do not sell anything desirable. I like Tony's but the rest of it looks like fast food and junk stores. So when people say they don't want retail at the beach, anything

PC158-1

(Please write on the back if you need more room)

Please drop the completed form into the box marked "COMMENTS" or mail to:
Katie Owston, Project Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

Comments may also be submitted via email to katie.owston@redondo.org.
All comments must be received no later than 5:30 p.m. on January 19, 2016.

Comment continued:

looks more desirable than the stores that are currently there. Although I'd prefer it be no retail at all and just restaurants, ice cream shops and recreation, I understand there may have to be some retail to help bring in people. It would be great if the retail is something like Riviera Village. So although I prefer the pier to be recreational/restaurant only, I'm all for the waterfront plan with a few exceptions (less dominant boutique hotel and less retail) But otherwise the plan looks great.

PC158-1
cont'd



LOS ANGELES CA 90008

15 JAN 2016 PM 11 L

Alice Murphy

Katie Owsten
City of Redondo
415 Diamond St.
Redondo Beach, Ca
90277



90277289615

Southwest Anglers, Inc.

21838 Grant Ave.
Torrance, CA 90503



A Hunting and Fishing Club

President: Phil Honomicht
Vice President: Matt Mehegan
Treasurer: Luiz Diaz, Jr
Executive Secretary: Geoff Gilbert
Recording Secretary: Willie Cajiao
Sergeant At Arms: Joe Chavez

We the members of Southwest Anglers (a local sportsman's club founded in 1938) are pleased and excited to hear the planners of the Redondo Harbor small craft boat launch are seeking public comment for this project. All of the active members (about forty-five of us) are year round ocean fishermen. Many are boaters with years of small craft experience. All of us agree that the boat launch ramp is needed here at Redondo Beach. Our other launch options are much further away and more inconvenient than Redondo's central location. Based on the seven boat launch options presented, we unanimously recommend the **two lane** ramp proposals for the following reasons.

1. **Safety and easing congestion:** Obviously two lanes can handle more traffic than a single lane. Fishermen tend to leave at the same time early in the morning and return to port at the same time later in the day, according to tide movements. A single lane launch ramp will result in slower launches and cause boats to stack up waiting to come in. Many boats idling in a crowded harbor affect all traffic in the harbor, not just at the ramp. This is a very real safety concern.
2. **Parking:** The two lane launch ramps have provision for forty parking spaces, double that of a single lane ramp. We consider this additional space necessary for what we think will be for current demand and more importantly, future needs. It should be noted that there are forty nine parking spaces for the two public boat hoists, an indication of earlier planning consideration. Unfortunately only one hoist is operational with size and weight limitations. It is also only open for a part of the day. Parking restricted to only twenty spaces will be a detriment making Redondo less attractive to use by the local boating community. Who will come if there isn't enough parking when it is needed? The result would be to discourage the public from ocean access through Redondo Beach Harbor.
3. **Value:** A two lane ramp offers better value for the extra cost of building two lanes instead of only one. It allows for more access and use of the harbor facilities and more potential revenue for local businesses. More use will hopefully encourage more interest in boating, boat ownership, and other recreational use of the area around Redondo Beach harbor. We want Redondo Beach to be the boaters' harbor of choice for use, prompting growth with more interest in fishing and boating in general.

PC159-1

As for location, a two lane ramp at either Mole A, C, D would depend on traffic and tidal surge conditions. We did not see any analysis of this in the Draft EIR and would opt for the safest location provided it doesn't delay the project many more years.

PC159-2

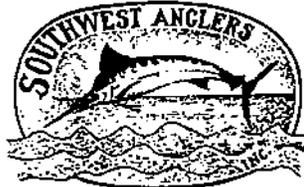
We hope our comments and recommendations, based on our boating experience and fishing in these local waters will help the planners in making the best decision.

PC159-3

Sincerely,
The members of Southwest Anglers



Southwest Anglers, Inc.
21838 Grant Ave.
Torrance, CA 90503



A Hunting and Fishing Club

President: Phil Honomichi
Vice President: Matt Mehegan
Treasurer: Luiz Diaz, Jr
Executive Secretary: Geoff Gilbert
Recording Secretary: Willie Cajiao
Sergeant At Arms: Joe Chavez

Phillip Honomichi
MATT MEHEGAN
Luiz Diaz, Jr
JOSEPH RODRIGUEZ
LARRY BYNON
CHUCK MURREY
Chuck Hoy
DA LUCE

SOUTHWEST ANGLERS
Steve Koke
Michael Wadman
Scott Acuna
Alan Steven
James W. Heston
Mike Fisher
Geoff Gilbert
Mark A. [unclear]

Richard Lee
Robert Pasche
Tom Zuyala

JERRY EDWARDS
Steven R. Farmer
Jim William
CAROL FRENCH
LARRY ROJAS

Bing Metzger
Richard [unclear]
Larry [unclear]



Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: STEVEN & KATHLEEN DAVIS

Organization (optional): _____

Address: 357 CAMINO de las COLINAS, REDONDO BEACH

Zip Code: 90277

Phone (optional): 213-925-7895

E-mail (optional): stevedd@pachell.net

Comments on Draft EIR:

Please see attached.

PC160-1

(Please write on the back if you need more room)

Please drop the completed form into the box marked "COMMENTS" or mail to:
Katie Owston, Project Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

Comments may also be submitted via email to katie.owston@redondo.org.
All comments must be received no later than 5:30 p.m. on January 19, 2016.

January 9, 2016

Comments on Water Front Development Proposal

As a marina tenant at the Portofino Marina for the last 8 years, we have come to know and love the harbor and all its unique environments. We participate in sail boat racing, fishing, and cruises to Catalina Island. We bring friends and family down to the harbor and pier frequently and enjoy the many eating and drinking options available. We have especially enjoyed some of the new establishments at the pier to include, King Harbor Brewing, the Slip, and the new Basque Restaurant. We also enjoy going over to Barney's Beanery for lunch or El Torito for taco Tuesday. In short, we enjoy and use the amenities available at the pier today and wish to see the laid back funkiness of the pier preserved.

The supporters of the water front project have described the pier as despicable and filthy and not a place that locals frequent. This is an unfair characterization and contrary to our own personal experience. Yes, there are areas of the pier that need maintenance and repair and yet, there are many days during the summer when the pier and adjacent beaches are filled to capacity with people. However, from the developer's perspective, these people are not the right people because number one, they don't spend much and because number two, they are not coming from the more affluent local community. This project is not catering to the causal beach goer but seeks to replace "freeloaders" with paying customers, i.e. it is all about the money and not about public access.

