

Letter Regarding My Support for The Waterfront project

Erik Bowman (Localista Media) <ebowman@localistamedia.com>

Tue 1/19/2016 2:02 PM

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

📎 1 attachment

the waterfront letter.pdf;

Dear Katie,

I strongly support the efforts to revitalize the Redondo Beach Waterfront. I've been a residential property owner in Redondo Beach since 1998 having first visited with my family in 1976 to visit my great Aunt and Uncle who lived in the alphabet streets. In fact, my first house in Redondo was located on Catalina Avenue just one block from Veterans park within walking distance to the Pier and waterfront, so I personally understand many of the issues.

I have reviewed the DEIR, attended two of the public sessions and have read a lot social media discussions both for and against. Based upon this each of the objections that have been raised can be addressed in a number of ways based upon information reported in the DEIR that should not prevent this project from moving forward.

PC351-1

The only significant issue that I see is a lack of a definitive agreement from CenterCal to reserve a certain amount of space for locally owned, independent businesses represented in the project. CenterCal has consistently indicated that the vision includes local businesses, and they've promised to work with existing local Pier-area businesses but that doesn't seem to go far enough. There are many Redondo Beach businesses with one or more locations throughout the South Bay that should be encouraged and even incentivized to open an additional location in the new development.

Sincerely,
Erik N Bowman



Erik N Bowman, M.Ed.
Phone: 1-844-2-LOCALISTA x201
<http://www.LocalistaMedia.com>



Erik N Bowman
808 N Maria Avenue
Redondo Beach, CA 90277
310-308-1113
ebowman@localistamedia.com

Katie Owston, Project Planner
Planning Division
415 Diamond St.
Redondo Beach, CA 90277
katie.owston@redondo.org

Dear Katie,

I strongly support the efforts to revitalize the Redondo Beach Waterfront. I've been a residential property owner in Redondo Beach since 1998 having first visited with my family in 1976 to visit my great Aunt and Uncle who lived in the alphabet streets. In fact, my first house in Redondo was located on Catalina Avenue just one block from Veterans park within walking distance to the Pier and waterfront, so I personally understand many of the issues.

I have reviewed the DEIR, attended two of the public sessions and have read a lot social media discussions both for and against. Based upon this each of the objections that have been raised can be addressed in a number of ways based upon information reported in the DEIR that should not prevent this project from moving forward.

The only significant issue that I see is a lack of a definitive agreement from CenterCal to reserve a certain amount of space for locally owned, independent businesses represented in the project. CenterCal has consistently indicated that the vision includes local businesses, and they've promised to work with existing local Pier-area businesses but that doesn't seem to go far enough. There are many Redondo Beach businesses with one or more locations throughout the South Bay that should be encouraged and even incentivized to open an additional location in the new development.

Sincerely,
Erik N Bowman

PC351-1
Duplicate

Comments regarding the Waterfront Draft EIR

Toni Perpall <afprpv@gmail.com>

Tue 1/19/2016 2:07 PM

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

I have attended a number of meetings regarding the proposed Redondo Beach Harbor redevelopment by CenterCal.

I have studied the materials provided and asked questions of the developers and representatives of the City of Redondo Beach. I have not received adequate answers to my questions.

My main concern is safe accessibility to the water for boating, and other water sports.

Mole A has been proposed as a location for a public launch ramp, the analysis leaves many unanswered questions regarding safety.

A vehicle pulling a boat can be over 50 feet in length. In order to get to the proposed launch ramp one would have to maneuver a turn onto Harbor drive (which is now two narrow lanes and a double bike lane with curbs separating the bike lanes from parking lanes); then turn across the two bike lanes onto YC Way; then turn a sharp left followed by a sharp right; then maneuver a bend in the narrow road and finally proceed over the speed bumps along the narrow road adjacent to the breakwater wall.

Has anyone considered what a hazard this is?

What will happen along the narrow road when one trailered boat is going to the ramp and another is coming from the ramp?

Has anyone analyzed how much actual space it takes to turn and position a trailered boat for launching? Or, has an arbitrary number been provided by Staff? PC544-1

Will there be adequate depth for trailered sailboats with keels to launch at low tide?

Redondo Beach is located near premier fishing and diving locations off Palos Verdes. Who performed the feasibility study regarding how many boats are expected to launch? Or, is there only an 'estimate' provided by Staff?

How many vehicles with trailers can actually park and still provide adequate space for others to launch and recover their boats? Was a feasibility study performed? Or was this 'estimated' by Staff?

Currently the North end of the harbor is a safe haven for kayakers, paddle boards, outriggers and children learning to sail in dinghies. What will happen when a just launched boat powers through these small vulnerable vessels? Will a Safety Officer be on site?

The rocky Breakwater jetty provides welcoming habitat for sea life. The required dredging and the replacement of the natural sea bottom with a concrete ramp will disrupt the ecology of the area. Who performed the study regarding effects of a concrete ramp on sea life?

The proposed ramp is directly adjacent to the main Breakwater. Even in calm conditions waves frequently break over the wall. During storms the area of the proposed ramp and parking lot has been awash and strewn with rocks.

In very stormy conditions cars have been swept across the parking area (photos are available) and access to the entire Mole A area has been closed. Who is liable for damage to vehicles parked in the lot?

I have been a boat owner and a boater for over 50 years. I respect the power of water. If public access on Mole A is made more attractive by including a park and restrooms, how many more persons will be swept off the Breakwater?

This Waterfront project is too large in scope and too disruptive to the current residents and leaseholders in the entire Harbor. I lived in Redondo Beach during the prior "harbor redevelopment". I sadly watched it fall into disrepair due to poor management, inadequate security and lack of proper maintenance. What has been done to assure me that this won't happen again?

Most importantly, our Harbor is intended to be a Harbor of Refuge for BOATS. It also provides accessibility for citizens to enjoy nature and all sorts of water sports. To provide space for a Mall by the Sea, movie theater, and another hotel, is not why our Harbor was built.

I respectfully await your answers.

Antoinette Fowler Perpall

AFPRPV@Gmail.com

PC544-1
cont'd

EIR input

Mark Kinni <mkinnidmd@gmail.com>

Tue 1/19/2016 2:13 PM

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

Hello,

My name is Dr Mark Kinni, and I reside at 414 S Gertruda Ave.

I am VERY concerned about already ridiculous traffic, and the impact this potential dvelopment would have.

Additionally, I strongly feel the Sport Fishing Pier be saved, and some vanishing semblance of the character of Redondo Beach be preserved.

Sincerely,

Mark E Kinni

PC353-1

DEIR

REDONDOREDHEAD@aol.com

Tue 1/19/2016 2:17 PM

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

Cc: REDONDOREDHEAD@aol.com <REDONDOREDHEAD@aol.com>;

Regarding the DEIR

I'm very curious.....was the enormous amount of traffic and pollution which supposedly will be generated by the oversized movie theater planned for the Waterfront Project (a stupid 700 seats) taken into account in the traffic analysis? Since NO analysis was done for the weekend traffic which would be the days / time the movie theater would supposedly be the most heavily attended.....how can the DEIR say there will be no impact on traffic & noise when there is no true analysis?

Was it ignored because most of us know the theater is doomed to failure?

FACT.....News report by Sam Rubin on KTLA on 10-6-14 regarding a survey of movie theaters done by Carmike Cinema found that "Movie theaters have the largest amount of excess capacity of any industry we could find in the FREE WORLD".

FACT.....CBS News Sunday Morning with Charles Osgood 2-22-2015 weekly "Pulse" segment question was "Where Do You Watch Movies?" The answers.....84% at home but only 4% AT A THEATER!! That's right.....only 4%!!!! So since it appears that anyone with an "IQ OVER 10" to read a quote from Mr. Brunning can see that the theater will likely be the first of the Project's businesses to fail.....was the increased traffic & pollution to be caused by it on weekends (at least until the newness of the Project wears off and everyone stops coming) used as one of the reasons for ignoring an analysis of the traffic on weekends?

To me there is no acceptable reason for not doing a weekend traffic analysis as it makes the DEIR declaration of no traffic impact void. Please reconsider and make sure a true, proper and complete traffic analysis is done which includes the weekends.

Thank you.

Joanne Newman Redondo Beach 35 year resident 27 Year home owner
310-372-9604 www.redondoredhead@aol.com

DEIR Comments

george.ikeda@gte.net

Tue 1/19/2016 2:22 PM

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

 1 attachment

Comments DEIR Katie Owston.docx;

Ms. Owston,
Attached my few comments on the DEIR.
George Ikeda

P.O. Box 118
 Redondo Beach, CA 90277
 January 19, 2016

Katie Owston/katie.owston@redondo.org
 Project Planner
 Community Development Department
 415 Diamond Street
 Redondo Beach, CA 90277

Subject: Comments on The Waterfront DEIR

Dear Ms Owston,

My comments to The Waterfront Draft Environmental Impact Report follow.

1. The last column heading of Table ES-1, page ES-10, is confusing. I would think that Change In Baseline Footage would be more appropriate since you are showing the change from the CEQA baseline.

PC355-1

2. The fourth paragraph, second sentence on page ES-18 does not make sense. It states, "Heavy Loads would be prohibited from using 190th/Anita/Herondo Street between Pacific Coast Highway (PCH) and Beryl Street and would need to use Artesia Boulevard to PCH or Hawthorne Boulevard to Torrance Boulevard.

It is clear from Figure ES-4, that Pacific Coast Highway intersects both Anita/Herondo Street and Beryl. Thus, 190th/Anita/Herondo street cannot be between PCH and Beryl. 190th/Anita Street is located between Hawthorne Boulevard and PCH. Furthermore, Herondo is an alternate route to the construction site from PCH (see Figure ES-4).

PC355-2

It is apparent that this has been copied from Chapter 2, page 2-81.

3. Option 2 (Table 2-2, page 2-43 and page 2-57) of not replacing the Sportfishing pier is not appropriate. The fishing activity is not only for Redondo Beach, but also for the benefit of all citizens of California. Why are you contemplating reducing the seaside fishing activity, you should be enhancing the seaside related sport activity?

PC355-3

The neglect of the Tidelands Trustee, City of Redondo Beach, is responsible for the deterioration of the Sportfishing pier. Thus, the replacement/repair of pier should be borne by Redondo Beach and not cost shared with the Tidelands Trust.

PC355-4

4. The Plaza Parking Facility was built on Parcel 1 of the Harbor Center Project by the Tidelands to satisfy the needs of King Harbor visitors. The proposed project (ES Table ES-4, Page ES-14; Table 2-2, page 2-44 and page 2-61) would be eliminating approximately ten percent of the Plaza parking due to elimination of underground parking below the proposed project. In addition, the elevator is to be relocated and the stairs from Czuleger Plaza is to be reconfigured. It appears to me that the changes to the Plaza Parking facility are to benefit the commercial enterprise and thus, the city/developer should bear the cost. The Tidelands should not fund the modifications proposed.

PC355-5

The reduction of 67 double stall trailer parking to 20 stalls does not follow the notion of recreational revitalization cited in Chapter 2. This further reduces the recreational activities at King Harbor. Yes, the small boat activity has seen reduction at King Harbor in recent years, but I would attribute it to inefficiency at the marina. I would imagine that the boaters have migrated to a more reliable marina.

PC355-6

5. Alternate 4 should be PROPERTY EXCHANGED WITH STATE LAND COMMISSION. In order words, the basic project must be without the notion of basin 3 being exchanged for the Tidelands property along Mole D.

