Comments
The Waterfront
Draft Environmental Impact Report (Draft EIR)

Name: Michael Park

Address: 2804 VIA AVE, REDONDO BEACH
Zip Code: 90278
Phone (optional): 310-389-2552
E-mail (optional): mike.park@comcast.net

Comments on Draft EIR:

REMOVING THE PIER & POLLY'S AT THE PIER WILL HARM THE LOCAL PEOPLE THAT VISIT THE PIER AND POLLY'S DAILY AND WEEKLY. BY REMOVING THIS ESTABLISHED DESTINATION IS ONLY A MISTAKE. ADDITIONAL CONCERNS AROUND THE LOCAL COMMUNITY ARE SECURITY.
WE HAVE BEEN CANDID BENEFICIARY AND WOULD BE MOURNFUL FOR THE LAST 20 YEARS THE CITY MUST THINK ABOUT THE LOCAL COMMUNITY BEFORE MAKING THIS MISTAKE.

THE FIRST TIME I ATTENDED A MEETING AT REDONDO BEACH PARKING GATE CONTROL - WAS NOT INFORMATIVE.

WILL THE DESIGN TURN OUT THE SAME AS THE BIKE LANE HARBOR DRIVE

RENAME THE PIER - REDONDO POLLY'S IN THE SAME LOCATION

THANKS

Mike Park

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

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

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

Comments may also be submitted via email to katie.owston@redondo.org.
All comments must be received no later than 5:30 p.m. on January 19, 2016.
Comments
The Waterfront
Draft Environmental Impact Report (Draft EIR)

Name: Andrew Paul
Address: 2804 VaLe Ave RB
Zip Code: 90278
Phone (optional): 310-409-3734
E-mail (optional): ANDREW.PAUL@GMAIL.COM

Comments on Draft EIR:

The small pier in South Redondo that is home to Pauy's and the bait shop is a landmark item for Redondo. Removing this iconic feature that brings pleasure to locals and tourists alike would be a terrible mistake. I have lived in Redondo for almost 20 years and have been frequenting Pauy's for almost as long. Please do not remove this vital piece of history in a city that is losing its small-town Beach community appeal by the year.

Best Regards
Andrew Paul

Please write on the back if you need more room.

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City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

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All comments must be received no later than 5:30 p.m. on January 19, 2016.
Comments
The Waterfront
Draft Environmental Impact Report (Draft EIR)

Name: Barbara Stewart
Organization (optional):
Address: 23 10th Street Hermosa Beach
Zip Code: 90254
Phone (optional): 
E-mail (optional): 

Comments on Draft EIR:

We have been coming to Polly's on the Pier for years now- and bring every guest to California home for breakfast! It would be a huge loss to the community to tear down this pier and move Polly's to a food court.

Please do not destroy the environment and the ambience of this place and keep Redondo as is.

PC103-1

12/6/15

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.
We have been regulars to Polly's on the Pier for 45 years. Our relatives that visit us 'love' Polly's. Please don't move them off the pier. Certain landmarks need to stay!

Polly's as well as other establishments make the Pier area unique. Charming is perhaps the more appropriate description.

Please write on the back if you need more room.

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City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

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Comments on Draft EIR:

POLLY IS AN ICON IN THE SOUTH BAY - NO MATTER WHAT POLLY NEEDS TO STAY, I BELIEVE IN RENOVATION AND MOVING FORWARD BUT POLLY'S IS A FAMILY TRADITION. WE HAVE BEEN COMING TO POLLY'S FOR YEARS. MY KID'S FAVORITE PLACE, MY FRIENDS AND I BREAKFAST GANG OUT EVERY WEEKEND. IT'S GREAT TO HAVE POLLY'S IN THE MIDDLE OF THESE FRANCHISE. POLLY IS UNIQUE, FAMILY GATHERING, TRADITION, AN ICON. LET'S LEAVE PART OF HISTORY, LEAVE POLLY!

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

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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.
Lee and Debbie Kornegay

2006 Farreel Ave / Redondo Beach 90278

Joe.Kornegay@WatersWholesale.com

We have been coming here for breakfast for over 20 years and have enjoyed the food and view from the pier. It would be very disappointing if they were forced to move off the pier. It is our favorite breakfast place in the South Bay area.

We greatly appreciate the site and the sounds from the ocean and from the pier. We enjoy walking at the end of the pier viewing the sea life and fishermen.

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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.
The short pier in Redondo Beach has become an icon. We have enjoyed dining outside at Polly’s for the past 30+ years. Relocating Polly’s would lead to their demise as most people come to enjoy the water on the pier and its surroundings (i.e. waves, fishing, wildlife, view of Palos Verdes, sounds of the seals, etc.). Nothing could replace the ambience Polly’s on the Pier has to offer. There are very few places in Redondo Beach that have dining adjacent to the water and to lose Polly’s would be another loss to the community, both to the local residents and tourists. Please for the reasons stated above we strongly believe Polly’s on the Pier and the short pier should remain as is.

Please write on the back if you need more room

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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.
Dear City of Redondo Beach -

You cannot tear down Polly's on the Pier!!!

We have been coming here for years & it is our favorite spot in this city as well as a staple landmark for the community. The cozy family feel, the personal attention & service and the unpretentious setting make this place second to none. It would be tragic and a blemish on the city to see such a legacy die. Polly's must stay in its current form or at least build us another own pier.

Thank you,

Erik Burgers & family

Please write on the back if you need more room.