We are opposed to this project because it seeks to destroy the grimy and gritty with the sleek upscale homogenized corporate store fronts that we have everywhere else. We are opposed to this project because it destroys what is real and replaces it with phony. We are opposed to this project because it is too massive and will certainly result in increased traffic.

As far as the location for a new boat ramp goes, if the water front project does not go through, as we believe it should not, then there is no need to build a boat ramp. However, if the project does go through, then the boat ramp should be located somewhere within the foot print of the new development since that is the only area where we have a clean sheet. Every other proposed location would have significant impacts to other interest. Locating the boat ramp at mole A would displace the yacht club and locating the ramp at mole B would impact harbor patrol operations. Since the need for a boat ramp is being caused by the proposed water front development project, the developer should be required to fulfill this need rather than pushing the ramp into some other area of the harbor.

PC160-1
cont'd

PC160-2

Steven and Kathleen Davis

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: _____
 Organization (optional): Jessica Ibarra A Basq Kitchen, International Boardwalk
 Address: ~~509-5~~ 136 N. Boardwalk International Boardwalk
 Zip Code: _____
 Phone (optional): 310-376-9215
 E-mail (optional): _____

Comments on Draft EIR:

Please consider alternative #5 to keep businesses on the International Boardwalk until the end of their lease term. ~~Business owners have made an investment in Redondo and need time to~~

PC161-1

(Please write on the back if you need more room)

Please drop the completed form into the box marked "COMMENTS" or mail to:
 Katie Owston, Project Planner
 City of Redondo Beach
 415 Diamond Street
 Redondo Beach, California 90277

Comments may also be submitted via email to katie.owston@redondo.org.
All comments must be received no later than 5:30 p.m. on January 19, 2016.

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: _____
Organization (optional): _____

Address: Areta Fielstrg

Zip Code: 90277

Phone (optional): 310 800 4549

E-mail (optional): aret.fielstrg@gmail.com

Comments on Draft EIR:

I like this project very much!!!

PC162-1

(Please write on the back if you need more room)

Please drop the completed form into the box marked "COMMENTS" or mail to:
Katie Owston, Project Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

Comments may also be submitted via email to katie.owston@redondo.org.
All comments must be received no later than 5:30 p.m. on January 19, 2016.

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Denys Andron

Organization (optional): _____

Address: 565 Esplanade #314 (Redondo Beach)

Zip Code: 90277

Phone (optional): 310-316-7185

E-mail (optional): _____

Comments on Draft EIR:

I'm wondering how you make money on the commercial shops proposed when many are now not doing well, we need people to come to Redondo Beach for what they come here for the ocean scenery wild life not to shop

PC163-1

(Please write on the back if you need more room)

Please drop the completed form into the box marked "COMMENTS" or mail to:
 Katie Owston, Project Planner
 City of Redondo Beach
 415 Diamond Street
 Redondo Beach, California 90277

Comments may also be submitted via email to katie.owston@redondo.org.
All comments must be received no later than 5:30 p.m. on January 19, 2016.

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name:
Organization
(optional):

DAVID BRADY
LOCAL FISHERMAN

Address:
Zip Code:

1704 POINSETTIA AVE
90266

Phone (optional):
E-mail (optional):

Comments on Draft EIR:

— Regarding Boat Ramp

1. One lane ramp unsafe. Must have two lanes at least to function safely

PC164-1

2. ~~B~~ EIA doesn't adequately discuss boat safety.

3. South Turning Basin safest location

(Please write on the back if you need more room)

Please drop the completed form into the box marked "COMMENTS" or mail to:
Katie Owston, Project Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

Comments may also be submitted via email to katie.owston@redondo.org.
All comments must be received no later than 5:30 p.m. on January 19, 2016.

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: KEITH ARNOLD

Organization (optional): _____

Address: _____

Zip Code: _____

Phone (optional): _____

E-mail (optional): arnoldkeith38@gmail.com

Comments on Draft EIR:

I thoroughly support the project but
I did not speak.

PC165-1

Keith Arnold

(Please write on the back if you need more room)

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Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: GLORIA ABERNATHY
Organization (optional): _____

Address: 700 ESPLANADE #27

Zip Code: 90277

Phone (optional): _____

E-mail (optional): _____

Comments on Draft EIR:

TOO BIG - TOO MUCH TRAFFIC
REVISE WHAT'S THERE!
REORGANIZE GET BETTER ^{QUALITY} VENDORS &
USE SMALL EXPANSION BLS
NO THEATER !!! ← REDUNDANT

PC166-1

DON'T WANT MY ~~FE~~ EVER-INCREASING
TAXES TO INCREASE MORE
ON THIS PROJECT

(Please write on the back if you need more room)

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Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Lisa Youngworth

Organization (optional): _____

Address: 506 S Broadway

Zip Code: 90277

Phone (optional): _____

E-mail (optional): lisa_youngworth@hotmail.com

Comments on Draft EIR:

<u>Increased traffic concerns</u>	
<u>Overdevelopment concerns</u>	
<u>Boating/Marina - "drawbridge" not feasible</u>	
<u>Ocean Quality concerns</u>	PC167-1
<u>Boat ramps - lack of</u>	
<u>Too many buildings (views blocked) (Too high)</u>	
<u>Harbor access concerns</u>	

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Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Boyd Baker

Organization (optional): _____

Address: 424 Colee Miramar

Zip Code: 90277

Phone (optional): _____

E-mail (optional): _____

Comments on Draft EIR:

I want some version of the Waterfront plan to come to fruition.

PC168-1

Huge supporter of the current plan.

(Please write on the back if you need more room)

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Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: _____
 Organization (optional): _____
 Address: _____
 Zip Code: _____
 Phone (optional): _____
 E-mail (optional): _____

Comments on Draft EIR:

Please do not build ramp at KHYC. I have been a member for over 30 years. The area is just too small for a ramp. Also the storm once in a while do make a mess. The best option look like by polys on the pier. Please do not build at KHYC.

PC170-1

(Please write on the back if you need more room)

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Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Barbara Kelly
Organization (optional): _____

Address: 2418 Curtis Ave Unit A

Zip Code: 90278

Phone (optional): 562-881-1152

E-mail (optional): barakare47@gmail.com

Comments on Draft EIR:

Keep preparking structure (only rebuild it)
(no structure in front of hotels)

Seaside Lagoon: no opening to polluted harbor water + sea animals

swimming children in boat launch area (not good)

too crowded in narrow part of harbor

PC171-1

(Please write on the back if you need more room)

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Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name:
Organization
(optional):

Tom Jett

Address:
Zip Code:

103 S Juanita
90277

Phone (optional):

E-mail (optional):

tjett@earthlink.net

Comments on Draft EIR:

the EIR is accessed through a website with promotional presentation. For \$300 million why not a simulation virtual drive along streets involved in & around project area before & after.