The reason is that Parcel 2 (see Figure 3.1-1b) of the Harbor Center project was mandated by the State Land Commission to be exchanged with an Upland property around 2009. The negligence by the city (Planning Department) permitted construction that does not comply with the Public Trust Document. Yes, Parcel 2 is the property of Tidelands. Please correct if I am wrong because I believe that this exchange has yet to occur and yet, Redondo Beach want to make an exchange that is beneficial to the city. I believe that commitment made by the city in 2009 must take precedent to the Waterfront Revitalization. The State Land Commission must hold the city to the 2009 commitment.

PC355-7

6. In Section 3.0.3.21.1 (Adapted Growth Projection Approach), a two percent decline in the vehicular traffic was projected by 2035, which I question. Since 2008 was the base year, when did the peak occurred; i.e., before or after 2008?

Ever since I moved to Redondo Beach in November 1974, the vehicular traffic has being increasing to today. The accuracy of the model's/(s') prediction(s) must based on past performance, which was not presented. Could you provide the information that substantiates the accuracy of the model(s) used to predict the decline?

PC355-8

7. On page 3.1-6, paragraph three, I would think that the motor vehicle occupants other than the driver are more interested in the sceneries than the looking at the roadway.

PC355-9

8. Figure 3.11b captions that are incorrect are identified below.

The photograph of Pacific Avenue should be Seascape Two Condominiums. Yes, it has The Village address but the complex is Seascape Two.

Photograph of the Turtle Park shows Ocean Club (formerly The Village Apartments). One could barely see Seascape 3 Condominiums in the distant background.

PC355-10

The deck of the Pier Parking structure shows the Village Condominiums. The paint color is different from that of Ocean Club mention above.

PC355-10
cont'd

9. On page 3.1-9, "The Village/Seascape Apartments and Condominiums" is incorrect. It should be titled The Village/Seascape Condominiums and Ocean Club Apartment Homes since The Village and Seascape 1 - 3 do not have apartments. Likewise, this change should be incorporated in the Czuleger Section.

PC355-11

10. Page 3.1-24, Czulegar Park: the phrase The Village/Seascape Apartments and Condominiums is incorrect. There is The Village and Seascape Condominiums, and Ocean Club Apartment Homes. The Village Apartments was renamed to Ocean Club. Thus, all statements "The Village/Seascape Apartments and Condominiums" should be changed.

PC355-12

In the last two paragraphs on this page, it is a misnomer to include the apartments since views one through three show only the condominiums.

11. Page 3.1-27, Key Observation 3: Only the Seascape Development (Seascape One on the left and Seascape Two on the right) is viewed in observation 3.

PC355-13

12. Section 3.1.3.1, page 3.1-31: What does the California Coastal Act say about reduction of coastal related recreational activities such as the removal of the Sportfishing Pier without replacing it and reduction in the number of boat trailer parking from 67 to 20 units?

PC355-14

The California Coastal Commission does not have the authority to approve major energy facility (power plant) greater than 50 MW. It is under the jurisdiction of the California Energy Commission. An example of this phenomenon is the Redondo Beach Energy Project.

PC355-15

13. Section 3.1.3.2, Page 3.1-32: It appears that the clause to maintain coastal related uses as a recreational resource is being violated by the Waterfront Project. For example, see item 12 and the reduction of Seaside Lagoon. It is apparent that the construction of Main Street that parallels Harbor drive and the shops west on main street reduce the footage of Seaside Lagoon.

PC355-16

14. Section 3.12.3.2, page 3.12-14: The Waterfront Project violates this section of the low-coast visitor-serving recreational uses.

PC355-17

15. Section 3.12.3.4, page 3.12-15: The notion of maintaining and improving the recreational elements of the coastal resources are being violated (for example Item 12).

PC355-18

16. MMTRA-2, page 3.13-3: The number of street lanes was recently reduced on Herondo Street with inclusion of bike lanes and diagonal parking. It just does not make sense to redo Herondo. Is Redondo Beach paying for the re-remodification of Herondo? This is what happens without an up-to-date general plan.

PC355-19

17. MMTRA-6, page 3.13-4: I believe the southwest corner is in the City of Torrance. Redondo Beach (the applicant) should pay for the mitigation. The southbound left turn lane at the intersection should also be modified at the same time since the southeast corner of the intersection (Redondo Beach) will be undergoing revitalization in the future.

PC355-20

18. Parking, page 3.13-5: The under utilization of the King Harbor Marina parking lot is due to the non-competitive nature of the small boat host operation. The small boat operators are being

PC355-21

neglected in Redondo Beach. This is contrary to what the Coastal Act requires. At one time, the parking lot was inundated with vehicles with boat trailers.

19. Promote Alternate Transportation Mode, page 3.13-6: The peak time at the harbor is on weekends and holidays when the public transportation system is under reduced schedule unlike the schedule cited in the report, which is the weekday schedule. It is apparent that the people who are involved in this analysis are out of touch with what is going on in the real world. Few years back, to reduce the operating cost of the transit system, schedules were reduced. Likewise, the fare structure was altered to cover the increased cost of transit operation.

PC355-22

20. Redondo Beach Parking Requirements, page 3.13-38: Why there is no trailer parking regulation for boat trailers? Where are the ADA requirements?

PC355-23

21. Section 5.6.2, page 5-20: It is clear that the person who analyzed this section have found what I was unable to find in the AECOM analysis; i.e., the project's performance when we have a business down turn. To assess business risk, one must also know what to expect when business cycle is in the trough, especially one like the Great Recession.

This section tells me that the project can survive a business down turn like the Great Recession. I hope you are correct in your findings because the result would be Chapter 11 and urban decay. Could you provide me where in AECOM's report you found the business down turn data?

PC355-24

Remember, the project must withstand both the good and bad business scenarios, especially in a consumption based business environment of the United States. Yes, there are few business offices in the project, but they alone could not carry the weight during a recession, in fact, they could be shuttered.

22. There are upside down pages in the Section of the EIR Scoping Comments. They occur between Lisa Falk's July 10, 2014 document and Leslie Fiske's July 21, 2014 document. I cannot tell if the upside down pages belong in this section since I cannot turn my monitor upside down.

PC355-25

23. Appendix E2, Historic Resources Evaluation Report, Table 1, page 42: Kincaid's is listed as being constructed in 1986. The old Horseshoe Pier was destroyed in 1988 so Kincaid's that is on the new Horseshoe Pier could not have been built in 1986.

PC355-26

The Redondo Beach Hotel was formerly the Sunrise Hotel that underwent remodeling in 2013 - 2015. Therefore, it could not have been constructed in 2015 as shown in Table 1.

24. Page 44: It is concluded that the removal of the Sportfishing Pier is significant and unavoidable. My perception is that greed for money is dictating the decision. Yes, it would cost money to repair the pier because of the City's negligence in the maintenance of the structure. Therefore, the City should pay for the repairs/restoring of the pier. Furthermore, by demolishing the pier and not replacing it, the commercial footage could be transferred to Uplands where there is no Tidelands restriction.

PC355-27

25. 140 - 696 The Village/Seascape, page 51: The Village Development contains Ocean Club (formerly The Village Apartments), The Village Condominiums and Seascape Condominiums. Their addresses are 140 through 696 The Village. If my memory is correct, the last project was the Seascape 3 Condominiums with address numbering in the 500s. Seascape 3 fronts on

PC355-28

Catalina Avenue and nestled between The Village Drive, The Village Condominiums and Casa de los Amigos.

I may be wrong on this, but the pattern of numbering tells me that 110 may be the lowest number rather than 140.

Sincerely Yours,

George Ikeda

CenterCal Draft EIR Comments

luv2wcsdance . <luv2wcsdance@gmail.com>

Tue 1/19/2016 2:23 PM

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

Cc: luv2wcsdance . <luv2wcsdance@gmail.com>;

To: Katie Owston, Project Planner
Planning Division

Here are my comments regarding the CenterCal Draft EIR:

I love the rustic quaint Redondo Beach Pier that is making a very nice comeback and do not want it demolished. The existing buildings are vintage, iconic landmarks!

I want to save Polly's on the Pier and the sport fishing pier. I also want to save the Fun Factory and other stores and eateries on the International Boardwalk and Pier.

I am also concerned that the waterfront is next to a residential neighborhood and that this project will impact the quality of their life with excess noise, crowds, pollution and loss of their ocean view which will devalue their property.

Another concern of mine will be the traffic gridlock on the narrow two-lane Harbor Drive that is the main access road to the waterfront along with PCH which is already a very congested thoroughfare.

I do not want an expensive boutique movie theater, a tall multi-story parking structure that will block ocean views and take away existing parking that has close, easy access to the launching dock for boaters and people with SUPs. I also do not want any retail shops and an over-sized market hall to be built along the Boardwalk. People don't go to the waterfront to shop and watch movies! As you know, the Seaport Village built on top of the parking garage went belly up only one year after it was built.

I also do not want a boutique hotel since there are already plenty of nice hotels in this area. The proposed hotel is too tall in height which will block ocean views.

There will be several years of construction noise affecting potential resale value for the nearby residences .

I am also concerned about a lack of provisional leases for the existing businesses (the rents will go up forcing them out of business).

I also want to save the Seaside Lagoon. Opening it up to the polluted ocean water that will be taken over by sea lions will be a hazard and prevent people from safely swimming there.

Also, Redondo Beach is home to protected birds (the Brown Pelican and the Great Blue Heron) and the migratory Humpback Whales that could be endangered by this project. The Pelicans hanging out on the pier

provide lots of fun entertainment when they interact with the fishermen and tourists.

PC356-1
cont'd

I would like the existing parking garage to be repaired (damaged over the years by the neglect of the City to properly maintain it).

Regarding the complaint of a few of the current business owners on the Boardwalk that they are struggling because of fewer visitors and shoppers, it is important to remember that the Waterfront is a seasonal venue that peaks in the summer time and slows down in the winter time.

I believe that the residents and the City can work together to revitalize the existing waterfront in an economical manner that won't cost \$400 million and could be completed in a shorter time frame than this enormous proposed project.

PC356-2

This project is much too large for the small parcel of land that it will be built on. I support Revitalization of the Waterfront but don't want to Supersize it with this project...!!!

Thank you for your time to review my comments.

Sincerely,

Suzanne McCune

1224 S. Gertruda Avenue

Redondo Beach, CA 90277

Tel: [\(310\)316-7890](tel:3103167890)

Rb sportfishing

Jawaiian23 <jawaiian23@aol.com>

Tue 1/19/2016 2:35 PM

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

Rb sportfishing must be part of the new waterfront development. I and many so bay residents have been fishing here for years since the pier opened in the early 70's. From the isle or redondo barge, city of redondo sf, redondo special, voyaget whale watching, indian and tradition were all great boats. Larry durr has done a fantastic job as well at scotty and capt eric hobday working his butt off even during the pier closure. Polly's and rbsf are like peas and carrots. Without them a new waterfront shouldnt happen. Cecil king would definately fight to keep rbsf. Roy and Doris Peters would do so as well. Rb sportfishing is a must. Just ask any local fisherman. They'll tell you.

Thank you

Kn

Sent from AOL Mobile Mail

Redondo Beach Waterfront Project EIR

Julius <julius.mondragon@verizon.net>

Tue 1/19/2016 2:38 PM

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

 1 attachment

Redondo Waterfront EIR Comments.pdf;

Katie Owston,

Please find attached a PDF file with my comments on the Redondo Beach Waterfront EIR.