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415 Diamond Street
Redondo Beach, California 90277

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All comments must be received no later than 5:30 p.m. on January 19, 2016.
Comments
The Waterfront
Draft Environmental Impact Report (Draft EIR)

Name: Carlos Jiménez
Organization: TEACHER

Address: 1609 SPECIES LANE, #23, REDONDO BEACH, CA 90278
Zip Code: 90278
Phone (optional): 832-392-9519
E-mail (optional): azbigfoot

Comments on Draft EIR:
To Whom it may concern,

Polly’s on the Pier is not just a restaurant - it’s a South Bay destination due to its location on a pier over the water, with the fishermen & the birds & the fish. Polly’s is about the atmosphere - the pier. To move this restaurant off the pier would be a travesty. I used to travel here from Santa Monica before I finally moved to the South Bay. I am originally from Pennsylvania and whenever family and friends come to visit me here in California, Polly’s is our first breakfast stop over other destinations like the Grove or King’s Hawaiian. As a teacher having a cup of coffee on a Sunday morning before another week of working with children & their parents & administrators, Polly’s is therapeutic. Please consider the importance of Polly’s on the Pier to community members like myself and to those family & friends of the community who look forward to its unique ambiance when they visit or bring in revenue from out of state & from other parts of the Los Angeles area.

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

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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.
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My dad and I have been coming to Polly's every Sunday since I was in high school (11 years now). It has been a tradition of ours and it would be so sad if we didn't have that anymore. You always see the same faces every morning and it's like a family. If you tear this pier down you would be taking away people's morning breakfast tradition & a staple of Redondo Beach.
Comments
The Waterfront
Draft Environmental Impact Report (Draft EIR)

Name: JoAnn Trak
Organization: Polly's
Address: 233 N. Harbor
Zip Code: 90277
Phone (optional):
E-mail (optional): redwaterfront@aol.com

Comments on Draft EIR:

We support Central Bay City - infrastructure needs help.

Please rebuild or replace sportfishing pier at Polly's - it is the soul of the waterfront - it represents open space.

Nature - fishing - happy kids - family - visitors appreciate a chance to see nature first hand.

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

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City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

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I am not opposed to the revitalization, but I am concerned that with all the upscaling, that I'm not going to be able to afford to bring my family there. The renderings are beautiful, but makes me feel I'll be priced out of my own neighborhood. Check the prices well. I've always felt Redondo was the more affordable South Bay town - one I could afford to take go out in. But it looks like it'll turn into Manhattan Beach with Manhattan Beach prices. Can't afford that.

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

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City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

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Comments
The Waterfront
Draft Environmental Impact Report (Draft EIR)

Name: Emy Retamal
Organization (optional): EUR Consulting & Development

Address: 3418 W. 226th St
Zip Code: 90250
Phone (optional):
E-mail (optional): ecretamal@eurconsulting.com

Comments on Draft EIR:

VERY IMPRESSED WITH THE VERY WELL THOUGHT OUT PROJECT.
CONGRATULATIONS TO THE CITY'S GREAT WORK ON THIS!!

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

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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.
I am a life long South Bay resident. Growing up here I have witnessed many changes to the area. What makes Redondo Beach special and different from the others is its hometown charm. This specialness is embodied partly in the fishing pier. The small pier that attracts so many people from throughout the whole area. Redondo loves everyone. This pier serves Redondo by extending a warmth and familiarity not found in other cities. To lose this pier would be a blow to the heart and soul of Redondo. A piece of our fond memories and future memories would be lost forever! Keep the pier— maintain the essence of the South Bay!!

(Please write on the back if you need more room)
Comments
The Waterfront
Draft Environmental Impact Report (Draft EIR)

Name: ERIKA SNOW ROBINSON
Organization (optional): VOICES FOR WATERFRONT VITALITY
Address: 315 S. Marine Ave RB CA 90277
Zip Code: Phone (optional): E-mail (optional): erika.snow.robinson@me.com

Comments on Draft EIR:

LOVE IT - CAN'T WAIT!

Please keep the Polly Pier (+ Polly's!)

Please move the dang bike path to the EAST side of the road!

Please make the Seaside Lagoon + Beach Park area a little bit bigger!

Thank you!

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

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

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

Please stop paying for "pro-plan" people. It makes you look bad.

I am for the project & that was very off-putting & obvious. You don't need to pay people to talk vs. the lunatics in this town.

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

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City of Redondo Beach
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Redondo Beach, California 90277

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Has the traffic study considered future traffic flow mitigation at the intersection of Beryl and N. Francisca Avenue? Currently a lot of traffic is utilizing N. Francisca Ave as a "short cut" from Beryl to Catalina. This would likely increase in volume, speed cushions & IN PLACE are currently not a deterrent to speed or volume.

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

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I listened to the EIR and support the project, as a feel that it is minimal impact to the community. As a realtor in Redondo Beach, I support the project as I feel it will positively impact the home values in the area & make Redondo Beach a more desirable place to live.

This project will be an amazing place for residents and glue residents an even greater sense of pride to live here. As a younger resident, I spend a lot of my free leisure time in Manhattan Beach & Hermosa Beach. I look forward to having a place to go within my own community, a place that is close & walkable.

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Redondo Beach, California 90277

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Younger home buyers look for areas that are walkable. A need to drive to work is not desirable. The pier currently is not a desirable place for younger residents. This is a community of young professionals with good paying jobs that our pining their business to other cities... Manhattan and Hermosa! Keep business local!
The comments submitted to the Waterfront Draft Environmental Impact Report (Draft EIR) are as follows:

Name: MARY LEE COE

Address: 535 ESPLANADE UT 109 REDONDO BEACH
Zip Code: 90277
Phone (optional): 310 316 6977
E-mail (optional):

Comments on Draft EIR:

THE CENTER CANY PROJECT THREATENS PROTECTED WILDLIFE.