PC172-1

(Please write on the back if you need more room)

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Redondo Beach, California 90277

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~~I like the looks
 of the plan.
 Although I don't think
 plan A will work~~

So I favor Alternative 2

RIB needs to date the

TAX bullet to retain

EXISTING character

The development approach will

NOT be economically viable

Richard Reilly

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Nancy & Jeff Redel

Organization (optional): _____

Address: 202 S. Lucia Ave #B

90277

Zip Code: _____

Phone (optional): _____

E-mail (optional): myony@yahoo.com

Comments on Draft EIR:

We are excited to see a revitalized waterfront w/ more shops and restaurants. However, we did not see anything to address traffic concerns on NB PCH prior to the Anita/ Herondo intersection. You address traffic on Herondo's Anita but the back up is always on PCH.

PC174-1

Consider making Waterfront way a pedestrian only promenade.

(Please write on the back if you need more room)

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 Redondo Beach, California 90277



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Comments

The Waterfront

Draft Environmental Impact Report (Draft EIR)



Name:

James Ecklund

Organization
(optional):

Boat Owner / Marina

Address:

20124 Wayne Ave Torrance

Zip Code:

90503

Phone (optional):

E-mail (optional):

james.ecklund@yahoo

Comments on Draft EIR:

I reject the EIR's recommendation that Mole A is the Environmentally Superior location. ^{for the boat ramp.} Access is difficult with 1600 feet to travel from Harbor Dr. There are 3 sharp turns and an S-curve to negotiate to reach Mole A. Also, because Mole A is land locked there is a limited amount of parking stalls available. Mole A has space for no more than 30 boat trailers. Mole A is attached to the seawall that experiences annual flooding. 30-40% of the boat traffic in the Marina passes mole A. The EIR is flawed as written and proves that a detailed study was not performed.

PC176-1

P.S. I hope the LA Times feels the same about a boat ramp on Mole A.

(Please write on the back if you need more room)

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Comments

1. Please listen to the residents of Redondo Beach! and charm
2. Keep the authenticity of the current businesses on the pier & the area
3. Redo the pier. Do not remove it.
4. Less concrete buildings like a tall office building on old harbor & Portofino
5. Do NOT take away the ocean views!
Building 3 stories on old harbor drive will take away the views east of old harbor drive.
6. What is the environmental impact on traffic. I do not want to read the 6800 page report. Let the public know what this proposal will do to traffic.
7. We will need more than 20 spaces for boat launch parking. Reducing the number to half of what we have now or reducing it at all is unacceptable.

PC177-1

PC177-2

PC177-3

PC177-4

COMMENTS

NO office structure on Portofino + Harbor
Keep Harbor open so all can see the ocean.

KEEP Buildings/businesses that give the Pier character - Captain Kidd's Polly's on the Pier are not concrete boxes.

CONCERN Hard to tell what three story structures are going to block

Density - Yikes!
Traffic - Yikes!

Listen to Redondo residents. We are concerned about this project and how our lives will be changed by this project. NO MALL-TYPE CONSTRUCTION OR FEEL is desired!!!!

COMMENTS

Boating

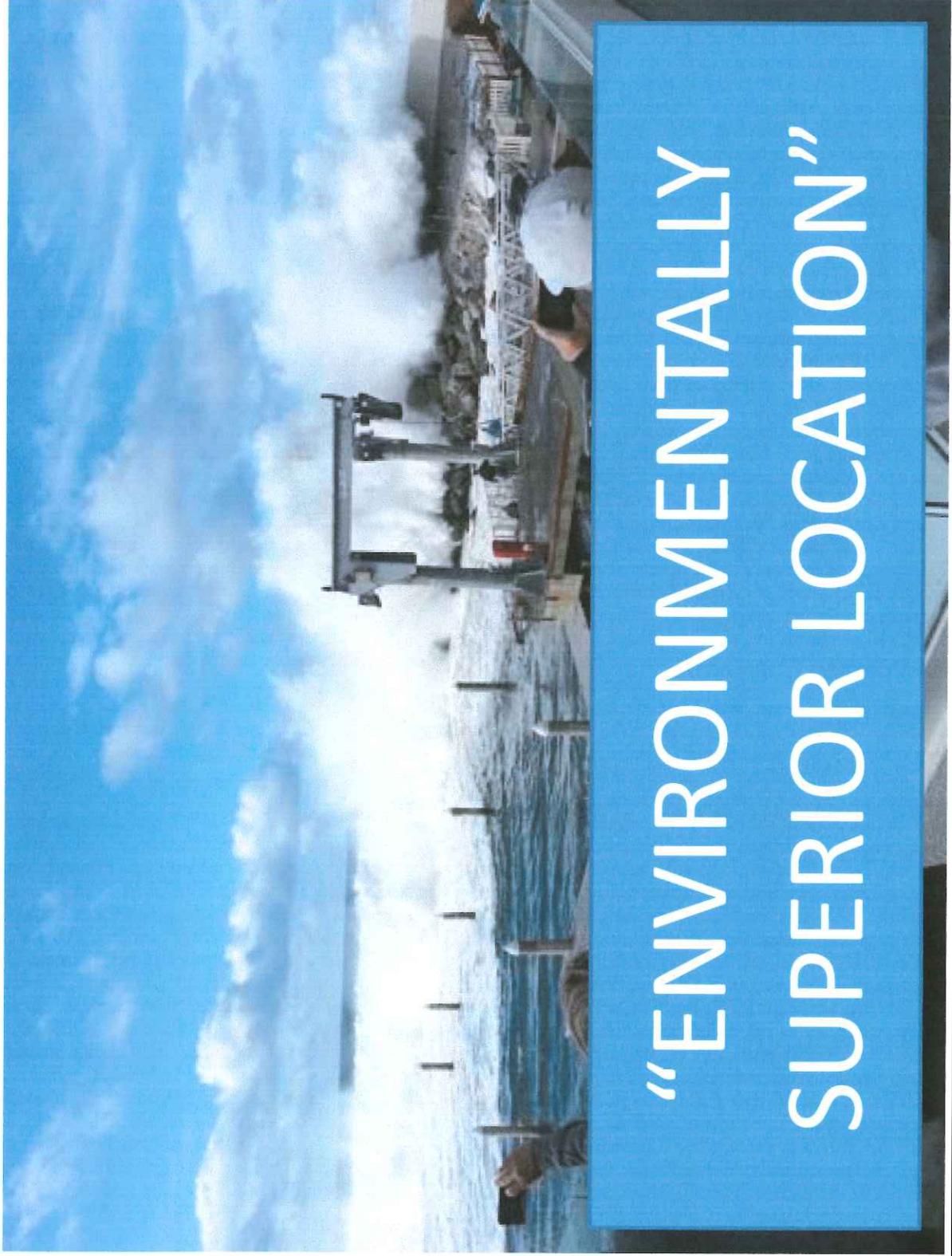
Launch ramp —

Keep enough spaces for day boaters

Guest spots near main areas for day/hourly visitors is a must — like those in Long Beach + now San Pedro.