Regards,

Julius J Mondragon III
120 The Village unit 301
Redondo Beach, CA 90277

PC358-1

Katie Owston,

As a 23 year resident of Redondo Beach, I would like to express my grave concerns about the EIR Report

For the Redondo Beach Waterfront Project:

1. The Traffic data study was conducted during the spring of 2013 and summer of 2014. Harbor Ave. was a four lane street at that time. In 2015 Harbor Ave. was converted to A two lane street with a bike lane which negatively affects the traffic conditions on Harbor Ave.
2. Future traffic conditions were provided without the proposed Waterfront Project traffic conditions to the Waterfront.

PC358-1
cont'd

Regards,

Julius J Mondragon III

120 The Village unit 301

Redondo Beach, CA 90277

Sportfishing at Waterfront Development

Susan <lovemonkie@yahoo.com>

Tue 1/19/2016 2:38 PM

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

Dear Katie,

I'm very concerned about the exclusion of Sportfishing in the new Waterfront development plans.

My son-in-law has owned the Redondo Special Sportfishing boat for 6 years now and he has been fishing out of Redondo Harbor for over 36 years.

By eliminating Sportfishing, you will be taking his livelihood away. When he bought the Redondo Special he also bought the run out of Redondo Harbor. How would he be able to continue to support his family?

Sportfishing is a very popular sport and I just can't imagine how or even why you would exclude it in your plans. Please stop this madness!!

Susan Petkus
310 720-8145

PS Please let me know what I can do
to make sure Sportfishing in
Redondo continues on!!

PC359-1

Written Comments - DEIR The Waterfront Project (SCH# 2014061071)

Heidi Butzine <heidi@butzine.com>

Tue 1/19/2016 2:45 PM

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

Importance: High

 1 attachment

DEIR-comments.pdf;

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

To Whom It May Concern,

I strongly support the efforts to revitalize the Redondo Beach Waterfront. I'm a South Bay native, born and raised, and I ultimately moved to Redondo Beach because I would always drive in from Torrance and Lomita to come enjoy the beach, Pier and the Waterfront.

I sold my home in Torrance to move here and I've lived in Redondo Beach as a single-family homeowner since 1998. Over the past 18 years, I've purchased two homes in Redondo. My first house was located on Catalina Avenue at Garnet. We were within easy walking distance to the Pier and Waterfront, which we frequently enjoyed since we didn't have to get in the car and drive. I only wish I were still living at that property again to enjoy the enhancements, dining, activities and amenities that a revitalization like this will offer. I currently live on Maria Avenue and spend a fair amount of time at the Waterfront attending, participating or volunteering at many community events and see that there is an urgent upgrade needed.

I have reviewed the DEIR, attended two of the public sessions, and shared my public comment. I see this as an opportunity to keep the vitality of our city strong for the near future and future generations. Cities today are challenged to maintain significant job-creating and revenue-generating industries. As more of our California cities become 'corporate ghost towns' losing industry to significantly friendlier business communities in other states, I believe it's up to us as responsible citizens and stewards of Redondo Beach to proactively support and boost our local economy. I see the Waterfront Revitalization as an incredible opportunity to do that, by creating a space that allows for local small businesses to thrive within an environment that attracts locals and tourists alike. I believe a well-balanced and properly curated mix of locally owned businesses and other types of businesses are needed to keep the area vibrant and bringing revenue to our city.

PC360-1

CenterCal has consistently presented their intentions to include local businesses in their vision for the Waterfront, especially those that currently operate along the International Boardwalk and the Pier. The only significant issue that I see is that there needs to be a requirement that CenterCal reserve a certain amount of space for locally owned, independent businesses to be represented in the project. A negotiated local business set-aside of some

percentage of commercial tenant mix, with a portion of this set-aside going to financially viable and qualifying "locally-based small businesses" which could provide further incentive for businesses with one or two locations to open an additional location at the Waterfront.

Sincerely,

Heidi Butzine
808 N Maria Avenue
Redondo Beach, CA 90277

Heidi Butzine
808 N Maria Avenue
Redondo Beach, CA 90277

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

To Whom It May Concern,

I strongly support the efforts to revitalize the Redondo Beach Waterfront. I'm a South Bay native, born and raised, and I ultimately moved to Redondo Beach because I would always drive in from Torrance and Lomita to come enjoy the beach, Pier and the Waterfront.

I sold my home in Torrance to move here and I've lived in Redondo Beach as a single-family homeowner since 1998. Over the past 18 years, I've purchased two homes in Redondo. My first house was located on Catalina Avenue at Garnet. We were within easy walking distance to the Pier and Waterfront, which we frequently enjoyed since we didn't have to get in the car and drive. I only wish I were still living at that property again to enjoy the enhancements, dining, activities and amenities that a revitalization like this will offer. I currently live on Maria Avenue and spend a fair amount of time at the Waterfront attending, participating or volunteering at many community events and see that there is an urgent upgrade needed.

I have reviewed the DEIR, attended two of the public sessions, and shared my public comment. I see this as an opportunity to keep the vitality of our city strong for the near future and future generations. Cities today are challenged to maintain significant job-creating and revenue-generating industries. As more of our California cities become 'corporate ghost towns' losing industry to significantly friendlier business communities in other states, I believe it's up to us as responsible citizens and stewards of Redondo Beach to proactively support and boost our local economy. I see the Waterfront Revitalization as an incredible opportunity to do that, by creating a space that allows for local small businesses to thrive within an environment that attracts locals and tourists alike. I believe a well-balanced and properly curated mix of locally owned businesses and other types of businesses are needed to keep the area vibrant and bringing revenue to our city.

CenterCal has consistently presented their intentions to include local businesses in their vision for the Waterfront, especially those that currently operate along the International Boardwalk and the Pier. The only significant issue that I see is that there needs to be a requirement that CenterCal reserve a certain amount of space for locally owned, independent businesses to be represented in the project. A negotiated local business set-aside of some percentage of commercial tenant mix, with a portion of this set-aside going to financially viable and qualifying "locally-based small businesses" which could provide further incentive for businesses with one or two locations to open an additional location at the Waterfront.

Sincerely,

Heidi Butzine

Preserve Tony's on the Pier

mdwinell@churnbutterdesign.com

Tue 1/19/2016 2:45 PM

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

Hi Katie,

While I appreciate some of the work being done to improve the pier, I want to voice that I believe it would be a huge misstep to take away the character of Tony's which is an iconic piece of California history. So many historical restaurants have been either demolished or remodeled so that the character of old California is lost. Let's preserve 208210 Fisherman's Wharf and keep the greatness that we are lucky enough to still have preserved!

Thank you!

Miriam Dwinell

310-221-0887

Waterfront DEIR Comments

Linda Akyüz <lakyuz@aol.com>

Tue 1/19/2016 2:49 PM

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

 1 attachment

Waterfront _EIR Comments_Akyuz.pdf;

Hello, Ms. Owston:

Attached please find my comments on the Waterfront DEIR. My contact information is included in the letter.

Thank you,
Linda Akyuz

PC362-1

Linda Akyüz, MA, RPA
Archaeologist, Architectural Historian, and CEQA Compliance Specialist
630 Vincent Park
Redondo Beach, CA 90277
lakyuz@aol.com 310-955-6029

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

January 19, 2016

Comments to Waterfront Draft EIR

Dear Ms. Owston:

I am writing this letter to submit my official comments on the **Waterfront Draft EIR** Cultural Resources summary and the Cultural Resources appendices.

1. Paleontological Resources: The recommendations and mitigation measures are appropriate, except that language referring to Society of Vertebrate Paleontology (SVP) guidelines and ethics should be included regarding qualified paleontologists and mitigation measures to be followed.
2. Archaeological Resources: The report and recommendations are appropriate. However, the cultural background of the Tongva (Gabrieliño) was limited and could have been more developed. AB 52 came into effect after the initial coordination with Tribes, but an addendum documenting compliance with AB 52 and coordination with tribes that are traditionally and culturally affiliated with the geographic area of a project should be added. The recommendations and mitigation measures are appropriate.
3. Historical Resources: The report identified resources that qualified as historical resources according to California Register of HR or Redondo Beach Preservation Ordinance guidelines, including Tony's on the Pier. The background portion was well researched.
 - a. Recommendations for historical resources (resources should be identified in a table in the report with a CRHR status code and corresponding recommendations) with Status Codes 1, 2, 3, 4, or 5 should include preservation as the first option. The report and summary did not include preservation as an option, only mitigation measures. The Project should be redesigned to avoid any impacts to historical resources.

- b. Seaside Lagoon is eligible for inclusion in the local register and the CRHR, although the report and resource record do not indicate this. Alterations to Seaside Lagoon were made as recently as 2008, without appropriate environmental review; however, these changes have not altered its integrity (as defined by California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)). Seaside Lagoon still qualifies as a 5S2, or an individual property that is eligible for local listing or designation because it still conveys the feeling of its era of construction, eligible as a vernacular landscape that embodies the distinctive characteristics of a type, period, region or method of construction.
- c. The International Boardwalk has undergone many alterations but still qualifies as a 3CS, although it has not been evaluated as such in the report. It appears eligible for CR as an individual property through survey evaluation. Changes have not altered its integrity (as defined by California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)).

PC362-1
cont'd

An addendum to the report and EIR re-evaluating resources as necessary should be conducted before sending recommendations to the California SHPO. Tony's (and the Horseshoe, in order for Tony's to have an appropriate context), Seaside Lagoon, and the International Boardwalk should be preserved in place and integrated appropriately into the Project's design. Paleontological investigations and mitigations should be conducted by a qualified paleontologist. Archaeological investigations and mitigations should be conducted by a Secretary of the Interior-qualified archaeologist and a Native American Monitor recommended by one of the NAHC-designated contacts.

A Waterfront that is accessible to all and that retains and honors Redondo Beach's unique character, heritage, and history is the best option.

Sincerely,



Linda Akyüz

LETS START BUILDING!

Rob Peterson <robertcpeterson@gmail.com>

Tue 1/19/2016 2:50 PM

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

Hi Katie,

I'm not sure what this comment will do but I am a huge supporter of the revitalization and demand this city move forward and take advantage of the incredible opportunity we have. Everybody can admit the pier is a total dump and a total wasted opportunity, not just financially but culturally as well. We have a chance to construct an incredible escape for all families in Redondo right in our backyard. Think of the memories all families can enjoy at a revitalized pier instead of worrying about the safety of the dilapidated parking structure or the sketchy characters lurking around the pier. Let's ignore the complaints regarding noise and construction. We can't let these niggers force us to live with the status quo.

If you don't want traffic, move to Riverside or another undesirable area. It's a simple fact in life as we improve the area, our residents will utilize the area more and deservedly so.

If you don't want construction, then let's watch as the pier crumbles and literally falls apart on its own...

Let's think about the long term vision of this city and for our younger generation! Stop kicking the can down the road and wasting city funding with more wasteful reviews and opinions.

I'm tired of Hermosa or Manhattan being my go to destination and taking city revenues away from Redondo. It's time to plan for the future instead of squabbling over frivolous issues and pandering to the headstrong complacents. Can we please get this city to move FORWARD!