THE PROJECr IS NOT ECONOMICALLY VAILABLE.

BRICK AND MOTOR RETAIL IS DECLIRING.

THE MIDDLE CLASS WHO WOULD SHOP THE RETAIL AND MOVIE THEATER IS ALSO DECLIRING.

REDONDO BEACH CITY TAXPAYERS WILL BE LIABLE FOR HUGE FINANCIAL LOSSES.

IT'S THE LAST REDEVELOPMENT WHITE ELEPHANT ALL OVER AGAIN.

THE PROJECT IS TOO MUCH DEVELOPMENT.

SO MUCH RETAIL AND THE MOVIE THEATER IS INCONSISTENT WITH THE AMBIENCE OF THE PACIFIC OCEAN WATERFRONT.

THE DESTRUCTION OF THE SPORT FISHING PIER

(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.
AND NOT REBUILDING OR PUTTING IT IN THE WRONG PLACE
IS CONTRARY TO WHAT THE HARBOUR SHOULD BE ABOUT: RECREATIONAL FISHING AND EDUCATION.

Lastly, the traffic will be impossible.

The answer is to eliminate the movie theater and about half the retail; use the space for viewing the ocean, educational, kids about the ocean, and picnic areas, and outdoor eating places overlooking the ocean.
Comments
The Waterfront
Draft Environmental Impact Report (Draft EIR)

Name: Joan Riley
Organization (optional):

Address: 230 The Village #301
Zip Code: 90277
Phone (optional): 310-537-94503
E-mail (optional): onebigbirds@earthlink.net

Comments on Draft EIR:

Grossly inadequate noise (or vibration) impact analysis - Both demolition/construction and post-construction

*proximity to approx. 1000 households so close-to-completely negate reasonable ambient noise

*with background of wood & E. Firestone canyon up to Prospect Ave. Effects of noise will impact much greater #s of homes, parks, etc.

You cannot measure noise/vibration impact until measure lines of sight from source to impacted pts. - Doors & windows that will be open can negate measures to mitigate

Neighborhood quality of life, approx. 1000 households x approx. 500k value a piece

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

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City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

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All comments must be received no later than 5:30 p.m. on January 19, 2016.
Comment continued:

Means that you are negatively affecting impacting 500 million dollars worth of real estate and Real estate loss!!

No one wants the noise air traffic and flight policy crowds in their front yard. Yet to impose this excessive degradation of existing quality of life factors is counter to successful planning.

How are you protecting citizens from extreme adverse permanent impacts? You are not!! Health is Impacted 24/7 as a daily People have the right to choose the nature of their environment acoustic and especially, not to be imposed.

Note: there exists today an underreporting of noise. Police have need enough time responding to crime, noise wants to bother them. Cannot base reporting of noise rather actual volume of noise.

The project will adversely impact Cerelegan Park - It clearly is the main pedestrian entrance to the waterfront. So So homes use that as their only park!!
NAME: GARY MLYNER
ROSE MLYNER

ORGANIZATION: YES I SUPPORT
BUILD BABY BUILD
SORRY I HAD TO LEAVE EARLY

PC121-1
NAME: Reggie Thomas

ORGANIZATION: I Support The Waterfront!
SPEAKER REQUEST CARD
The Waterfront Draft EIR
Public Meeting
December 9, 2015

NAME: Stephen Comley
ORGANIZATION: Supporting I want to speak
NAME: Jennifer Goldstein

ORGANIZATION: I support the project
NAME: John Gran

ORGANIZATION: I support the process
SPEAKER REQUEST CARD
The Waterfront Draft EIR
Public Meeting
December 9, 2015

NAME: Tara Guthrie

ORGANIZATION: I support the Waterfront
NAME: Don Szerlip

ORGANIZATION: I support the Waterfront Project
NAME: Darryl / Linda Raffington

VanderEinde

ORGANIZATION: We support the project - Please Announce

lost needed to leave early
NAME: Roland Cesarin

ORGANIZATION: I have to leave early now but I do have been going to waterfront meetings since we started & I support this
NAME: Mickey Cooper

ORGANIZATION: I support the project but need to leave early

please announce this!
NAME: \textit{Mark Libiano}

ORGANIZATION: Support
DEIR - Redondo

davewald@verizon.net

Thu 12/10/2015 10:57 AM

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

One of the proposals involves the installation of a public boat ramp near the King Harbor Yacht Club next to the breakwater. This is not a good idea for the following reasons:

1.) That area is subject to huge wave action during the winter where 25 foot+ waves are literally breaking over the breakwall - it's extremely dangerous for many months of the year. This is why King Harbor Yacht Club removes its docks from the water during the winter months.

2.) Vehicle and trailer parking would be a big problem as parking is already at capacity for Yacht Club members, guests, and the youth sailing program participants.

3.) The area would need to be constantly policed for litter, docking violations, unsafe activity, etc.

