



LOS ANGELES COUNTY REGISTRAR-RECORDER/COUNTY CLERK

BALLOT LABEL/ARGUMENTS AND REBUTTALS FORM

ELECTION DATE: NOVEMBER 3, 2026 MEASURE I.D. or letter (if any): ART
JURISDICTION/MEASURE NAME: City of Redondo Beach - Major Changes in Allowable Land Use

Please mark (X) in the appropriate box

☐ Direct Argument in Favor (Supporters) (Word Limit Max: 300)	☒ Direct Argument Against (Opponents) (Word Limit Max: 300)
☐ Rebuttal to Argument in Favor (Word Limit Max: 250)	☐ Rebuttal to Argument Against (Word Limit Max: 250)

Statements will be printed in uniform type, style and spacing according to the County's system requirements. When preparing your statement, please use block paragraphs and single space format. **Entire statements in all capital letters, bold and italics (or any combination of enhancements) are not acceptable. Indentations cannot be accommodated.** Words to be printed in **boldface type**, underscored and/or CAPITALIZED are to be clearly indicated. All statements should be checked by the authors for spelling and punctuation as the elections official is not permitted to edit any material contained therein. **NOTE:** Rebuttal arguments are **NOT** direct arguments. For example, a rebuttal to a direct argument in favor of a measure is NOT a direct argument against a measure. Please also note that rebuttal arguments are allowed only when both a direct argument for AND against a measure are filed. Rebuttal argument authors will not be allowed to be listed as supporters/opponents on the ballot label.

OFFICIAL BALLOT MEASURE LABEL (DO NOT LEAVE THIS AREA BLANK)

Elections Code section 9170 requires the inclusion of a list of supporters and opponents to follow the text of the condensed ballot measure title and summary (i.e., ballot measure question), provided the listed supporters and opponents meet code requirements. Please provide a list of names to appear on the ballot label as Supporters or Opponents (not to exceed 125 Characters). Pursuant to Elections Code section 9170 (a)(7) if **NO** list of supporters or opponents is provided or there are none that meet the requirements of this section, then "Supporters:" and "Opponents:" shall be followed by **"None submitted."** Write **"None submitted"** if you are not submitting a list of supporters or opponents. Supporter(s)/Opponent(s) MUST be a signer/author listed below of a direct argument For or Against a measure.

Patrick Healy

Please use this space to type your statement. If you need additional space, please attach a typed statement to this form. Statement will be typeset in the Official Sample Ballot Booklet using a standard font and size determined by the County.
ALL AUTHORS MUST SIGN ON THE REVERSE SIDE

After defending Redondo Beach's right to maintain its own municipal election calendar, the City voluntarily scheduled a \$250,000 Special Municipal Election for one City measure on November 3, 2026, only four months before the March 2, 2027 General Municipal Election. Article XXVII ordinarily places major land use changes on the next regular municipal ballot while allowing a special election as an exception. The election resolutions identify no urgency that requires this additional expense. Those funds should remain available for community priorities, including crossing guards.

Measure ART increases zoning capacity but zoning capacity is not economic development. Along

Election's Official Use Only:

Election's Official Use Only:				Time Stamp
Number of Words	Number of Characters	Project Code Number	Election Deputy	Emailed 8-17-26 at 7:36:12 PM

Comments:

AUG 18 2026 PM 5:29
REC'D CITY CLERK'S OFF.

DECLARATION BY AUTHOR(S) OF ARGUMENTS OR REBUTTALS

All arguments concerning measures filed pursuant to Division 9, Section 9600 of the Elections Code shall be accompanied by the following declaration to be signed by each author of the argument/rebuttal. Names and titles listed for arguments will be printed in the Official Sample Ballot Booklet. The Author(s) of arguments may also be listed as Supporter(s) or Opponent(s) on the Official Ballot Measure Label, if they are listed on this form under the "Official Ballot Measure Label" box on page 1. Supporter(s)/Opponent(s) **MUST** be a signer/author listed below of a direct argument for or against a measure.