Your neighbor,

Rob Peterson

PC363-1

Redondo Beach Harbor DRAFT EIR Comments

Hank Folson <hankfolson@gmail.com>

Tue 1/19/2016 2:51 PM

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

 1 attachment

RB DEIR COMMENTS.pdf;

January 18, 2016

Katie Owston, Project Planner Community Development Department

REDONDO BEACH HARBOR DRAFT EIR COMMENTS

- I. The photos of the project area are wide angle views that do not match the focal length of the eye. Documents now are digital, published on the Web, and photos & drawings can be presented in a range of resolutions.
 - 1. At the very least, the focal length(s) used must be identified.
- II.
 - A. The DEIR does not include a 3D digital model of the Project.
 - 1. Architectural firms routinely use 3D design programs for projects of all sizes.
 - 2. Simple rectangular blocks with no detail other than length, width, and height would allow, for example, 'Drive throughs' at 15 mph (22 feet/second) and 'Walk Throughs' at 2 mph (3 feet/second). This separates fact from fantasy. And it discourages the presentation of fantasy...
- III.
 - A. At least a half dozen Malls in the South Bay have completed, or are working, on multi-million dollar expansions or upgrades.
 - 1. How does the DEIR consider the possibilities of market saturation, over-building, and an uncompleted Redondo Harbor Project?
 - 2. While we can't easily quantify these scenarios, we can address them:
 - a) For example, The EIR can prioritize what gets built, and in what order.
 - (1) Elements with lower environmental impact would get higher priority.
 - (2) The costs for users, such as parking fees, admission fees, restaurant meals, etc. can be ranked.
 - 3. Promoters of this Project completely ignore that the CenterCal Mall is the only one that has no potential customers West of the project.
 - B. A scenario that the CenterCal Project can only be half as successful as projected has to be allowed for.
 - 1. For example, the 3 story parking structure should start out as one story with parking at ground level and on the roof. It will be about half as long. It will be built to accept the addition of another story, if the need ever develops.
 - 2. This approach protects all the stakeholders.

PC364-1

PC364-2

PC364-3

PC364-4

PC364-5

Sincerely,
Henry Folson
704 Elvira Ave
Redondo Beach

Sportfishing

Tricia Petkus <lovemarbie@yahoo.com>

Tue 1/19/2016 2:51 PM

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

Dear Katie,

I'm very concerned about the exclusion of Sportfishing in the new Waterfront development plans.

My husband owns the Redondo Special Sportfishing boat and he has been fishing and working out of Redondo Harbor for over 36 years, since he was 14 yrs. old.

By eliminating Sportfishing, you will be taking our livelihood away. When he bought the Redondo Special he also bought the run out of Redondo Harbor. How would he be able to continue to support our family?

Sportfishing is a very popular sport and I just can't imagine how or even why you would exclude it in your plans. Please stop this madness!!

Tricia Petkus
310-619-8488

PS Please let me know what I can do
to make sure Sportfishing in
Redondo continues on!!

[Sent from Yahoo Mail for iPhone](#)

PC365-1

Public Comment DEIR

JEFF SALLEE <jeff.sallee@catalinacoffee.com>

Tue 1/19/2016 2:54 PM

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

As a resident and business owner in Redondo Beach I support the waterfront redevelopment effort is described in the DEIR. The economic engine necessary to support the infrastructure has been lacking for so long the area has become a blighted and in many ways dangerous to residents and visitors.

While the proposed landside development appears to be viable in terms of density of retail and open space, the traditional marina offerings have not been clearly described. Specifically how the public will be able to interact with our ocean.

Every indication prior to the release of the DEIR was that CenterCal as the developer would be responsible for integrating a cohesive marina use plan consistent with the retail proposed and traditions of our on-water recreation opportunities.

The removal of the sport fishing pier and recreation related detail from this effort is very concerning. The Redondo Beach Marina, Seaside Lagoon and proposed boat ramp and how the public can interact with the ocean are severely lacking in the DEIR.

It appears that both CenterCal and the city are not being forthcoming about the plans in this regard and there are no provisions for addressing these questions outside of this EIR.

Jeff Sallee
1104 Palm Lane
Redondo Beach, CA 90277

PC366-1

Waterfront DEIR Comments

Heidi van de Wouw <hvandew1@jhu.edu>

Tue 1/19/2016 2:55 PM

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

Dear Ms. Owston,

I am a long time resident of Redondo Beach and spent many summers as a child commuting on my bike from Avenue A to the King Harbor Yacht Club and Lanakila daily for both sailing and paddling practice. My mother grew up in Redondo Beach, my father in Manhattan Beach, and both are home owning residents of Redondo Beach.

I think it is important for the city to acknowledge that many residents do not favor the over development of our beach front, this has been shown time and time again in various elections (the disapproval of the "Heart of the City" project, etc.). I have a few concerns about the project:

-Increased traffic and parking congestion: I believe it of importance that traffic on Catalina, south of the project, and on the Esplanade does not increase, with traffic directing measures to allow for traffic to utilize more substantial streets, like PCH and Torrance Blv. I think it is important to utilize Herondo Ave. as a means of coming and going (190th is a major through-way). Also of importance to me is the sentiment that the project should have it's own self contained parking with a MORE than adequate capacity. It would be unfortunate for the City of Redondo Beach to construct a large project such as this and burden long time residents of Redondo Beach with noisy visitors parking away from the confines of the project, near residents (see Hermosa Beach on a Saturday night). It is also important to ensure safe passage for bicyclists (and pedestrians) using the area as a through-way from Redondo Beach to Hermosa Beach, etc. PC367-1

-Water quality: King Harbor's greatest aspect is the WATER, and Redondo Beach is home to many water men and women. Of such it is important to residents of Redondo Beach that the City ensures to us from construction through the life time of the new harbor waterfront that protection of water quality is of serious concern. I am concerned that BMPs will not be followed in the construction of this project and feel it is important that the City will take it upon themselves to help direct and enforce the use of BMPs. Additionally, I believe it is important for the construction of this project to incorporate scientifically proven methods of water catchment and water conservation, especially if the percentage of impervious surfaces increases. It is imperative that the City works along with the LARWQCB and possibly with the UC Davis Cooperative extension, or the NRCS to maximize the protection of water quality. As seen with the Sea Side PC367-2

Lagoon, regulatory measures imposed upon the City are costly and it would be good to have a good working relationship with, and direction from, regulatory agencies and agencies that work closely with regulators.

PC367-2
cont'd

-Over development: We are Redondo Beach. We are laid back and not flashy. I am all for increasing and improving the amount of bushiness occurring in the Harbor but we do not to have all of our shops in this one area. We should be able to go down to the harbor and do some leisurely strolling, boutique shopping, get some beers, eat some food, but this area should not be an area where I go and do my day-to-day shopping. Leave shopping centers inland! As part of this I think it is also important to limit the use of lighting and take assessment on means to limit light pollution.

PC367-3

-Honor lease holders: The City needs to make sure that entities that have held leases and have supported the economy of Redondo Beach are not displaced because of this new development. Additionally, I believe it is important that organizations promoting active, healthy lifestyles to children, such as the KHYC and Lanakila, continue to run with minimal disturbance while this progress continues.

Thank you for your time and commitment to this project,
Heidi van de Wouw

Heidi L. van de Wouw
Graduate Student
Klausen Group

Department of Chemistry
The Johns Hopkins University
3400 N. Charles Street, Remsen 219
Baltimore, MD 21218

Email: hvandew1@jhu.edu
Lab Tel: (410) 516-4529

Sportfishing

Tricia Petkus <eric.hobday@yahoo.com>

Tue 1/19/2016 3:01 PM

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

Dear Katie,

I'm very concerned about the exclusion of Sportfishing in the new Waterfront development plans.

I own the Redondo Special Sportfishing boat and have been fishing and working out of Redondo Harbor for over 36 years, since age 7. I first started fishing with my grandfather in Redondo Beach at 7 yrs. old. I have many loyal customers and friends with similar experiences fishing at Redondo Beach. A lot of my customers who began fishing with their parents and grandparents are carrying on the tradition and bringing their children and grandchildren.

PC368-1

By eliminating Sportfishing, you will be taking my livelihood away. When I bought the Redondo Special I also bought the run out of Redondo Harbor. How would I be able to continue to support my family?

Sportfishing is a very popular sport and a tradition that has a long history in Redondo Beach and I just can't imagine how or even why you would exclude it in your plans. Please stop this madness!!

Eric Hobday
310-896-6753

PS Please let me know what I can do
to make sure Sportfishing in
Redondo continues on!!

[Sent from Yahoo Mail for iPhone](#)

My comments on The Waterfront DEIR

Jim Montgomery <jim.f.monty@gmail.com>

Tue 1/19/2016 3:01 PM

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

 1 attachment

The Waterfront DEIR Comments - Jim Montgomery.pdf;

Greetings Katie,

Attached are my comments on The Waterfront DEIR. Please let me know that you have received them and they are now part of the public record for this DEIR.

Regards,

Jim Montgomery

112 Via El Chico

Redondo Beach, CA 90277

818.257.0879

PC369-1

The Waterfront Draft Environmental Impact Report Comments

Date: January 19, 2016

Submitted by: Jim Montgomery

Address: 112 Via El Chico, Redondo Beach, CA 90277

Greetings,

I have been a resident of the South Bay (since 1983 30+ years) and a resident of Redondo Beach from 1988 to 2008 (twenty years). I have lived, worked and played in the South Bay for decades and have deep concerns regarding the detrimental impacts that the proposed waterfront overdevelopment will have on the quality of life for all South Bay residents and the environment.

I attended the December 1, 2015 public workshop held by the City of Redondo Beach at the city's main library. I have reviewed enough of the DEIR to find severe shortcomings that call into question the credibility of the entire DEIR and the vendor the city hired to perform the DEIR. It is incomplete and contains numerous obvious impacts. The development will have numerous, significant, unavoidable impacts that cannot be mitigated regardless of what the DEIR states.

I work as a systems engineer for a institution that engages space exploration. As part of my job I perform trade studies, risk analysis and mitigation on billion dollar space missions where risk must be accurately assessed and mitigations put in place to reduce risk to acceptable levels. **Based upon my professional knowledge and years of experience performing these activities, I have found The Waterfront DEIR to be fatally flawed, incomplete and misleading in its analysis and subsequent conclusions.** At my workplace, this impact assessment would be met with severe criticism and rejected.

Due to this, the current DEIR needs to be withdrawn and a complete, unbiased analysis must be performed to adequately assess impact. The quality of life for the residents of the South Bay and the environment

demand it and those performing this DEIR have done a grave disservice to us all. The city and residents have been given an incomplete and inaccurate assessment of the impact of The Waterfront Development. The City of Redondo Beach should reject this DEIR and demand the paid vendor of this DEIR correct their flaws, or find a new vendor that is up to the task.

PC369-1
cont'd

Below, I will give examples of where the analysis and subsequent findings are incomplete and biased.

Traffic

- It appears that traffic is only assessed on weekdays and anyone who frequents this harbor area knows that traffic impacts are much worse on the weekends. This omission is so obvious and the impacts so different between the two that it calls into question the competence and impartiality of those producing the DEIR.
- Even ignoring the weekend traffic, the addition of over 12,000 vehicle trips per day will severely impact traffic flow in the area.
- DEIR ignores traffic impacts of surrounding developments such as the AES site that are sure to occur in the future. The DEIR should look at a few possible development sizes such as those proposed in Measure A and B and include this in the traffic assessment. Without this analysis, the traffic assessment is biased, flawed and incomplete.

PC369-2

Parking

- The number of new parking spaces proposed is inadequate to support the amount of new development.
- The amount of development is proposed to increase from 219,881 sq ft to 523,939 sq ft, about 140%.
- The number of parking stalls is proposed to increase from 2,192 now to 2,363, about 7% more.
- The demand for parking will greatly exceed supply
- Either parking has to be increased significantly or the development has to be dramatically reduced.

PC369-3

Views

- The public comes to the harbor and beaches to enjoy open vistas and the sound of waves. The development will destroy a large fraction of these views and beach experience.
- A three story, 5' tall parking structure will eliminate a large fraction of views that currently exist. Additional multi story structures will be built throughout the area, destroying existing views.
- When jogging, riding surf bikes or driving down Harbor Drive, instead of seeing the ocean and Palos Verdes the public will be in a canyon of buildings with "view corridors." This impact to the harbor and ocean experience by the public is dramatically understated.