David Waldner

820 N. Lucia Ave.

Redondo Beach, CA 90277
Redondo waterfront comments

Jane Garrison <jane.garrison66@gmail.com>

Fri 12/11/2015 8:43 AM

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

To whom it may concern,
My husband and I own our home at 627 south Catalina ave in Redondo. We have taken the time to review the proposed new waterfront and are extremely against the plan as submitted. The last thing this area needs is more shopping malls and movie theatres. We need a plan that embraces the ocean and the lifestyle of the beach...not indoor shopping.
Thank you
Dr Mark and Jane garrison
Waterfront DIER Comments

Claudia Berman <its_42@yahoo.com>

Sun 12/13/2015 9:57 AM

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

1 attachment

RedondoWaterFrontDEIRCommentsClaudiaBerman.pdf;

Katie,
Here are my comments (attached in PDF) for the Waterfront DEIR.

Thank you,
Claudia Berman
DEIR Comments on the Redondo Beach Waterfront Project

Hermosa Beach Traffic Impact

Hermosa Beach has been identified as being within the primary market area (10 minute drive for residential market) in Appendix – Market Study. Hermosa will definitely be a significant part of the 12,550 net new vehicle trips.

As a resident of South Hermosa, please consider the following:

1. In the traffic analysis, did you factor in the additional traffic signal on PCH on 2nd street? There are now 2 traffic signals on 2nd street (East and West). If not, that should be factored in. Also, there is now a signalized crosswalk at 3rd street and PCH, and the crosswalk on the 2nd street (west side) had been removed. Please make sure these recent changes have been incorporated. It does not appear that the 2 2nd street signals are in the DIER.

2. Is it correct that your transportation analysis models did not including queuing impacts? If that is correct, queuing impacts need to be considered.
   a. Hermosa Beach will be heavily travelled from PCH and west of PCH. Hermosa Beach and Manhattan Beach sand section residents use Valley, Ardmore, Hermosa Ave to travel to/from Redondo. Traffic queues should be modeled to understand the backup of traffic on PCH and Valley/Francisca/Herondo (#6). I’m particularly concerned about Valley (#3, #6) queues due to the single lanes, and PCH queues due to the 2 2nd street lights (#37) and PCH/Herondo/Catalina (#7, #10). I’m very concerned since these intersections are already graded C-F on peak times.
b. If MM TRA-1 is implemented, will a traffic signal cause the backing up of traffic through the 2nd st/Valley intersection?
c. MM TRA-2 needs to consider the 2 2nd street signals and crosswalk changes with respect to queuing. PCH (#10, #7, #37) is quite a mess today.

3. For the cumulative traffic impact, the following should be noted:
   a. The proposed Hermosa Hotel “The Clash” is now “H2O” and has been approved.
   b. The Provenance Hotel is now called “Strand & Pier”.
   c. The AES property is likely to be redeveloped. There needs to be some “guesstimate” on traffic from this location factored into a “Cumulative Potential Impact” type of number.
   d. Hermosa Ave may have lanes reduced in order to
   e. Skechers is looking to expand on PCH, which will impact travel from the north. 600+ parking spaces are looking to be built. This should also be factored in to the cumulative impact.

4. Weekends: It has been brought up that the traffic numbers are weekdays only. The traffic study needs to include weekends, since it is on the weekend, that the largest number of people will be going. Also, this should be a “Summer Weekend” number.

5. I did not notice any actual plan for the project to encourage the use of transportation, other than cars. The bike centers’ size, seem to be woefully inadequate. Mentioning bikes or public transportation is not a actual plan.

Aesthetics and Visual Impacts

Since I live in the sand section of South Hermosa, I frequently drive and walk along Harbor drive. I always enjoy seeing the boats. Although the new Harbor Drive upgrades are a bit of a mess from a traffic/bike path perspective (but better now that most of the sharrow markings were removed), it is really quite beautiful. To say that the project would not have a significant impact on aesthetics is absolutely wrong.

1. Key Observation Views 4-6: Please provide mockups of a typical weekend with the number of people needed to financially support the proposed density. When I see the mockups, I notice the multi-story buildings, not the spec of ocean where people would be standing.
2. Key Observation View 5: The view does improve, since Captain Kidd’s would be demoed. But there would be a number of cars here, blocking the view. Same comment as above. Need a more realistic view of cars and people.
3. When walking/driving on Harbor the view would primarily be 2 story buildings with the story parking lot. This would be a negative impact, and not an improvement. Would be good to also have a wide-angle view with mockup comparison to better represent how this would feel from the sidewalk/street. It would give perspective on where the view corridors are not.
4. Conceptual View: Intersection at N. Harbor Drive and Portofino Way: Would also like to see a mockup of the view taken from across the street to understand the scale of the parking lot. There should be a “existing view” picture here.
5. Conceptual View: Seaside Lagoon: What happens to the aesthetics if the sea lions come ashore? What is the likelihood of that happening?
6. Conceptual View: Hotel and the Pier from Kincaid's: That’s a lot of large/tall buildings. Seems claustrophobic. Please provide a view comparison for the existing view.

7. The proposed project will now be a “BIG buildings” feel that is significant. I don’t understand how large multi-story buildings in all directions is not a significant impact.

8. Need to have a diagram showing the heights proposed buildings from the exterior of the project. Having a top down view only via google maps, doesn’t show the scale from the ground.

**Project Description**

On the project layout, please reference the height on every structure on the diagram.

![NOP/IS Conceptual Site Plan](PC134-17)

**Mitigation Measures**

As someone who lives in the target market and as a potential customer, I’m concerned that there isn’t enough parking. The mitigation measures are not specific enough to make them viable.

For example, there is limited public transportation on the weekends. The Beach Cities Transit runs somewhat hourly, with no specific schedule, and has no GSP tracking. So saying that it is available doesn’t make it viable.