PC178-2

Future Site of RB Public Boat Ramp / Fuel Dock



January 9, 2016

FROM JAMES ECKLUND

THE AUSTRIAN BICYCLE BRIDGE IS UGLY - CANNOT
NOT SEE OCEAN EASILY - TRY TO REDESIGN
TO GET RID OF "U" STRUCTURE FOR BRIDGE

W. ALLEGGER (310) 540-0822
90277

Need to scale back. This will
cause terrible traffic problems.

PC181-1

Beautify existing areas.

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Rescue Our Waterfront
Organization (optional): Diane Liberman
Address: 101 S. Guadalupe Ave, Redondo Beach, CA
Zip Code: 90277
Phone (optional): (424) 206-1466
E-mail (optional): diane.liberman@outlook.com

Comments on Draft EIR:

The EIR has 6 Flaws re-CenterCal Plan
① Traffic will increase over 12,000 cars per day
② Views: 45' tall structures will block 80% of views of Harbor on Harbor Drive (view from my house)

PC182-1
PC182-2

③ Recreational: Reduced number of trailer spots and less access for boater and swimmers

PC182-3

④ Noise: The increased traffic will increase the noise to all residents in South Redondo Beach and my neighborhood

PC182-4

⑤ Water Quality: Opening Seaside Lagoon will increase e-coli/fecal pollution in the Harbor

PC182-5

(Please write on the back if you need more room)

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Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: HAROLD DAVIDSON
 Organization (optional): RESIDENT
 Address: 611 N IRENK AVE # E
 Zip Code: REDONDO BEACH CA 90277
 Phone (optional): 310 480 3391
 E-mail (optional): haldml@hotmail.com

Comments on Draft EIR:

WHAT ADVANTAGE IS THIS PLAN TO RESIDENTS MOTHER NATURE AND THE INTERNET WILL MAKE THIS PLAN OBSOLETE IN TEN YEARS, YOU HAVE MANY SAFETY ISSUES WITH THIS NEW BYCYCLE PATH TRAFFIC IS A NIGHTMARE DON'T PUT THAT RAMP ON MOLE A, ITS A DANGEROUS AREA. (SEE ARMY CORP OF ENGINEERS REPORT AFTER 1988 STORM.) "THOSE WHO DO NOT STUDY HISTORY ARE DOOMED TO REPEAT IT."

PC183-1

David

(Please write on the back if you need more room)

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Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Allen Vick
Organization (optional): _____

Address: 211 Ave E
Zip Code: 90277

Phone (optional): _____
E-mail (optional): allen.vick@gmail.com

Comments on Draft EIR:

I support this project because it is what all of Redondo Beach needs	PC184-1
--	---------

(Please write on the back if you need more room)

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Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Yvonne Vick
Organization (optional): Resident - R.B.

Address: 211 Ave E.

Zip Code: 90277

Phone (optional): _____

E-mail (optional): yvonnevick@gmail

Comments on Draft EIR: RE Parking Structure

Reconstruction Location itself is no reason to deny this project. ~~The~~ The parking structure will be reconstructed because it's falling apart. The only alternative if we don't do the project of Center Lsc is to do it ourselves w/ Government Bonds which we the residents must pay for.

PC185-1

Please consider any alternatives for location but location issue is no reason to cancel or deny project.

PC185-2

I am in favor of the project.

PC185-2

(Please write on the back if you need more room)

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To Redondo Beach City Councilpersons and All Interested Parties:

1/9/16

I'm very concerned that our leaders are not thinking about real long-term planning for the future of the South Bay. Everyone knows that the entire waterfront area, which actually spans from PCH and Catalina to the Redondo Beach Pier, needs to be redeveloped, but the question is how to do it. What we do not need is a bunch of high-end retail stores and a glitzy-looking promenade. Despite the lengthy and complicated planning process, the current plans are woefully inadequate and short-sighted.

We already have a model for the entire area- all you need to do is study some local history. 100 years ago Redondo Beach was a tourism and recreation mecca. Thousands of people visited regularly to enjoy all the different beach and aquatic activities, including sailing, swimming, surfing and fishing. I truly believe that it can happen again.

And on a related point, ours is the closest harbor to the West End of that beautiful and important tourist destination, Catalina. Twin Harbors is growing fast and someday more of the island will be developed. Shouldn't we be thinking about providing future transportation and commerce needs, and the potential boon to local economies that could bring? Or should we just leave that to San Pedro and Marina del Rey?

Los Angeles is one of the world's great coastal regions, but frankly people don't take enough advantage of our wonderful coastline. I've spent much of my life in Southern California working and fishing on boats, and I'm constantly amazed that with a population of over 15 million there are so few people who regularly enjoy the water. Imagine how successful this community could be with the right vision, infrastructure, and marketing strategy. Redondo Beach could truly become "the playground of the Pacific!"

In closing, let me leave you with this question: do you want credit for going back to the drawing board and getting it done right? Or do you just want credit for getting it done? I'm worried that I already know the answer...

Sincerely,



Brian Hittelman
Redondo Beach
bripdr@yahoo.com

p.s. In a letter published recently in the local paper on this very subject, I detailed my ambitious vision for the waterfront. It has something for everyone: a restored wetlands, a wave park, a kiddie swim area, fresh and saltwater pools (remember the Plunge?), sportfishing/sailing/paddling amenities, as well as commercial and residential property. With lots of fundraising and public/private partnerships, I hope and believe it can be done!