PC369-4

Public Safety

- The Seaside Lagoon is an enclosed, treated waterway enjoyed by families, especially those with small children. It is safe area in which the public can enjoy the waterfront.
- The proposed development would dramatically reduce the size of the lagoon and open it up to polluted ocean water. The space could be shared with boats, stand up paddle boarders and other users.
- This formerly safe haven for families with small children will be lost, dramatically impacting the quality of life for a significant fraction of the beach going public.
- The Seaside Lagoon is a unique source and should not be reduced in size. It should not be opened up to ocean access.

PC369-5

Noise and Air Pollution

- Currently, people can enjoy walking on the pier while hearing the sounds of the waves, birds and breath in the fresh air.
- The proposed development will connect Harbor Drive with Torrance Blvd and bring traffic with all the noise and air pollution these vehicles generate right to the pier area.
- This will detrimentally impact the quality of the ocean/beach experience of pier patrons. It should not be allowed.
- The proposed development is over 500,000+ square feet and will

PC369-6

bring increased vehicular traffic into a small area, increasing air and noise pollution.

PC369-6
cont'd

Environmental and Nature Impacts

- The impacts to wildlife have not been adequately addressed. What is the plan for getting a baseline for wildlife who currently inhabit the area? What are the metrics for measuring the impacts that the construction and operation of this development will have on wildlife? Are there thresholds for stopping/modifying construction for wildlife adversely affected? Time of day/year constraints? Who does the monitoring? Reporting?

PC369-7

In losing, as 10+ year resident of the South Bay who frequents the harbor and beach regularly, I am extremely concerned with The Waterfront Development as proposed. It is clear, based upon the examples above, that the DEIR is flawed, incomplete and biased in favor of the development. Even in the face of this flawed DEIR, it is apparent that a 500,000+ square foot development will have a severe impact on the quality of life of South Bay residents and the environment. For the producer of the DEIR to find otherwise is not credible. I recommend the city of Redondo Beach reject this DEIR and request that the current vendor produce a more complete, unbiased DEIR or hire a new vendor that is capable of doing so. The city of Redondo Beach and residents of the South Bay require this to be able to accurately assess the impacts that we will have to live with for many years to come.

PC369-8

Regards,
Jim Montgomery

Comment on Draft EIR - (Waterfront)

Joseph Zelik <rtanque@verizon.net>

Tue 1/19/2016 3:02 PM

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

TO: Katie Owston.

Comments

The Waterfront

Draft Environmental Impact Report (Draft EIR)

FROM: Joseph Zelik

19405 Linda Drive, Torrance, CA

90503.

Comments on Draft EIR:

I am concerned about the destruction of the State owned Tidelands by building the proposed Market Square in that location.

The Tidelands should stay as a part of the RB waterfront as they are a natural habitat of the sea creatures that live there, and a place for recreation and discovery by children and adults. The breakwater protecting these Tidelands must also remain. PC370-1

The state should maintain ownership of the Tidelands, that are currently granted to the City of RB, in the event the CenterCal Waterfront development is not a long term economic success.

Sincerely,

Joseph Zelik

Comments for harbor project

William Schwaneberg <bill@marinetechnologyinc.com>

Tue 1/19/2016 3:04 PM

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

 1 attachment

comments city.pdf;

Hello Katie,
Please review the attached comments.

Thank you,
Bill

William Schwaneberg
1112 Beryl Street, Unit 10
Redondo Beach, CA 90277
310-318-8474
bjschwane@yahoo.com

PC371-1

Comments

The Waterfront
Draft Environmental Impact Report (Draft EIR)



Name: Bill Schwaneberg
Organization (optional):

Address: 1112 Beryl St #10
Redondo Beach, CA, 90277
Zip Code:

Phone (optional): 310-318-8474 - 310-210-1507

E-mail (optional): BJSCHWANE@YAHOO.COM

Comments on Draft EIR:

AS I STATED IN THE PUBLIC MEETING, I THINK THE SCALE OF THE PROJECT IS TOO BIG. THE PROJECT NEEDS TO BE DOWN SCALED.

ALSO BASIN #3 WAS FOR COMERCIAL VESSEL USE, WHERE ARE THE COMERCIAL VESSELS TO GO / AND COMERCIAL BUISNESS, SPORT FISHING / FISH MARITIME / CHUCKAN THE TRAFIC GOING INTO + FROM THE HARBOR / PIER IS GOING TO BE TOO MUCH.

PLEASE DOWN SCALE PROJECT + SUPPORT THE COMERCIAL VESSELS IN THE HARBOR!

THANK YOU

Bill Schwaneberg

(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.

PC371-1
cont'd

208210 Fisherman's Wharf

Paul A. Sorce <psorce@tocounsel.com>

Tue 1/19/2016 3:07 PM

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

Hey there--

I am writing to express my support for saving Tony's On The Pier. My parents took me there many times in the 1970's when I was a Redondo Beach resident. While I currently reside in Huntington Beach, my wife & I visit the pier a few times a year in order to absorb the classic, old school vibe of the pier, the fish market, the arcade & Tony's. I don't know that I would make the trip to whatever modern replacement is planned. Thank you for your time.

Paul A. Sorce
Paralegal

THEODORA ORINGHER PC 535 Anton Boulevard, Ninth Floor
Costa Mesa, CA 92626-7109
Main: 714.549.6200 Fax: 714.549.6201

Email: psorce@tocounsel.com
Website: www.tocounsel.com

Please consider the environment before printing this e-mail.

WARNING: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. It contains information from the law firm of Theodora Oringher PC which may be privileged, confidential and exempt from disclosure under applicable law. Dissemination or copying of this e-mail and/or any attachments by anyone other than the addressee or the addressee's agent is strictly prohibited. If this electronic transmission is received in error, please notify Theodora Oringher PC immediately at (310) 557-2009. Thank you.

PC372-1

CenterCal Plans

Amy Josefek <amy@josefekassoc.com>

Tue 1/19/2016 3:09 PM

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

To Whom It May Concern -

I am a South Bay resident who is quite pleased to see all of the interest in revitalizing the Redondo Beach waterfront. It is obviously run down and in need of updating.

However, as someone who very often takes advantage of the spectacular waterfront area for enjoyment, meals and walks with friends, I am horrified to see how some people seem to define "updating."

The plan presented for CenterCal shows a huge increase in square footage being envisioned for the Harbor; many of those square feet will come in the form of concrete walls that will serve to create "view corridors" and block much of the beauty that currently exists at the waterfront. This is already quite evident from an as-yet incomplete Shade Hotel (which already shuts out a huge swath of the view from the street), as well as the plans that clearly show that everything from the lovely motion of boat masts swaying in the harbor to the stunning PV peninsula will be obscured by the concrete poured in place of what now exists.

As I stated at one of the meetings, there are already massive retail spaces to the North, South and East of the harbor (with many of those spaces lying unoccupied). As everyone who's involved in the Galleria project must admit, the popularity of such spaces wax and wane with the times. Once these 300,000+ new square feet are forced onto this beautiful piece of earth, there will be no going back. It seemingly doesn't matter that there are already thousands of movie theatre seats that surround the pier; someone believes that everyone will be thrilled to view films in a theatre near the water, as if that will make a difference.

At a recent Redondo Beach Planning Commission hearing, one of the Commissioners acknowledged the errors in zoning that allowed multi-story apartments to be erected along Esplanade in past decades. It's too late to take back what was lost with those decisions, but it's not too late to learn from those mistakes, and preserve the highlights of the harbor, while upgrading the retail services that are necessary to pay the bills.

Might not a more creative idea and one that would have a long lasting *positive* affect on the area be to do something *different* than all of the surrounding communities? What about being the seaside city that actually emphasizes all that is special about this harbor, and Redondo Beach's location in proximity to it? How about leaving the massive shopping spaces to the other cities, and creating something truly wonderful and unique by highlighting how fantastic a place this is. Naturally. Just keep water. No mall required.

Thank you.
Amy Josefek

PC373-1

Tony's on the Wharf

Michael Mescall <michael.mescall@gmail.com>

Tue 1/19/2016 3:10 PM

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

Cc: John Mescall <mescalljohn@hotmail.com>;

I grew up in the South Bay. My wife and I revisited Tony's last summer and enjoyed a drink and a spectacular sunset. Please Redondo City Council, maintain this cultural treasure as is ,with minimal redevelopment.

As Joni Mitchell said, "They pave paradise and put up a parking lot," Please don't Make a theme park out of Tony's on the Pier.

Please develop a plan that includes preserving a historic, vibrant, anchor of the Redondo Wharf, Tony's.

Michael and Kathryn Mescall

PC374-1

Comments on The Waterfront Draft EIR

Alan Walti <apecall777@gmail.com>

Tue 1/19/2016 3:25 PM

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

 1 attachment

Comments to the RB EIR.docx;

Katie: I am attaching my personal comments on this draft EIR. Thank you for accepting them as a Word document in the attachment below.

Sincerely, John Alan Walti
209 Ave. D
Redondo Beach, CA. 90277

PC375-1

Comments to the

CENTERCAL WATERFRONT DEIR Dated: November 18, 2015

**By: John Alan Walti, Redondo Beach Resident
Residing at: 209 Avenue D, Redondo Beach, CA.**

All comments are in a general sense and no specific chapter or line is referred to by number page or paragraph number.

Major Concerns: We are changing the whole atmosphere at this location from a friendly local area hang-out to a new venue that attracts out-of-town visitors to the area at the expense of less affluent locals.

For this reason a lot of amenities that now exist will be reduced in scope or completely eliminated. The most important of these activities is fishing from the piers and catching a boat to do a full day or half day fishing trip. The pier areas are now available to all fishermen for free from the piers. The areas to do this will be greatly reduced and will impact low income families that come down to catch fish to augment their purchased food. This is also true for boat based fishing boats that are now is located at the "Sports Fishing Pier" that exists in the northern project area. What has been proposed to maintaining these functions in the proposed project? This is social injustice based upon economical status of individuals that now use these existing facilities.

Most of the current businesses that now exist in the proposed project area will be eliminated and replaced with higher cost rent replacements structures that most of the existing business tenants will not be able to afford. This will change the flavor of the area from a quaint fun area for locals to go and visit to a more affluent patronage destination. The current clientele will not be able to

afford the cost of food at the new restaurants Again this is social injustice to the economically challenged population.

Some other specific reasons for my concern are:

1. Construction concerns:

- a. Noise during construction (disturbing residents of “the Village Condominiums and The Ocean Club Apartments”**
- b. Air pollution from dust and vehicle engine exhausts will impact everyone’s health in the immediate area.**
- c. Traffic congestion caused by the large number of construction vehicles performing construction tasks within the project area and adjacent cities.**

PC375-2

2. Completed project:

- a. Same as above except item c.**
- b. Visible natural vistas now existing will be obstructed by new buildings and structures.**
- c. The elimination of existing restaurants and shops on the International Walkway and adjacent areas like Sambas, R-10, Najas, Corner Pub, Polly’s, Quality Seafood, Joes Crab Shack and many more.**
- d. The shared bike/pedestrian path will promote accident between these two classes of transportation.**
- e. The draw bridge will at some point cause accidents with boats and people when they raise and lower. This feature should completely eliminated from the project for safety reasons.**
- f. The proposed New Seaside Lagoon for swimmers and waders, Sup and Kayak riders, and Small Boats launched at the Boat Ramp areas will conflict with each other and result in bodily injuries to people doing these all of these activities.**

PC375-3

- g. Sea animals will be able to haul-out in the Seaside Lagoon and Boat Launch areas that would be open to the ocean. Resulting in safety concern for people doing activities in these areas and the sea animals themselves.**

This EIR leaves too many options open and available to choose from. These options need to be solidified in order to be able to completely address the actual impacts that they create. The scope of the EIR should focus on a fewer alternatives that could be adequately addressed. Please write a new focused EIR that can be addresses by all interested parties.