The mitigation measure to have employee parking offsite, needs to say were the site will be, and that site needs to be factored into the project plan.

The mitigation measures need to be viable, or they should be removed.

Thank you,

Claudia Berman
443 2nd Street, Hermosa Beach
Comments on the Redondo Beach Waterfront Draft EIR

cchrisgary@aol.com

Sun 12/13/2015 5:03 PM

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

Ms. Owston,

Thank you, and the City of Redondo Beach, for making the draft Environmental Impact Report available for review. There were a few items that stood out in the report for my family:

There was no "short pier" similar to the one Polly's on the Pier and RB Sport Fishing occupy. My husband and I go to Redondo Beach Pier 1 to 3 times a week. At least one of those trips is for breakfast or lunch at Polly's on the pier. Polly's is also a destination when we have out of town guests - it's known world wide. While we do not take boat rides as often as we have breakfast at Polly's that is another frequent destination for us either alone or with in town or out of town guests.

There was mention made of opening the enclosed beach area to the ocean. There is a similar beach area north of San Diego and that area is no longer accessible to humans since sea lions have taken over the beach. I'm a huge lover of animals but once they are established there is no practical way to have the animals removed. This is an acceptable situation for me, but a lot of families will be disappointed if the child friendly beach becomes a sea lion paradise.

The final item that I noted was the sharing of a bike and walking path. Due to the potential for injury to bicyclists and/or pedestrians it may be more practical to have a dedicated bike path.

Best regards, Chris and Gary Combs

25804 Matfield Dr. Torrance, CA 90505
Comments about DEIR

Janet Spessert <janetspessert@yahoo.com>

Tue 12/22/2015 9:51 AM

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

Ms Owston:

I've attended many meetings over the past two years about plans to redevelop the Redondo Pier and Harbor area, including the December 9th meeting which was a presentation by CenterCal representatives to explain the DEIR. I was amazed that the woman who gave the presentation could stand there with a straight face and not hang her head in shame at the lies.

The reasons and explanations she gave as to why each of the many changes have no impact to the community were laughable as they were no where near on point. To say all the changes have no impact on the school recreation is an example. The high school students come down and do cross country training all the time. I watch groups of 20-40 students and their coach several days a week even in the summer. To say opening the Seaside Lagoon to the harbor and reducing its area to less than half will have no impact is another "joke". What is left of the lagoon will be open to the sea lion population and you can "bet the mortgage" they will move in! So a nice safe beach area for families and school and camp field trips will now be open to possibly dangerous wildlife and its pollution. Plus since they are "federally protected" nothing can be done about it. By shrinking the size of the lagoon beach area large groups will no longer have a safe protected area to visit. Seems to me there are some impacts there!

To now go back and undo all the road changes to Harbor Dr. and Herondo is ridiculous, especially after spending $4.7 million to make the changes after many residents tried to point out the error of that plan. The new CenterCal plan calls for the removal of the International Boardwalk and extending Harbor Drive in its place and to also put a road through the lagoon area and claims no impact. Really???? The current Harbor Drive is already a late night dragway adding another mile will just make it worse. Plus the safe walking and bike riding along the waterway will be gone. What about the impact to police, fire and rescue? The police force is already understaff.

Yes, a goodly part of the pier needs repaired and updated. But what did the city do with the funds that were supposed to be held aside for that purpose???? It seems the city council, city staff, city planners and who knows who else have a long history of poor decision making when it comes to spending the tax payers funds.

$1.8 million for the Redondo welcome sign and fountain - fountain can't be used due to power lines
$4.7 million on new bike path and road changes - CenterCal says it all has to be undone for their new plans
Performing Arts Center in north Redondo - COSTs the city at least $500,000 per year instead of making any money

Pier Plaza - basically unused since it was built about 15 years ago - no income for the city

Redondo Beach is actually what is called a "bedroom community" which means people live here and then go out of the area to work etc. Our huge selling point as a city is the beach - the ocean and sand. The wide open spaces and views and the indigenous wildlife. We should protect that "rare gem" and turn it into the draw. If you want to build stores there are several strip malls within a mile of the pier area that are nearly empty. Tear them down and rebuild your stores and movie theater there. Keep our wonderful open beach area the natural attraction.

Sincerely,
Janet Spessert
Support for the Waterfront Project

Janet Richards-Casey <jrcasey777@gmail.com>

Fri 1/15/2016 8:19 PM

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

Hi Katie,

Good evening! We are 16 year residents of Redondo Beach and wanted to officially state our support for the waterfront project. We are excited to see the revitalization of the pier and look forward to the positive benefits the Waterfront will bring to Redondo Beach.

I wanted to ask 2 clarifying questions regarding the project:

1) Where will the boat dock be located? I would like to ensure that it is not close to seaside lagoon as we are concerned about the pollution and potential safety issues around the swimming area.

2) If this project were to be approved, can we increase the size of the pedestrian walkway along the waterfront? It is my understanding that the proposal is currently for 20 feet of sidewalk space. With the new Waterfront and the myriad of activities that is expected (concerts, yoga, etc...), there will be lots of people visiting the new waterfront (a likely increase from the number of visitors today) and I would like to see a revised proposal to include a larger sidewalk to accommodate the increase in pedestrian traffic.

Thank you.