PC186-1

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: _____
Organization (optional): _____

Address: _____

Zip Code: DON'T WANT MORE JUNK MAIL

Phone (optional): _____

E-mail (optional): _____

Comments on Draft EIR:

AS A 40⁺ YEAR RESIDENT OF REDONDO, I
OBJECT TO TURNING REDONDO BEACH INTO ANOTHER
GHOST TOWN - LIKE THE FAILED PROJECT ON TOP OF
THE PARKING STRUCTURE.

WHEN I MOVED HERE, THERE WERE 3
MOVIE THEATERS IN THE MARINA AREA - ALL WENT
OUT OF BUSINESS.

PC187-1

WE WILL BE STUCK WITH ANOTHER LOUSER
[LIKE SAN PEDRO AND LONG BEACH] + MORE
CONDOS FOR REDONDO BEACH

(Please write on the back if you need more room)

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1. Mole A is a small footprint
2. Mole A is the most exposed to the harsh environment
3. Requires a diligent maintenance regiment to maintain safe useability
4. Requires a proactive replacement schedule (planning ahead) because of the harsh environment
5. Opening Mole A to more public access increases the risks for personal injury lawsuits because of the location and that it is not the safest area.

Evident by this weeks weather, the ocean has easy access to that part of Mole A. Harsh and unsafe.

How would the proposed fuel dock be protected from the 30ft waves crashing over the breakwater?

Mole C or D is a lot more protected from the weather and the ocean.

If you are planning on closing the boat launch ramp during bad weather, are you going to make sure all the boats are back in safely?

The opening of the Harbor to the Ocean is the farthest away from Mole A, so the public boats launched have to go through all the traffic of: King Harbor Marina boats, Port Royal Marina boats, Portofino Marina boats, beginning sailers and all the sailing lessons that go on, the stand up paddlers, and the outriggers, and the transient moorings. All that traffic makes a very unsafe channel

Mole C or D has a lot quicker access to the Ocean. Public boaters want to get out to the ocean they do not come down here to go in the harbor.

Parking for the slips at King Harbor Marina would be more congested. A lot of the yacht club members with slips park in the clubs parking area. Will there be enough parking spaces for everyone?

The roads in the area of Mole A and on Mole A are very narrow and have tight turns. With the City just narrowing Harbor Drive by adding all the bicycle lanes, how do lots of boats on trailers get in and out safely.

Beryl is wide and straight already.

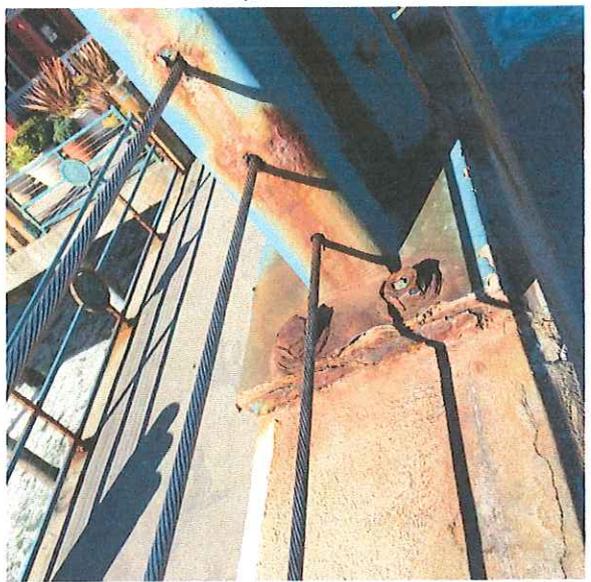
We have used large buses for events at the Club and they have a really hard time getting in and out on Yacht Club Way, Harbor Drive and 190th. 3 or 4 tries back and forth to get in and out.

Greg and Lynn Varnek
428 N Maria Ave
Redondo Beach, CA 90277
310 - 798-8744

Jan. 9, 2016

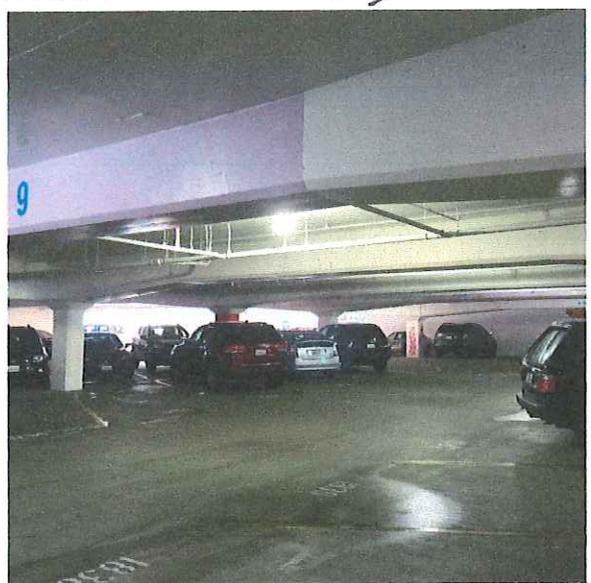
Water Front Project

City of Redondo Beach over the last 30 years has failed to maintain the PIER parking structure. The basic parking structure inside the structure looks okay.



The exterior facing the water shows signs of crumbling concrete could be saved with a "bond" issue. What structural engineer's determined the PIER parking structure needs to be razed and cannot be saved for much less money? Where do you find the structural

PC189-1



analysis for the destruction of the PIER parking structure?

Thank you. Greg Diete, sunsidecabs38@gmail.com

City of Redondo Beach
10000

Draft Environmental Impact Report Comment

Name: JEFF SALTER Organization/Business: Catalina Coffee Company
Address: 1104 Palm Lane, Redondo Beach, CA 90277
Phone: 30-871-5810 Email: Jeff.Salter@CatalinaCoffee.com

Comment:

I support the waterfront development.
It is urgently needed and a legal responsibility.

PC190-1

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: RENÉ SCRIBE
Organization (optional): _____

Address: 735 ESPLANADE R.B.

Zip Code: 90277

Phone (optional): 310 373 5120

E-mail (optional): _____

Comments on Draft EIR:

THE DRAFT EIR HAS NOT ADEQUATELY ADDRESSED THE FOLLOWING PROBLEMS WITH A MOLE A BOAT RAMP PROPOSAL:

1. TRAFFIC AT INTERSECTIONS OF HARBOR DRIVE, ~~HARBO~~ YACHT CLUB WAY, HERONDO STR & BIKE PATHS WOULD CREATE A VERY DANGEROUS CONDITION FOR BOAT & TRAILERS AND THE PUBLIC.