The undersigned signer(s)/author(s) of the:

☐ Direct Argument in Favor (Supporters)	☒ Direct Argument Against (Opponents)
☐ Rebuttal to Argument in Favor	☐ Rebuttal to Argument Against

of ballot measure (Name and/or letter): Measure ART

Jurisdiction Name & Title of Election: City of Redondo Beach - Major Changes in Allowable Land Use

to be held on (Date of the Election): November 3, 2026 *State wide General Election*

hereby state that such argument is true and correct to the best of his/her/their knowledge and belief.

List by Priority	☐ NON-PROFIT ORGANIZATION ☐ BUSINESS ☐ ASSOCIATION	☐ INDIVIDUAL (elected or former elected) ☒ INDIVIDUAL NO TITLE (not elected or formerly elected)	SIGNATURE	DATE
1	NAME (PRINT): Patrick Healy TITLE (PRINT): BALLOT LABEL ABBREVIATED NAME/TITLE: Patrick Healy ADDRESS: ☐ ATTESTATION ATTACHED?			8/18/2026
List by Priority	☐ NON-PROFIT ORGANIZATION ☐ BUSINESS ☐ ASSOCIATION	☐ INDIVIDUAL (elected or former elected) ☐ INDIVIDUAL NO TITLE (not elected or formerly elected)	SIGNATURE	DATE
2	NAME (PRINT): TITLE (PRINT): BALLOT LABEL ABBREVIATED NAME/TITLE: ADDRESS: ☐ ATTESTATION ATTACHED?			
List by Priority	☐ NON-PROFIT ORGANIZATION ☐ BUSINESS ☐ ASSOCIATION	☐ INDIVIDUAL (elected or former elected) ☐ INDIVIDUAL NO TITLE (not elected or formerly elected)	SIGNATURE	DATE
3	NAME (PRINT): TITLE (PRINT): BALLOT LABEL ABBREVIATED NAME/TITLE: ADDRESS: ☐ ATTESTATION ATTACHED?			
List by Priority	☐ NON-PROFIT ORGANIZATION ☐ BUSINESS ☐ ASSOCIATION	☐ INDIVIDUAL (elected or former elected) ☐ INDIVIDUAL NO TITLE (not elected or formerly elected)	SIGNATURE	DATE
4	NAME (PRINT): TITLE (PRINT): BALLOT LABEL ABBREVIATED NAME/TITLE: ADDRESS: ☐ ATTESTATION ATTACHED?			
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5	NAME (PRINT): TITLE (PRINT): BALLOT LABEL ABBREVIATED NAME/TITLE: ADDRESS: ☐ ATTESTATION ATTACHED?			

CONTACT INFORMATION

IMPORTANT FILING INFORMATION: I, Patrick Healy am the designated filer of the above titled argument/rebuttal. Please contact me using the information below, if there are any questions pertaining to this filing.

Mailing Address: E-Mail Address:

Contact Numbers: N/A

(Daytime Phone)

(Evening Phone)

(Fax)

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Measure ART increases zoning capacity, but zoning capacity is not economic development. Along Artesia and Aviation Boulevards, it raises maximum floor area ratios from 0.60 to 1.50 and heights from 30 to 45 feet, while retaining detailed standards. Rooftop dining requires an Administrative Use Permit and counts toward floor area. These changes do not guarantee feasible, approved, financed, or completed projects.

The measure also reduces housing density or removes residential uses from certain properties. It combines commercial, residential, inland, and coastal changes affecting separate corridors and neighborhoods into one all or nothing vote. A resident might support rooftop dining on Artesia but oppose greater intensity elsewhere, or support commercial improvements while opposing reduced housing opportunities. Voters cannot make those choices separately.

The official measure text spans 53 pages. Changes this complex require clear property level comparisons and, where appropriate, separate ballot questions.

Measure ART approves planning and zoning rules, not a particular development project. It should not be treated as blanket approval of future coastal proposals or as a waiver of project review, environmental laws, coastal permitting, or Measure DD and Article XXVII safeguards.

One question cannot fairly capture these distinct policy choices.

Voters deserve genuine, informed choices.

Vote NO on Measure ART. Require a clearer, fully explained proposal presented at Redondo Beach's regular municipal election.