Warm Regards,
Brian and Janet Casey
1019 Avenue A
Redondo Beach, CA 90277
Redevelopment

Margie <waynemargiec@aol.com>

Tue 12/22/2015 5:25 PM

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

Sent from my iPhone. Talk about a disaster waiting to happen!!! These proposals are impossible. The traffic situation in the area is already impossible. Forget it on weekends. People come to this area for the feeling of "open space" and the vast endless ocean with sails and tall palms blowing in the wind uninterrupted by buildings and overdevelopment. This project boasts of a power play for financial gains.
To Whom It May Concern: This email is to inform you of my support, as a resident of Redondo Beach, for the CenterCal Waterfront Development. It is a beautiful plan and will truly revitalize the waterfront in its entirety as opposed to the “piecemeal” approach which the city has taken so far. I love all of the elements and can’t wait to enjoy the many new restaurants and shops. I am at the waterfront nearly every weekend. I love being near the water and watching the marine life and just being outdoors. I do, however, notice that the pier is rundown and definitely needs a facelift. However, I believe by totally revitalizing the whole area at once, we will more closely resemble our neighbors to the north (Hermosa and Manhattan Beaches) in the quality of life we can offer. I believe business lags right now in Redondo and this is a way for Redondo to become more relevant and vital. It would also help our property values to increase.

Please know that many of us support this project. Unfortunately, there doesn’t seem to be an organized effort by supporters to band together. In any case, please know that we supporters of the project are out here.

Thank you for your time,
Donna Gunnar
Waterfront Revitalization

Alan Rosenberg <alanrosemberg@gmail.com>

Thu 12/24/2015 12:43 PM

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

Katie,

I won’t be able to attend the meeting at Crowne Plaza. However my wife and I are very much in favor of the project as described. I own 2 properties in Redondo and encourage my city to move forward with the development. We look forward to Redondo catching up with our neighbors in terms of development and overall attractiveness to business owners, residence, and consumers.

Alan Rosemberg

--

Alan Rosemberg
Thank you Katie for the opportunity to comment on proposed changes and improvements to the piers and harbor facilities. My name is John Evans and have been an avid user of the pier for fishing, primarily the Monstad Pier. My experience stretches back to before the construction of the stacked parking structure when there was separate up and down roads to the pier from Catalina Ave. I have seen many changes to the pier, many good and almost as many bad. At one point we pier fishermen were faced with the prospect of losing much of the south facing side of the Monstad to a Trutanich development project. Except for the efforts of a councilman and a petition directing the coastal commission to reject Tony’s plans because it would violate the provision of the Monstad Charter, which mandates the primary purpose of the pier for recreational fishing. I have personally met strangers in England who have visited Redondo Beach and every person in recollecting their visit have always mentioned the pier and the people catching fish. The Pier and Harbor are known world wide, so it is an important attraction. But like many coastal attractions around the world, there are times when visitors become few. Weather has a lot to do with that as do seasonal changes, so what attracted mostly locals during the off months were the family style restaurants that dotted the pier. Remember the Polynesian and the Cattlemans Steak House and who could forget Castagnolas for great seafood. Those places were not high end restaurants, they were places that working people could afford to take their families to. That is why the pier worked! Why after all the businesses that have come and gone on Harbor Drive can’t the Redondo Beach City Council realize this

Fact. If you want an attraction to have year round success, you must have a venue that is affordable to all levels of Income, and not just bar traffic, but a family appealing venue. It doesn’t have to be high end. My suggestion is look to the successes of the past as a guide, and don’t out price the locals. Keep it simple and attractive to all.

Thank you for the opportunity to make what I hope is a positive contribution.

Sent from Mail for Windows 10
Central cal project

sysheybani@yahoo.com

Sat 12/26/2015 11:47 AM

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

Why add the hotel and a movie theater? Take a look at the monstrosity being built next to Cheesecake Factory and tell me why we need more. Movie theater next to the beach! Just ridiculous.

Please if your going to spend money add more parks a open vistas. Nobody wants more malls or retail space - we all have cars. Don't sellout to big money.

Tell central cal to take a hike.

Thank you
Sy Sheybani
818 Spencer
RB Waterfront comments

Becky Applegate <becky_kato@hotmail.com>

Mon 12/28/2015 1:53 PM

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

Dear Ms. Owston:

I recently attended the meeting at the Radisson Hotel regarding our City’s Waterfront project. I have not had opportunity to review the entire plan that is publicly available, but I would like to offer just a few thoughts.

The waterfront project is beautiful and from the drawings I have seen, very tasteful for our community.

In the 1980s, I invested in a real estate investment trust for a strip mall in Marina del Rey. The plans and business strategy all had a rosy outlook, but what they did not expect was a less than desired occupancy of available space. I look around much of the South Bay – Redondo Beach and Torrance, and feel discouraged at the number of stores and restaurants that have closed down. I worry that we are experiencing a contraction in our local economy that might effect the success of the Waterfront project as planned. The retail/restaurant/movie theatre/hotel development is a cookie cutter plan that might be overdone (repeated) and I’m not sure it is the right activity to take up waterfront space.

When the strip mall in Marina del Rey could not fill their spaces, they fell behind on their first trust deed from a bank in Canada. When they tried to make up payments as funds were available, the bank refused anything less than payment in full, and thus, the strip mall went belly up. While people were licking their chops about someone else spending millions of dollars in our front yard, I worry if the business part doesn’t pan out and we have a zillion dollar albatross on our beach.

I am not a community planner but I thought that recreational areas with user fees would be safer as a waterfront project. Possibly:

1. Enlarge the marina and put in a yacht club;
2. An Alta Vista like area for reserved volley ball courts, handball, tennis – maybe built as a venue that could be used for professional tournaments;
3. A better Seaside Lagoon.