2. THE ACCESS ROAD TO THE PROPOSED "A" RAMP IS TOO NARROW, HAS A RIGHT HAND TURN VIRTUALLY IMPOSSIBLE FOR A CAR TOWING A DOUBLE AXLE TRAILER. I AM A BOAT OWNER WITH 50 YEARS TOWING EXPERIENCE (& COAST GUARD SEAMANSHIP) PC191-1, EDUCATION

3. THE PARKING & TRAILER PARKING AND TURNING RADII AT THIS LOCATION WOULD BE LIMITED AND DIFFICULT.

4. THE ^{PEDESTRIAN} BEACH TRAFFIC TO THE BEACH BETWEEN THE ROAD AND THE HARBOR COVE APARTMENT BY THE PUBLIC SHOWER IS HEAVY AND YOUNG OVER

(Please write on the back if you need more room)

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Redondo Beach, California 90277

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Comment continued:

CHILDREN RUN ACROSS THIS ROAD AND THE BLIND CORNER OF THE ADJACENT SEA WALL.

5. IN CONCLUSION, OF THE 4 POSSIBLE PUBLIC RAMP LOCATIONS THIS IS UNQUESTIONABLY THE WORSE, THESE FACTS ARE NOT OR ~~WERE~~ INSUFFICIENTLY ADDRESSED IN THE EIR.

PC191-1
cont'd

6. AS A 50 YEAR RESIDENT OF SOUTH REDONDO AND USER OF THE HARBOR FACILITIES I HAVE WITNESSED THE FREQUENT CLOSURE OF THE MOLE A ROAD DUE TO THE WEATHER ELEMENTS AS IT IS THE MOST EXPOSED SITE IN THE HARBOR.

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: _____
Organization (optional): VIRGINIA GONZALEZ

Address: 108 PALOS VERDES BLVD
Zip Code: REDONDO BEACH 90277

Phone (optional): _____

E-mail (optional): vgonzalez310@me.com

Comments on Draft EIR:

LIKES: - Community outreach
- Pedestrian bridges, bicycles access
- area for farmers market

PC192-1

DISLIKES: - LACK OF ^{REAL} (Honest) traffic study
- LACK of concern for the neighbors in the community

PARKING? Will you charge? How much? This will impact the neighborhood
- Structures are too high
- Redondo - is a "beach" community - beach, sand, water sports, fishing, SUP - water sports.

(Please write on the back if you need more room)

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Suggestions:

Take a look at what mistakes have been made by City pushing. - Since the late

60's-70's: Esplanade ruined w/ multiple hi-rise condo's - and no infrastructure added to these projects
Fast track to all the major projects in the City of RB

We need more infrastructure

We see promises, we see that each major project "will" add or widen streets. But this has not been carefully monitored.

ie: PCH @ Torrance Blvd,
(1993) 1950 PCH Project was to add a lane from project to PVBVD

- Please add traffic lanes, Please add 'park space' in and around these major projects.

- Please consider the residents

- Please don't add too high, too dense at our gorgeous Beach. Who are we:

The portofino boat launches, Surfing SUP fishing, long walks, Bikes, Skate - Not 2-3 story stops!!

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Dottie Lee (Esplanade resident for 44 1/2 yrs.)
Organization (optional):

Address: 535 Esplanade 302, Redondo Beach, CA

Zip Code: 90277

Phone (optional):

E-mail (optional):

Comments on Draft EIR: p. 1 of 4

- 1) I'm one of the residents who feel parts of your project won't work - will be a mistake - financially, aesthetically, emotionally.
- 2) I saw how adding buildings atop the present parking structure was pushed, only to watch as the project did NOT attract lots of restaurants & tourist sites, an expensive error.
- 3) Parking lot. The present parking structure does need replacing. I don't like the position of the new parking structure, but my biggest concern is for handicapped people. My friend, who I drive to Kincaid's, has COPD. After eating, she cannot walk far as much of what little oxygen she does have is being used for digestion. What is the city/developer going to do to help out handicapped people?

(Please write on the back if you need more room)

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Redondo Beach, California 90277

over →

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PC193-1

Dottie Lee, p. 2 of 4

Comment continued:

4) Pollys. Pollys does more than the new structures will: it takes advantage of the waterfront location. My now-deceased husband & I, our friends, & our out-of-town relatives & friends love Pollys: relaxing in the warm sun with the sound of waves lapping on nearby rocks; watching the sun sparkle on the water; seeing the peninsula & a bit of Catalina; watching the myriad types of boats from sail & power boats to peddle boats float by; seeing the tourist fishing boat return & fishermen with their catch walk down the pier; watching adults & children fish from the pier & great & night herons, pelicans & seagulls up close standing on the rail - a free show much better than one in a fancy theater & hotel that I probably will never be able to afford or inside a cement building.

5) Lagoon. Beyond having to see a wonderful place for children disappear, it's obvious a small, open beach in that location is a big mistake. That beach will become a wildlife sanctuary & trashy. Last week, walking in the sun by the area, I saw sea lions nearby - on a buoy, basking in the sun in the water & crowded onto a float. You open up that beach,

Cont.
on.
p. 3

Comments

The Waterfront

Draft Environmental Impact Report (Draft EIR)



Name:
Organization
(optional):

Dottie Lee (Esplanade resident for 44 1/2 yrs)

Address:

535 Esplanade 302, Redondo Beach, CA

Zip Code:

90277

Phone (optional):

E-mail (optional):

Comments on Draft EIR:

p. 3 of 4

and the sea lions will move there. Once there, being wildlife, they'll be illegal to move out. There goes the beach for swimming & children. Furthermore, oil from launching boats there & from boats under power on their way from the harbor to the ocean will make its way to the beach. After stormy surf, the bird poop from the seawall rocks will wash ashore to the beach.

PC193-3
cont'd

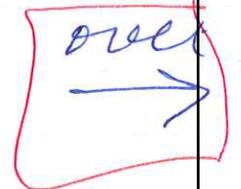
(b) Sports Fishing Pier. In one drawing in the EIR, the S. section of the present pier, now used for fishermen, isn't included. Does that mean the section will be deleted or that it will

PC193-4

(Please write on the back if you need more room)

Please drop the completed form into the box marked "COMMENTS" or mail to:

Katie Owston, Project Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277



Comments may also be submitted via email to katie.owston@redondo.org.
All comments must be received no later than 5:30 p.m. on January 15, 2016.

Dottie Lee p. 4 of 4

Comment continued:

PC193-4
cont'd

remain as it is + not be included in the project? It would be CRAZY to have a waterfront area + no fishing!