DEIR

Sue Morgan <becausesue@gmail.com>

Tue 1/19/2016 3:27 PM

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

 1 attachment

EIR letter.pdf;

Hi Katie,

Below are our comments on the DEIR. I am also attaching them in PDF format in case that is easier. If you have any problem with either just let me know. Thanks!

Comments on DEIR for CenterCal Project

1. General Comments:

PC376-1

The overall scale of the CenterCal Project is MUCH too dense for the area it will inhabit. This will have significant negative environmental impacts on traffic to the harbor, the harbor itself and its ability to properly function as a harbor. We have lived aboard our boat in Port Royal Marina for 35 years so we are very familiar with the harbor in general, and particularly the area we live in which is directly across the street from the Redondo Beach Marina parking lot (Ruby's and Captain Kidd's location) and the Seaside Lagoon. As such, we are focusing our comments on the Draft EIR to this area of the project.

2. Specific Areas of Concern: (Section 3.4.1.4 & 3.13.4.3 of the DEIR)

A. Proposed three-story four-level parking structure at the corner of Beryl/Portofino Way & Harbor Drive

In spite of what the DEIR reports states, the intersection of Beryl/Portofino Way & Harbor Drive is already very busy. The east/west-bound lanes are frequently backed up bumper to bumper for multiple blocks on weekends and whenever there is an event taking place at the conference center of the Portofino Hotel (which is very frequently). The traffic situation in this area has worsened with the addition of the new bike path. We believe placing a large parking structure at this intersection will cause traffic to become even worse since entering a parking structure requires slower speeds and more maneuvering than driving into an open parking lot. The parking structure will also eliminate the current, necessary parking for boat trailers, recreational vehicles and busses. It will also pose a serious problem for kayakers and paddle boarders which, according to the CenterCal Project, will also launch from this area of the harbor. If they are able to get their vehicle and watercraft into the parking structure, they will then be faced with the difficulty of negotiating elevators or stairwells to get their watercraft to the launching area. Traffic and parking aside, the parking structure will also destroy the substantial existing views of the Seaside Lagoon, outer harbor and the ocean beyond, for everything north and/or east of the structure. The current open parking lot serves the necessary uses of the harbor far better and without the negative impacts on

PC376-2

traffic and views.

B. Seaside Lagoon (Section 3.8.2 & 3.12.4.3.1 of the DEIR)

Opening the Seaside Lagoon to the harbor, as the current CenterCal Project proposes, also opens it to much more pollution, erosion, and the most difficult to mitigate in any way, occupation by the local sea lion population. Whether the new boat launch is located next to the lagoon or not, it will be subjected to many more pollutants from the boat traffic coming in and out of the harbor. On top of that you have the bird and mammal waste washing ashore from the breakwater and the seal barge in the outer harbor. During winter months or periods of high surf, erosion of the "lagoon" (which will be reduced to just a small indentation of beach) will be a constant problem and will create new maintenance issues and expenses. And then there's the problem with the sea lions. Although their numbers fluctuate, they are an ongoing problem and nuisance to boaters and fishermen in not just King Harbor, but harbors and coves up and down the coastline. If the Lagoon is opened to the harbor, they will be able to haul out on the beach. We know from first-hand experience that they can be extremely noisy, smelly and very aggressive. As a protected species they cannot be harassed, which means it will be extremely difficult to deter them from taking over the area. They will render the Seaside Lagoon unusable, and with their close proximity to the proposed shopping and dining it is pretty easy to conclude that they will not do anything to enhance those activities.

PC376-3

C. Boat Launch Ramp Locations (Section 3.12.4.3.1 of the DEIR)

There is no ideal location for a public boat launch ramp, however, one is required. The two most discussed options currently are the Joe's Crabshack location, or Mole A where King Harbor Yacht Club is located. The Joe's Crabshack location will create serious traffic and parking problems, particularly if the existing surface parking is replaced by a parking structure. The current plan does not provide adequate surface parking for vehicles towing a trailered boat, and they can not park in a parking structure. Portofino Way will need to be widened to two lanes in each direction if it is to handle traffic to the launch ramp AND the Portofino Hotel. This location will also create serious congestion in the harbor waters since it is just north of the turning basin for sailboats and according to the CenterCal plan, will also be a launching area for kayaks and paddleboards. You could also have swimmers venturing out into this area from the "open to the harbor" Seaside Lagoon.

The Mole A King Harbor Yacht Club location, while in an area less impacted by water traffic, is subject to waves coming over the breakwall. It is also extremely shallow at low tide. It would be unusable much more frequently than other site options and would need constant dredging to keep it operational even in moderate weather and tide conditions. Also, the road going back to that location is not wide enough to handle vehicles towing trailered boats in both directions. It would need to be widened which would require extensive modifications to that end of the harbor and most likely result in a loss of boat slips to provide the space.

PC376-4

Since CenterCal is not paying for the boat launch ramp, the city and tax payers will be burdened with the costs for this project. Ironically, there is one location that will have the least impact on the environment, traffic, safety, and construction and maintenance costs, which is being overlooked. Mole B already has an adequate road in place, surface parking and vacant land. It is much more protected from high surf than either the Joe's Crabshack or King Harbor Yacht Club sites. The Harbor Patrol office is right there to monitor the safety of its operation. The area is a landfill which could be modified so that the launch ramp is either set back or at an angle where boats do not launch directly into boat traffic entering and leaving the basin. It's the area that makes the most logical sense and should be put into consideration.

3. Conclusion:

There are too many aspects of the CenterCal Project that do not work in a harbor setting. They negatively impact the ability of the

PC376-5

harbor to function as a harbor, and that should be the top priority when considering a revitalization of the area. A proper revitalization plan should focus first on making King Harbor the best small craft harbor there is. Period. Once that priority is met the addition of other entertainment venues in the harbor can be considered. We don't know anyone who objects to more dining options and unique retail stores. We used to have them and we will welcome them back. A movie theater on the other hand, seems a huge waste of space. One can watch a movie anywhere. One can not watch the sun setting over the ocean anywhere. Please, let's make King Harbor a great harbor, but keep it a harbor.

PC376-5
gent'd

Sincerely,

Mike & Sue Morgan

555 No. Harbor Drive #37

Redondo Beach, CA 90277

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PC376
Duplicate

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PC376
Duplicate

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Sincerely,

Mike & Sue Morgan
555 No. Harbor Drive #37
Redondo Beach, CA 90277

Against rebuilding

Alison Canetty <acanetty@yahoo.com>

Tue 1/19/2016 3:30 PM

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

Hi any help I am against rebuilding
I think it should stay the way it is
Alison Canetty

PC377-1

Sent from my iPhone

warerfront project

alan <797brazil@gmail.com>

Tue 1/19/2016 3:34 PM

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

Im a resident and property owner in Redondo Beach. I 100% support this project as is.

PC378-1

Alan

Comment to DEIR -CenterCal Redondo Harbor Project

Wayne Craig Homes <waynecraighomes@aol.com>

Tue 1/19/2016 3:36 PM

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

Katie,

Comments to DEIR

I want to address these specific items as contained in the DEIR identified as having No Negative impact

- Traffic: 12,550 additional car trips per day

PC379-1

The number is very low considering the methodology is flawed so the number of cars is higher. The number also fails to take in consideration the additional traffic from the Shade Hotel under construction and the recent modifications to Harbor Drive for a new bike lane. Both of these should have been considered and were not.

- Parking: 140% more development, 8% more parking

This number seems to be counterintuitive to a 552,000 foot development which is so large it would actually need more parking. The projected parking use in the DEIR is 2567 spaces and the project has only 2363 which is short at least 200 spaces. The overflow will go to the surrounding residential neighborhood and create more congestion.

PC379-2

- Views: Structures block 80% of views along southern Harbor Drive, some up to 45' tall

This will have a negative impact on the approximately 601 condominiums which currently border the area. Assuming a mild 7% drop in value for the homeowner will add up to over \$40 Million dollars in loss in property value and commensurate annual city tax revenue. Who will reimburse the homeowners for this loss?

PC379-3

- Recreational Ocean Access: 67 trailer spots down to 20

Reducing parking clearly reduces harbor access for boaters and kayakers, swimmers, stand up paddle boarders. This is effectively turning the Harbor into a mall so this will have a negative impact from it's original purpose as a harbor.

PC379-4

- Water Quality: Opening Seaside Lagoon to Harbor Water

Currently 25% of 2014 water measurements exceed E-coli and fecal standards. There is no proof an open Seaside Lagoon 1/3 the current size will not create health hazards for people swimming in this open

PC379-5

lagoon.

- Access Ramp – Safety Issues

The DEIR plan has power boats, kayakers, swimmers, stand up paddle boarders, using the same narrow area to access the harbor. The DEIR states these safety issues will be outlined and detailed in the pages that follow but there are NONE.

- Water Features – Bellagio Hotel Like Fountain

While not identified in the DEIR the fake NY Time article published 1/12/16 stated the developer plans to install an intelligent fountain, similar to the one at the Bellagio Hotel in Las Vegas, that offers performances. This was not in any plan so this needs to be removed from consideration.

- Financial Solvency– 700 Seat Theater and Boutique Hotels as Mall Anchors

The use of these two businesses as draw for shoppers does not make sense. Currently 85% of people watch movies at home rather than a theater and number is growing each year. The addition of a boutique hotel makes even less sense as another hotel is almost completed (Shade) which will take away any potential clientele. At best the financial stability of this project is risky.

[Wayne Craig](#)

310-897-1756

Waterfront Development

Ray Hedge <rayhedge@hotmail.com>

Tue 1/19/2016 3:40 PM

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

 2 attachments

IMG_0205.JPG; ATT00001.txt;

I would like to register my opposition to the size and scope of the proposed CenterCal project. I have been coming to Redondo since 1978 and have lived in Seascape One for over 27 years. I am obviously prejudice when it comes to lost views, increased traffic, noise, and crime.

The harbor has been neglected by the city for years and desperately needs some renovation but to take away the charm of our waterfront with this massive project is almost criminal. I am sure there is nothing we can do about it since the city coerced the voters the pass Measure B. This is an environmental disaster for the waterfront.

I am particularly opposed to the road connection along the waterfront and the blocking of views with the massive construction on the North end.

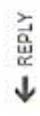
As I understand it, the views from Czuleger Park were supposed to be protected in any new development. I have attached a photo from the park and would like to know how the views are to be protected when the plans call for a large, very tall structure, Market Hall, along with other buildings directly in the views you see in the photo. I would like to see an elevation view projected on this photo.

There could be so much done to improve the waterfront and keep its charm, but our city has chosen to pass the power to a developer. What a shame.

J.R. Hedge
230 The Village Unit 101
Redondo Beach

PC380-1





hedge@hotmail.com >

Mark

keep the item longer, apply a different retention policy.