One of the things about Seaside Lagoon was that the user fees did not necessarily come from just
Redondo residents. Many families from other areas came to enjoy the beach in a safe setting for their children. I put out the above ideas as they provide healthy, outdoor activity that reflects beachside living. The waterfront has lovely waterways but the activities are not beachside living—it’s beachside spending/eating.

Thanks for letting me participate in the comments.

Becky Applegate

821 Ave B

Redondo Beach 90277
Comments on the DEIR

It is misleading to state the project encompasses 36 acres when half of that is ocean. Please address the true size of the actual land space (15 to 18 acres) to be developed as opposed to the size stated in the DEIR as 36 acres.

ALL impacts must we weighed against ONLY the true size of the land to be built on and not include the water areas.

Gretchen Lloyd
310-376-5223
gclloyd_2000@yahoo.com
Water Front Property

Taheri Rang <taheri.r@buckinghaminvestments.com>

Tue 12/29/2015 7:24 PM

To: Katie Owston <Katie.Owston@redondo.org>; Steve Aspel <Steve.Aspel@redondo.org>; Jeff Ginsburg <Jeff.Ginsburg@redondo.org>; Bill Brand <Bill.Brand@redondo.org>; Christian Horvath <Christian.Horvath@redondo.org>; Stephen Sammarco <Stephen.Sammarco@redondo.org>; Laura Emdee <Laura.Emdee@redondo.org>

I would like to congratulate you folks on the road map ahead to affluence of Redondo Beach. I would be very much interested in enhancing the existing beauty and affluence of the area with your help in building luxury apartments in access of 1000 units. I have an existing client/partner who would be very much interested in acquiring such a property and I would appreciate if the city council members would help me attain my objective

I would like to congratulate you folks on the effort put forth by your team and wish you the best in 2016 to be able to have more project of this nature to come up on the waterfront

Happy New Year to you all

Best Regards:

Taheri Rangwala
Buckingham Investments
1957 W. Carson Street, # 107
Torrance, CA 90501
Tel: 310-213-0808
email; taheri.r@buckinghaminvestments.com or taherir@aol.com
Hi Katie,

Here are my comments on Draft Environmental Impact Report:

The draft Environmental Impact report is unacceptable because it does not accurately reflect the true environmental impacts from such a large and inappropriate development next to the seaside. Its minimization of impacts on traffic, air quality, water quality of our ocean and views are blatantly understated. It also does not reflect the loss to the community of access to our ocean due to reduced boat ramp capacity, access to fishing pier and completely out of scale development for the site. The traffic figures are inconsistent: 22,234 per day doesn't square with 12550 new car trips and it doesn't include increased traffic from the bike lane which will tie up those turning into the lane. It also does not address the compounding effects of traffic from the Shade hotel and development of the AES site. The water quality will be negatively impacted by the open access of the Seaside Lagoon to the ocean.

This project is a poor use of waterfront property and not best for the community or the environment. This massive development which will include movie theaters and more retail space is not conducive to enjoying the waterfront: boating, swimming, strolling, bike riding and views are not adequately protected. The amount of traffic and pollution from his project will harm residents and other visitors. I know the financial structure of the deal is not the purview of this report but its one-sided nature in favor of Center Cal may have had an impact on why this report so understates the true impacts of this project.

This EIR must not be approved. Please have someone with more objectivity prepare a document that is deserving of the residents of and visitors to Redondo Beach.

Thank you for your consideration.

Jane Affonso
1919 Belmont Lane
Redondo Beach, CA 90278

Thanks, Katie.
The little pier

Please save the little pier. It is a historical landmark. It makes Redondo Unique. It is home.

Nancy Chenay Kennedy
sent from my iPhone
Hi Katie:
Below are my comments regarding the Revitalization of the Waterfront. I also attached it in a word document for easier processing.

Thank you, Joy Corradetti

Redondo Beach has been my beloved home for over 25 years. I truly love this wonderful beach community, and have always felt that it is “LA’s best kept secret!” Because I was so passionate about Redondo, I opened a small gift shop four years ago on the International Boardwalk called, Mystical Joy. Knowing firsthand how much the waterfront is crumbling and in need of dire repair, I truly believe CenterCal’s vision and plans are exactly what is required for the future generations of Redondo Beach.

I am excited about the environmentally conscious CenterCal project, and I think it is best plan for the City of Redondo. Let us finally reveal our “best kept secret”, and share openly our remodeled community and waterfront to neighboring Angelinos to enjoy as well. This will not only enhance our property values and commerce but will aesthetically beautify and strengthen our amazing community for years to come.
Thank you, Joy Corradetti
Redondo Beach has been my beloved home for over 25 years. I truly love this wonderful beach community, and have always felt that it is “LA’s best kept secret!” Because I was so passionate about Redondo, I opened a small gift shop four years ago on the International Boardwalk called, Mystical Joy. Knowing firsthand how much the waterfront is crumbling and in need of dire repair, I truly believe CenterCal’s vision and plans are exactly what is required for the future generations of Redondo Beach.

I am excited about the environmentally conscious CenterCal project, and I think it is best plan for the City of Redondo. Let us finally reveal our “best kept secret”, and share openly our remodeled community and waterfront to neighboring Angelinos to enjoy as well. This will not only enhance our property values and commerce but will aesthetically beautify and strengthen our amazing community for years to come.