7) Drawings. From the beginning I thought the developer was asking the city to accept a huge project without pictures of what it would look like - just aerial drawings of circles + squares. The few drawings that finally came when EIR meetings began lately I found hard to see. A waterfront needs restaurants with big windows or other unencumbered views of the water, part of what makes Polly's, Kinkaid's, Tony's, + Joe's Crab Shack nice venues.

PC193-5

8) Congestion. With only one lane each direction now on Harbor Dr., won't there be traffic problems?

PC193-6



WATERFRONT DEVELOPMENT

OR

WATERFRONT DESTRUCTION

10 DEMANDMENTS

- **NO** 3-Three story 1.43 Acre Parking Structure
- **NO** Reduction/Relocation of Seaside Lagoon
- **NO** "Boutique" Hotel
- **NO** Vehicle Through-Way
- **NO** Pedestrian Draw-Bridge
- **NO** Loss of Boat Slips
- **NO** Loss of Boat Trailer Parking
- **NO** Movie Theater
- **NO** 2-Football Field Sized "Open-air Markets"
- **NO** City Funding to Remove Existing Parking Structure

PC194-1

Let's ALL Remember...Redondo Beach's City Moto is

MORE TO SEA NOT MORE TO SHOP!

The Back-Story for any development project is that...City Officials/Staff *want and need* their name on a PLAQUE...They *want and need* their name on a PROJECT. Doing so UP-VALUES their reputation and improves their resume! THEY want to Leave-a-Legacy BECAUSE they can and will LEAVE this CITY...LEAVING US with THEIR development projects (good or bad).

Residents just want to Live-a-Life!

WE can beat them at their own game! WE the residents of Redondo Beach can and MUST say NO!
WE can LIVE our own LEGACY.....

WE can SAVE OUR SEA S O S

You can tell all you need to about a society...From how it treats animals and beaches (Joan Unico 1986)

Information: Contact Laura D. Zahn (born and raised in Redondo Beach) myhomecastle@yahoo.com



BY "LIVING -A- LEGACY" WE CAN:

SAY YES TO...RIGHTSIZED DEVELOPMENT AND IN SO DOING...

- ✓ YES! Live with more OPEN SPACE along our waterfront
- ✓ YES! Reduce the CARBON FOOTPRINT of concrete, cars, congestion
- ✓ YES! Offer more WATERSPORTS activities with easy access
- ✓ YES! Keep our EXISTING boat slips and boat trailer parking
- ✓ YES! Keep more small, INDEPENDENT stores and shops in town
- ✓ YES! Keep the Saltwater Lagoon AFFORDABLE for EVERYONE to enjoy
- ✓ YES! Offer space for MORE Festivals/Fairs/ Food Trucks

(which offer goods and food for far less than a brick-and-mortar store besides EVERYONE young and old enjoys Festivals/Fairs/Food Trucks)

- ✓ YES! Not INDEBT ourselves to the whims and wishes of:
DEVELOPERS, TOURISTS, or Shopping TRENDS (i.e. instore vs. ON-LINE)
- ✓ YES! Keep our City Officials/Staff RESPONSIBLE to US not
Tourists/Developers
- ✓ YES! Keep our SEA; Simple, Sporty, Safe and most of all SEEN

PC194-1
cont'd

The city short changed the residents of Redondo Beach by not utilizing the funds collected from the existing parking structure to maintain the structure, letting it fall into decay and disrepair. Yes, there were logistic issues with the design and layout, but that structure served the city well for decades. It also did NOT block any views. NOW the city wants to spend \$20,000,000 + of tax payer money to tear down that structure SO... CenterCal can build a taller and bigger structure. IF...the city can come up with \$20,000,000 + to demolish the structure why can't the structure be repaired and or remodeled. They wasted our money, AND they wasted our time by not making improvements a decade or so ago. HOLD them accountable. DO NOT let them shirk their responsibility by handing CenterCal free reign on our SEA.

TO QUOTE Margaret Mead...

"Never doubt that a small group of thoughtful, committed citizens can change the world, indeed, it's the only thing that ever has"





SPEAKER REQUEST CARD The Waterfront Draft EIR

Public Meeting
January 9, 2016



NAME: Boyd Baker

ORGANIZATION: Resident

PC195

Dont wish to speak -
but I support the
project - Please
announce this

PC195-1



SPEAKER REQUEST CARD The Waterfront Draft EIR

Public Meeting
January 9, 2016



NAME: CHRISTOPHER J. BRINK
214 S. IRENA AVE UNIT B
CBRINK@GyahoO.com
ORGANIZATION: _____

I would also like to read this statement
today.
[3 page written/typed comment letter]
Attached

1/9/16

CHRISTOPHER BRINK

Thomas Jefferson said the following, and I believe it to be particularly appropriate in this situation..

“The opinions and beliefs of men...follow involuntarily the evidence proposed to their minds.”

And so here now I attempt to shape six thousand pages of information, which all say “Let’s do this development!”, with my 600 or so words.

My name is Chris Brink, I am a resident of Redondo Beach, and have lived here with my family for 7 years.

In order to provide some perspective on my comments I would like to start by saying I have been an senior executive in both the building and materials industries for over 10 years, I have managed businesses ranging from 80 million over a quarter billion dollars.

I believe in free markets and the idea of improving communities through and along with the development of strong local economies and businesses.

I have also lived in many cities, starting with Chicago, probably one of the best examples of urban land use and planning in the country. I have seen this done well, and I have seen it done poorly, such as when I lived in Toronto, where poor land use and planning resulted in completely amputating the lakeshore from the city center, a problem that has now persisted for 3 decades and has no resolution in sight.

As someone who came to the Southbay with fresh eyes in 2008, I have always been amazed by what seems to have been an egregious lack of forethought in the use of our irreplaceable shoreline. Waste treatment, refineries, and of course power plants, littering a coast that any sane human being should have, when they first laid eyes upon it, treated with reverence.

But the only thing we can do regarding the sins of the past is refuse to repeat them, I commend the ambition in this project, because I believe that desire is the intent of its architects.

Developments that avail themselves of the use of public land or rare property that should be under eminent domain should aspire to be congruent not only aesthetically, but with the nature of the community.

Continuity takes many forms, architectural choices that capture or enhance the feeling of the incumbent architecture and history of the area, it should also mean a skyline and overall plan that allows the public to enjoy the ocean, the sky, and the mountains and hills that surround the Southbay.

Continuity means preserving, or even better, fostering the wildlife that chooses to live among us.. who among us hasn’t “reset” ourselves at the sight of a grey whale along the coast, or smiled at the antics of the sea lions in the harbor (even though they are not always the most thoughtful neighbors).. these are, indeed, some of our best ambassadors!