ATT00001 (7) - Notepad

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t from my ipad



Redondo Sportfishing

Mendoza, Diego <Mendod2@LabCorp.com>

Tue 1/19/2016 3:42 PM

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

Katie,

My name is Diego Mendoza and I'm writing you to express my deep desire to keep Redondo Sportfishing. I've been driving from Burbank to Redondo for several weekends because I've found that it's the friendliest and most well-run sportfishing establishment in the Los Angeles area. It's a great experience every time I visit the Redondo community. From having breakfast at Polly's on the Pier to boarding the Redondo Special or Indian; it's all been a special experience for me. There's something unique about how polite and professional every employee treats their customers at Redondo Beach Sportfishing. Please, please, please do all that you can to prevent taking this experience from myself and the several other regulars at Redondo Sportfishing.

PC381-1

Thanks,

Diego Mendoza

Supervisor, Peptides Lab

Esoterix Endocrinology

Laboratory Corporation of America

4301 Lost Hills Road, Agoura Hills, CA 91301

P (818) 880-8040 ext. 1368

-This e-mail and any attachments may contain CONFIDENTIAL information, including PROTECTED HEALTH INFORMATION. If you are not the intended recipient, any use or disclosure of this information is STRICTLY PROHIBITED; you are requested to delete this e-mail and any attachments, notify the sender immediately, and notify the LabCorp Privacy Officer at privacyofficer@labcorp.com or call (877) 23-HIPAA / (877) 234-4722.

Redondo sportfishing

Sean McMinimy <sean@phoenixdeco.com>

Tue 1/19/2016 3:43 PM

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

To Whom it may concern

Please keep sportfishing in Redondo beach. I was born in the city and have fished the landing for many years. I have been taking my kids for a few years now and have always enjoyed the staff at the landing as well as the crew on the Redondo Special. It would be a shame to let such a family oriented thing as fishing leave. Please consider the future generations of families that would be able to enjoy time on the water together. Thank you for your time.

Sean Mc Minimy

PC382-1

To be included in comments to DEIR Draft

JoanRiley <onebigbird1@verizon.net>

Tue 1/19/2016 3:45 PM

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

 1 attachment

response to the EIR for the proposed Waterfront development-2.docx;

I've listed several concerns I have with the findings presented in the DEIR. I have critiqued as well as offered suggestions to help reduce the severity of impacts on the environment and community by the proposed project.

Concerns:

1) The DEIR inadequately measured the impact of additional sound on residents and wildlife. Noise has a significant and unavoidable impact on the local environment, wildlife and the economy.

By ignoring the “acoustics of the existing environment,” the findings are inaccurate and misrepresent the true impact more sound would create by the proposed development.

-The Topography of the environment, both artificial and natural, can greatly exaggerate and distort sound created near the Harbor. Sound is carried over the ocean; broadcast onto the adjacent hillside neighborhood which is composed of dense, angled, and multi-storied buildings. This western facing, sloped collection of buildings works to distort and echo sound within and through out the neighborhood. Composed of hundreds of households, the community is occupied by working professionals, and young families, and the retired. An elderly care facility is also part of the neighborhood.

-**The larger neighborhood**, extending up and over a mile from the harbor to Prospect Ave., is **shaped as a natural amphitheater** whereby sounds can be projected at remarkably loud levels. Sea lions are clearly heard at night.

The proposed project will produce sound which will adversely impact the quantity and quality of what is “acceptable noise.”

From the Office of Noise Abatement and Control, E.P.A., United States, *“Noise can cause regular and predictable stress in the human body. People do not get used to noise. The body continues to react even during sleep. Noise affects the quantity and quality of sleep. The elderly and sick are more sensitive disruptive noise.”*

Suggestions for reducing the significant impact of noise:

- a) **This proposed project requires specialized expertise to evaluate the true impact of “noise” on this unique area adjacent to the waterfront.**
- b) Define acceptable noise within and outside the current waterfront neighborhood.
- c) The project needs to be reduced in size and density with greater undeveloped spaces. Buildings need to be organized, oriented, and shaped to reduce noise. Building vents, windows, doors, outdoors and inside seating areas need to be set to minimize noise impacts on residents. Sound barriers cannot further block views.
- d) Eliminate Pacific Ave. **Many homes are extremely close to the proposed road.** Residents will be unfairly impacted by noise and emissions.

- e) Establish a method to monitor, report and immediately resolve excessive noise abuses.

2) The consequences of Pacific Ave cannot be mitigated. It is a public safety and pollution hazard.

Traffic congestion, noise, and vehicle emissions are unhealthful and dangerous to the visitors and residents. Adding a road so close to the ocean is inconsistent with pedestrian recreation by the sea.

Suggestions: **Restrict Pacific Ave to daytime hours and close completely on weekends.**

3) Diminished ocean views from Harbor Blvd! Most of the pedestrian water views will be sacrificed for the proposed plan.

In addition, views of the Palos Verdes Peninsula, will no longer be enjoyed from Harbor Blvd. The proposed "Market Place" building at 2+ stories is too high and blocks ocean views from part of Czuleger Park.

Other previously accessible views of the ocean from the waterfront will be blocked by the project. Visitors will have to walk around and in front of the project to see their "public access" view of the water.

Suggestions: **Don't allow standing views of the ocean to be blocked by the proposed project. Reduce heights of building, and create more open vista space within the project.**

4) Impact on Czuleger Park is not identified. Czuleger Park is the central green pathway and largest open space next to the proposed project. The DEIR does not address "over-use" of the park by hundreds of visitors passing through to the proposed project. The increase in park use will affect the amount of noise, garbage, crowding etc., that will result in **loss of use of a community park.** .

Suggestions: Physically restrict access to Czuleger park at sundown and monitor adherence. Add a different, primary pedestrian entrance to the project.

5) Improvement to Seaside Lagoon. Replace the natural lagoon with modern salt-water pools that are designed for both families and the elderly. We have a rapidly aging city with no facilities for seniors to recreate and exercise in therapeutic warm water. **The pools can be open year round to maximize participation and success.**

Joan Riley, resident and property owner, 230 The Village, Redondo Beach, 90277

PC383-2

PC383-3

PC383-4

PC383-5

Tony's

Carolyn Carter <carmelt@sbcglobal.net>

Tue 1/19/2016 3:45 PM

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

Please try to renovate, rather than redesign the iconic restaurant Old Tonys!

Thank you for your time,

Carolyn Carter

PC384-1

Polly's on the Pier

Judy. Folsoi <january19yes@yahoo.com>

Tue 1/19/2016 3:46 PM

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

Please save Polly's a true treasure.

Judy Folsoi

Sent from my iPad

PC385-1

DEIR COMMENTS~~

Vick Yvonne <yvonnevick@gmail.com>

Tue 1/19/2016 3:48 PM

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

I want to thank the City of Redondo Beach Staff for orchestrating such a complete and complicated analysis on the DEIR. I think there are many negative comments creating a "smoke screen" effect against the project. I don't think the boat ramp placement, "safety in relation to storm and wave surges", or "temporary noise level increase impacting resale values" merit putting this project on hold any longer.

Doing nothing is definitely not an option. We will have to replace the parking structure and pier structure modifications regardless. Issuing bonds is not an option, as we the citizens of the city will be stuck with the bill.

I am in full support of proceeding with the project and making slight modifications based on citizen input.

Yvonne Vick

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

PC386-1

DEIR COMMENTS~~

Vick Yvonne <yvonnevick@gmail.com>

Tue 1/19/2016 3:51 PM

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

I am in support of opening the seaside lagoon to the sea. I believe that would be the best alternative to the present situation and cost of recirculating the water in the lagoon.

PC387-1

I support the project to move ahead.

Yvonne Vick

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

The Waterfront - Draft EIR Comments

Doug Rodriguez <rodriguez.doug@gmail.com>

Tue 1/19/2016 3:54 PM

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

Doug Rodriguez

508 Susana Avenue

Redondo Beach, CA 90277

I am looking forward to revitalization of our waterfront with this public/private partnership between the City of Redondo Beach and CenterCal. Our waterfront is in need of major infrastructure repairs and partnering with a private partner seems to be the best way to do this without asking the taxpayers to foot the bill.

I would like to see some attention given on finding the best solution for items listed below:

A drop-off area for the hand launch vessels (SUPs/Kayaks) which is closer to the parking lots. How can a single patron drop off their equipment, keep it secure while parking their car?

Explore adding sufficient trailer parking near the boat ramp to ensure that all who want to launch boats and park their trailers are able to do so.

Has a feasibility study been done to support a 700 seat high-end movie theater? While I realize there was a movie theater in Redondo's history, is this the best use of space and parking? Are there contingency plans for the space if the theater is not successful?

Is the proposed location for the parking structure the best site for this?

Are there any considerations to have a trolley/shuttle that could shuttle between parking structures and the site, possibly electric powered?

Is there any consideration to rebuild the pier where Polly's is currently located?

Is alternative energy generation being incorporated into the plans? (Solar, wind, etc.)

I appreciate all the great comments and hard work that everyone is putting forth for this project. I look forward to being able to enjoy this in the near future.

PC388-1

--

Doug Rodriguez

Keep Redondo there

Michael Kikkawa <mdkikkawa@gmail.com>

Tue 1/19/2016 3:55 PM

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

Hello I've been fishing at Redondo beach Sportfishing with captain David (midnight) aboard the Indian for a while. He has been running the boat for quite sometime and puts a lot of work in day in and day out. I hope the landing stays open for the future and especially for the people that have been working there. Also the location of Redondo Sportfishing is right next to rocky point ,pv, and sm bay. Not too many people fish the area that captain David has provided with his time there. Thanks hope to keep Redondo there for the future of fishing on the westcoast. Cheers
Michael Kikkawa

PC389-1

Sent from my iPhone

Old Tony's on the Pier

panapet888 . <panapet88@gmail.com>

Tue 1/19/2016 3:57 PM

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

M. Owston,

My it go on record that I am opposed to renovating Old Tony's.

I LOVE Old Tony's! I know a lot of people that love Old Tony's. In fact, it is packed every time I visit. People love the place because it is unique and a step back in time to another era. I am afraid a renovation would take away all of it's charm and ambiance. If that were the case, I would not return. I know I am not alone.

Please urge the owners and developers to preserve this historic place.

Thank you,

Kellie Brown

562-277-7335

PC390-1

Please protect and revere Tony's on The Pier

Mary Pagone <boppills@yahoo.com>

Tue 1/19/2016 4:01 PM

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

Dear Katie,

I am writing today in hopes that you will consider the protection and reverence for (Old) Tony's on the Pier. Born and raised in Southern California, Tony's was and is still one of those places that I, my family and friends consider a precious vintage gem. Over the years, we Angeleno's have had to watch as the wrecking ball or tasteless, antiseptic renovation that sucks the soul out of places, destroy more and more Southern California landmarks.

When will developers consider preservation, rather than destruction, as the answer to keep neighborhoods unique?

There is a large contingency of residence who believe in conservancy and are seeing flourishing results when

these landmarks are saved. Downtown Los Angeles's theater section is a great example of preservation at work.

Please don't let Tony's become another Formosa Cafe in Hollywood, a prime example of a historic landmark destroyed by development and is now deemed a financial disaster. Please see link:

[Everyone hates the new Formosa Cafe remodel](#)

image

Everyone hates the new Formosa Cafe remodel

It's awful.

[View on www.eater.com](#)

Preview by Yahoo

Thank you,
Mary E. Pagone

PC391-1

[ALL FORUMS](#) > [LOS ANGELES](#)

Everyone hates the new Formosa Cafe remodel

by [Farley Elliott](#) Jul 27, 2015, 3:27p @[overoverunder](#)



It's awful.

Since first mentioning [the shudder-inducing redo \[0\]](#) inside of **Formosa Cafe** in West Hollywood, one of the city's most longstanding late night spots, emails have been pouring into Eater. And guess what? Not one of them is positive.

To recap: Formosa Cafe is a spectacularly beloved restaurant, having stood for 90 years at the same location on Santa Monica Boulevard, even as heavy construction all around them as forced the entire neighborhood to change. The restaurant has been a hang for celebrities since just about the day it opened, thanks to its location next door to The Lot, where countless films and TV shows have been shot. Better still: the space itself is a former trolley car! And though it's been added onto over the years, it's always carried the same deep red tones and slightly rough-around-the-edges appeal.

So what happened? Well, in short, ownership decided to gut the place, essentially without telling a soul. That's their right, one must suppose, but it's no less difficult a pill to swallow, particularly for the legions of loyal customers who kept returning over the years to relive the restaurant's glory.

Walk inside now and the place has been painted a depressing gray, with a tone that practically matches the sidewalk out front. No finer touches, no detail work — just a formless monotone color scheme that makes the interior feel like a prison compound. Most of the wonderfully kitschy details have also been replaced or removed altogether, from many of the hanging photographs to other bits of ephemera. There are still one or two small clusters of memorabilia, but largely the place is stripped down to its hideous walls.

PC391-1
cont'd



Speaking of which: there's a goofy-as-hell mural on the far wall now, facing anyone who walks in. It's the sort of half-hearted homage to silver screen glory that even tourists cringe at.

Upstairs, the open patio space already gave way a while ago to long, odd marble communal seats, with those little glassed-in gas fire pit things in the middle. Yes, there are hanging bulb lights too.

Of course, this is to say nothing of their new menu, which was softly coming into focus as of a week ago. There are fewer Chinese-American favorites now, with the comfort food staples being replaced by craft beer bottles and, yes, avocado toast.

It all adds up to what many emailers and locals are saying is an uninspired, unwanted flip for a place that already had so much character — particularly for a city that doesn't often do enough to keep its prized relics around. Of course, ownership retains the right to change things up, but judging by the recent string of less-than-stellar format changes (Brian Huskey was there briefly, [Red Medicine put together a menu \[1\]](#) last year), they were after something bigger. Let's hope this newest change isn't its last.

PC391-1
cont'd

[0] <http://la.eater.com/2015/7/24/9034323/morning-briefing-formosa-cafe-stonehill-evan-funke-news-daily>

[1] <http://la.eater.com/2014/4/15/6241051/banh-mi-no-more-red-med-dunzo-at-formosa-cafe>

EATER

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VOX MEDIA 

Fishon

jyun tosa <jyuntosa@msn.com>

Tue 1/19/2016 4:03 PM

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

Keep it alive..its a part american culture..these sport boats need places like redondo and other great landings to exist.thanks.it will not be kings harbor without fishing.

Sent from my Sprint Samsung Galaxy® Note 4.

Save Tony's on the pier

Pat Smith <czyshamrock@hotmail.com>

Tue 1/19/2016 4:03 PM

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

Please don't let this icon restaurant go away !!! This place is loved!! Good food good drinks many memories! Nothing like Tony's!!

Sent from my iPhone

Waterfront DEIR

Dan Elder <danonrobinson@gmail.com>

Tue 1/19/2016 4:03 PM

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

Hi Katie,

I wanted to again voice my support for the proposed redevelopment of our waterfront. I'm very interested in an alternative boat ramp location though as the proposed site next to Seaside Lagoon would create significant safety hazards and increase pollution at an already heavily used beach. I strongly believe powered watercraft should be kept as far away as possible from unpowered recreational water users. I feel that rebuilding Sportfishing Pier (instead of just tearing it down) would also better serve the fishing community and reduce demand on Horseshoe Pier. I haven't evaluated the financial obligation to the city versus CenterCal but I would also like to make sure that the final agreement protects the city (and residents) from as much financial risk as possible while maximizing our potential financial gain. I wasn't able to determine what long term maintenance or redevelopment would look like and who would be responsible for the cost but making sure this is a sustainable project not just now but in the future should also be a priority.

PC394-1

Thank you,
Dan Elder
2614 Robinson Street
Redondo Beach, CA 90278

From Nik: Luke and the Redondo Beach Sportfishing Pier

Nik Meller <nm@nikmel.com>

Tue 1/19/2016 4:06 PM

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

Cc: 'Office @ Nikmel' <office@nikmel.com>;

 7 attachments

2016-01-18 LUKE AT END OF RB PIER.JPG; 2016-01-18 LUKE BAITING HOOK ON RB PIER.JPG; 2016-01-18 LUKE FISHING OFF RB PIER .jpg; 2016-01-12 LUKE FISHING.JPG; 2015-12-30 LUKE FISHING.JPG; 2015-10-31 LUKE HOOKED 35LB WHITE SEA BASS-1.jpg; 2015-10-31 LUKE WITH MACKEREL.JPG;

Hello Katie,

My 2 cents on the Redondo Beach Sportfishing Pier.

I'm headed after this email to pick up my 6-year-old son Luke to catch the last hours of light to do some fishing off the RB Pier.

You may remember Luke from: http://tbrnews.com/news/redondo-beach-boy-catches-a-fish-as-big-as-him/article_acd26c30-8d74-11e5-b676-43659c585b5e.html

PC395-1

You will also see his picture on the wall there and several other fishing stores in the South Bay.

I included some pictures of him doing what he loves to do.

He and countless other children got started on that Pier and spend lots of time with the dads and moms there.

Plus he has made so many friends and learned so much from all the others that go there.

It's a landmark for many and a place where kids have lots of fun and puts families in a super happy place.

Whatever you decide, please make sure you don't take that away and make sure you include a place where they and the next generation can continue to fish like this.

Maybe even maintain a portion of the Pier to mimic the old Pier.

Its priceless!

Kind Regards,

Nikolaus Meller

[NIK MEL, Inc.](#)

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REDON
1/2 DAY BOAT • 3/4 DAY BOAT
TACKLE SHOP • LIVE BAIT

**WHALE
WATCHING**

**NEXT TRIP
LEAVING:**
1:30

**SAVE
THE
PIER**







Redondo Pier Remodel

mwynn@earthlink.net

Tue 1/19/2016 4:09 PM

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

Dear Ms. Owston,

I just read about the plans for the massive overhaul coming for the Redondo Boardwalk and Pier, and while I agree that it needs a lot of work on the infrastructure, I am very apprehensive about the renderings on display.

The Redondo Pier has a unique atmosphere that harkens back to the 1960s and 1970s. It has a charming seediness that I adore, that is what makes it one of my favorite destinations in our beach areas. I realize that many people may not agree with me, and feel the need to make everything under the sun modern and upscale, but I don't care for that kind of slick sterility. On the other hand, certain parts of the area could stand an upgrade if only to attract more visitors, but I hope that doesn't come at the cost of sweeping away the things that give the pier its charm. PC396-1

I am thinking in particular of Old Tony's, with its distinctive period tiki-futuristic crowsnest upstairs bar. That style of architecture leaves very few survivors, and the place is a cherished landmark, and the main reason I still come to the pier. I hope you are able to complete your project without facelifting Old Tony's out of existence. I have been bringing friends there for cocktails for many, many years, and it is irreplaceable. Please let Old Tony's be a part of the plan for Redondo's future!

Sincerely,
Margaret Wynn

Comments on Proposed Development

M <modern_cleveland@yahoo.com>

Tue 1/19/2016 4:11 PM

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

Dear Ms. Owston,

It was only about a decade ago that my husband and I discovered Old Tony's on the Pier and, consequently, Redondo Beach. We were introduced to Old Tony's by friends who live in Los Angeles and since then it's become an LA favorite and tradition – we're regulars now.

The mid-century modern atmosphere is genuine and you can't recreate that – Tony's an iconic example of what one thinks of when one thinks of “classic Southern California.”

We've all seen this situation plenty of times: neighborhood wants to revitalize and hires big developer to bring in “new”. In the process, the old historic spots that are part of the local heritage and history are inevitably razed or altered to the point they may as well have been razed. The historic stuff just doesn't “go” with the flashy trend of the moment; established character and trendy flash just don't mesh. As soon as the next trend in shopping/dining comes along and is instituted nearby by the newest developer of the moment, guess what happens to the “outdated” scene? Yes, its transient crowd has moved on. It's an overplayed story and I don't want to see this happen to the Pier. It's too cool for that.

Look at what Miami did in the 70s when the old Art Deco landmarks were threatened: the foresight of smart planning had them saved, new development ideas were put in place not to tear down the landmarks but to ENHANCE them, and Miami emerged as a world-class city with great landmark restaurants and destinations that are still popular today. THAT kind of smart, sustainable planning is what Redondo Beach needs to look at.

The PR ad in the New York Times highlighting the Center Cal development company sparked tons of Facebook comments from fans of Old Tony's and the historic aspects of the Redondo Beach pier in a very brief period of time. I agree that something needs to happen – but it needs to be smart, and innovative, and embracing the great character of the landmarks that MAKE the community! Wiping out the existing community and taking away the whole history of the pier is not an option. The mid-century modern heritage of the pier should be embraced, not rejected – and build on that heritage to make the pier a place to be proud of and for people to see, not a thoughtless project that wrecks all the good that was there.

Sincerely,

Marie Stutz

PC397-1

DEIR

gretchen lloyd <gclloyd_2000@yahoo.com>

Tue 1/19/2016 4:12 PM

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

Comments on the DEIR

The impacts concerning public safety must be based on all the facts and scenarios that could take place any time or day of the week; not just on week days. Week-ends were not included in the statistics used to form opinions on the Impacts or lack of Impact by this development.

There will clearly be an impact if a fire or other severe emergency should break out and the fire engines, EMTs and police come down and block the streets to get to the problem area; how will the people exit the area? Harbor Drive is only 1 lane, Herondo is only 1 lane, Beryl is 2 narrow lanes, Torrance Blvd., at the opposite end of the development 1/2 mile away is 2 lanes at this time and the proposed Pacific Ave is proposed to be only 1 lane: there just will not be enough exits to safely clear out the pier and harbor area quickly and still get the emergency vehicles into the area. PC398-1

The above scenario happened July 4, 2014. I witnessed this myself and it took over 1 1/2 hour to clear out the civilians just from the existing parking lot and adjacent streets. Now this was only a small fire but there have been larger fires. The design of this project must be evaluated using the true facts to prevent a real disaster in the future.

What is the estimated time to evacuate the pier, harbor, lagoon, 700-seat theater and all the other new restaurants and shopping in case of the serious emergency. What will the impact be if this problem is not looked at from all possibilities. The city can not take a chance that this EIR is not completely honest on all parts concerning the public safety. What a law suit we would let ourselves in for if this EIR is found lacking in truth.

Gretchen Lloyd
Redondo Beach

RB Pier Redevelopment

John Okanishi <jokanishi@earthlink.net>

Tue 1/19/2016 4:17 PM

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

I understand the necessity of redevelopment from a business perspective but I implore you to preserve what money can't buy, the historical charm and significance of an establishment like Old Tony's. Please don't destroy it.

PC399-1

Respectfully,

John Okanishi

Sent from my iPhone

Keep Redondo Beach Sportfishing

Leilani Goepner <4sweetleilani@gmail.com>

Tue 1/19/2016 4:20 PM

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

I have fished and worked out of Redondo Beach Marina for about 9yrs many tourists and locals enjoy fishing out of Redondo more so than than other Marinas. Sportfishing has so much history there and it's not over crowded with fishing boats. I hope that the City will keep Sportfishing alive!

Sent from my iPhone