PC196-1
cont'd

Continuity means fostering and promoting the fruition of the local businesses that have organically become dear parts of the community. From Old Tony's to Captain Kids, these are places that the locals cherish.. and they have been joined in recent years by new business, in the international board walk, like A Basque Kitchen and the Paddle house.. these entrepreneurs are the original investors in our boardwalk and shoreline.. and their business need to grow both during and after a development like this.

The first 6000 pages, and the work they embody, are a great step.. they all say "we won't disrupt these things!".. But now I challenge you all to go the next step, and provide that we make this project harmonius with them.

Architecture can be made to be harmonious, unobtrusive, and congruent with the environments around it. Daniel Burnham, the original city planner of Chicago, said "Let your watchword be order and your beacon be beauty" ... and while there may be many many opinions on architectural beauty, nobody in this room will argue that the natural beauty of the ocean and the surrounding area needs to be promoted and preserved.. in fact, that's the entire reason Cenertcal has made this investment so far, and done so much (admirable) work....They inherently recognize it and are working actively to repackage and monetize our irreplaceable natural resources. We should commend that energy and vision, as long as CenetrCal and the city government are willing to allow it to be thoughtful.. and with as much consensus as can be achieved, and be able to look back and say they have striven for continuity at every step.

CenterCal Needs to do this, because they need this project to be long term viable.. so, speaking from experience in making projects economically viable, I would like to make a few final points.

The South bay is surrounded by the carcasses of two large shopping malls, which would by no means be considered highly viable or successful.. these should be looked at as a cautionary tale.. Likewise, CenterCal's economic projections are aggressive, not unreasonably, but they will need to clear a very high bar in order to be successful.. We as a community need to help them by letting them know what we will respond to as a marketplace.

We should be both prudent in how aggressively we (I now say, "we") undertake this project, and we also need to approach it without ego.. we need to listen to what the market has already told us.... the people who live here look for unique stores, they prefer to give business to local business owners, they seek authenticity, and above all they respond to taste... the economy is here.. there is a reason why we can support a half dozen surf shops and yet a Claire's Boutique or a Forever 21 struggles in a soulless shopping mall.. a reason why Catalina Coffee is packed and Starbucks, while it gets its share, is not where everyone gathers on a Sunday.

Preserve this!

I have reviewed some of the project proposal, and am not overly familiar with the way a project, if finally approved, will be managed, it's impossible to do so.. 6000 pages..too much for any one citizen to really process.

PC196-1
cont'd

But I would ask, actually, as a voter, I demand, the city consider the following three things:

- 1) That the project allow for local oversight and review for aesthetic and architectural significance and continuity.. that the public opinion be included in and allowed to shape the most significant project that will happen in the next 50 years in their community, and take the ocean away from all of us for the next two years of our lives.
- 2) That the development give favorable treatment to local businesses, locally owned and which are not national franchises or cookie cutter duplicates of the same box retail we have seen sprout up in every sad suburb from Jacksonville to Phoenix.
- 3) Finally, that the project be phased in such a way that the project allows the area to still be usable, viable, and ideally, reinvigorated step by step, raising the economic tide to lift all boats, as each element of the project is completed.

In other words, I ask that you consider and provide for a project that embodies continuity in all of its forms.

Getting to the "how".. I think it's in the power of the city council and I encourage us to take the best steps possible to insure those things.. create a land use committee with a broad enough constituency of people who can prove no direct financial interest in the project... Public commentary without action is nothing.

Counterbalance this with a business development committee that are comprised of existing business owners and committed investors, all of whom have already made or about to make a stake in this and the surrounding area..

Tie them together with the wisdom of the city council, and make sure that what we will build will endure and thrive.

Give the sky and oceans and wildlife back to our community in a place where we can live and work AND play.. who can argue with that vision? Who can argue with cooperation? We all want a better Redondo.

PC196-1
cont'd



SPEAKER REQUEST CARD

The Waterfront Draft EIR

Public Meeting
January 9, 2016



NAME: Reggie Thomas

ORGANIZATION: RB Resident / City Commissioner / Business Owner

I SUPPORT THE REDEVELOPMENT OF THE PIER

I HAVE TO LEAVE BY 1030

PC197-1

The Waterfront

Mickey Turner <tmickeyturner@cs.com>

Sat 1/16/2016 9:28 AM

To:Katie Owston <Katie.Owston@redondo.org>;

Hi Katie,

Being a Realtor selling on the Esplanade for the past 36 years, I am thrilled at the proposal to finally make our waterfront a positive addition to Redondo Beach. For years I have not been able to point to the Pier as a selling point, rather than a negative obstacle. What a world of difference this will mean for our wonderful City! I fully support this project!

'Redondo's Own', Mickey Turner
REMAX Estate Properties

Draft EIR

Vick Yvonne <yvonnevick@gmail.com>

Sat 1/9/2016 1:12 PM

To: Katie Owston <Katie.Owston@redondo.org>;

Comments: I support the project!
Subject: Parking Structure

The location of the parking structure was disappointing to the Redondo Beach Hotel. I would consider moving or modifying the parking structure(s), but not at the price of denying the project.

PC199-1

Respectfully submitted,

Yvonne Vick, MSOD
VICK ASSOCIATES
211 Avenue E
Redondo Beach, CA 90277
310.489.9441
310.792.1986 FAX
yvonnevick@gmail.com

Subject: Comments on DEIR and Support for project
From: Allen L. Vick, 211 Avenue E, allenlvick@gmail.com

I attended the last DEIR meeting today and a large issue seems to be the new parking structure. I have to admit it is massive. Since the success of this project will be many compromises, I had a thought. If the city would provide a variance to Center Cal to:

1. Add an additional level to the pier parking structure when it is rebuilt. (386 new stalls)
2. Convert the third level of Plaza pier parking to parking and add an additional level for pedestrians and access to Czuleger Park. (166 new stalls)
3. Leave ground level stalls at proposed new garage location. (252 new stalls)
4. This provides approximately 804 new parking stalls which exceeds the proposed new parking structure stalls of 757 stalls. This is an estimate but I am sure an engineer can make it work if the city would provide a variance on height.

This would eliminate the view blockage for the two hotels which generate revenue for the city and stills provides parking from both ends of the development. The view from the pedestrian area would be much better because of the elevation. The view from Harbor Dr. would be less obstructed. It may partially block some views from the Condos behind the parking lot but that would be a minimal compromise.

Even if this is not an option I still support the project going forward.