Thank you, Joy Corradetti
Centercal Project EIR

E J <efaux1@yahoo.com>

Sun 1/3/2016 6:15 PM

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

Dear Katie

Several concerns regarding the EIR

1) The completed traffic study does not account for any proposed development at the 50 acre AES site. Failing to consider impact of possible future projects is a major flaw in this report. Development at the AES site may significantly spike number of trips per day and impact on traffic, noise, pollution and resource degradation. According to CEQA it is a mandatory finding of significance to not consider impact cumulatively. The study is flawed per se. Impact from traffic is significant. SCAG models do not accurately account for the spike in usage due to likely new development. A revised study should be completed.

Further, the mitigating efforts for the traffic impacts listed are flawed in context. Major arteries feeding ingress and egress to the development are currently rated "F". The existing over saturation of this corridor (PCH) will lead to degradation of PCH, lost productivity for residents and negative lifestyle impacts.

2) Concerns of Urban Blight and a hotel. The AECOM report estimating the economic viability of the Boutique Hotel state the hotel would need to "capture a significant portion of the citywide demand". The report further states "sufficient demand for between 70-150 upper priced hotel rooms." With 620 rooms coming online locally in the next 5-10 years the hotel is set up for failure based on the numbers provided. A needed 80% occupancy rate seems unlikely to succeed.

Additionally, the sharing economy of Air BNB and VRBO further saturate the marketplace with over 1000 places to rent in the South Bay. By virtue of these facts and the AECOM report a hotel will likely suffer from a lower than average occupancy rate and fail.

3) Concerns of Urban blight and a movie theater. Problems with removal of view corridors. The movie theater industry is a deteriorating business model. The Motion Picture Association of America (MPAA) reports movie attendance down every year in the last fifteen. Box Office has maintained levels only by increasing ticket prices. In 2014 U.S. box office actually declined. "Frequent Movie Goers" have declined in every demographic except for teenagers. Teenagers are not the target demographic of the new theater. In the last five years theaters have closed in Manhattan and Redondo Beach. This enterprise is set up to fail based on economic models and market trends. This monolith will sit little used while blocking view corridors.

4) Concerns of Urban Blight retail failures. According to a report conducted by the Urban Land Institute for Manhattan Beach a store should produce receipts of $1200/ square foot to be successful at $10/square foot. The AECOM report estimates rents between $7-11/ square foot for the project. Stores that typically produce these kinds of revenue are Apple and Tiffany. Consider...
50% of small business will fail in the first year. Fully 95% will close doors before their fifth year. Retail stores have a higher failure rate in areas with a high concentration of restaurants with high traffic areas being most important for success but often too high an initial investment.

For restaurants the failure rate is slightly lower with 60% of all restaurants failing after five years. The numbers listed above are courtesy of Cornell University and Michigan State University studies.

The retail and restaurant spaces making up more than 50% of the planned space will suffer from high turnover and vacancy rates leading to crime problems typically associated with high vacancy therefore leading to Urban Blight.

The Urban Blight and traffic issues listed are significant and measurable. The developer should take steps to eliminate or account for these items.

Thank you for your time and courtesy.

Sincerely

Eugene J Solomon
Redondo Beach Resident
District 2
Thank you for your response. I apologize but I am not sure with all the information you provided that I have my question answered. My question of "does that include space that can be used by say a restaurant or bar for patio seating" specifically.

I continue to review the DEIR and compare it to renderings and it seems like the majority of "open space" is either a walkway or adjacent to a business and will be used by many of them as patio space or store front.

I also have a question about the finding of no view impacts. I have seen the Center of the City that compares the same view and determined significant impact but the Waterfront DEIR does not find any impacts to views. I also can't understand how the viewing corridors are seen as comparable to what we have now when we look out across harbor drive to the ocean. I don't look down at the parking lot, I look across to the harbor and ocean views. Can you tell me how the no impacts to views was determined?

Also regarding recreation, was the construction time taken into consideration for no impacts? It seems that everything from the bike path to portions of the harbor will be closed for significant amounts of time during the construction. Where will the bike path be rerouted during construction? Will SUP's be able to launch and navigate in the harbor?

Thanks for your help, I appreciate it.

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Hello Anneke,

Open space is calculated as set forth in the City's Municipal Code for open space in the coastal zone that qualifies for a floor area ratio bonus. Pursuant to Municipal Code Sections 10-5.813, 10-5.814, 10-5.815:

- Parking areas (including landscaped areas within parking areas) shall not be counted as public spaces for purposes of qualifying for a floor area ratio bonus.
- Open space qualifying for a floor area ratio bonus shall be accessible to the public and not be fenced or gated so as to prevent public access.
- Open space qualifying for a floor area ratio bonus shall be contiguous to the maximum extent feasible.
- Areas less than ten (10) feet in width shall not count as open space for purposes of qualifying for a floor area ratio bonus.
The Municipal Code can be accessed here:

http://www.qcode.us/codes/redondobeach/

Specifically, see the following:

Title 10 PLANNING AND ZONING

Chapter 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE

Article 2, Zoning Districts

Division 3. C-2, C-3, C-4, C-5A, and CC Commercial Zones

Katie Owston
Project Planner - The Waterfront
Community Development Department
City of Redondo Beach
(310) 318-0637 Ext. 1-2895
katie.owston@redondo.org

From: anneke blair <annekeblair55@gmail.com>
Sent: Wednesday, December 30, 2015 10:07 AM
To: Katie Owston; Steve Aspel; Jeff Ginsburg
Subject: Re: The Waterfront DEIR

Thank you for the update, I look forward to your response.

On Dec 30, 2015 10:49 AM, "Katie Owston" <Katie.Owston@redondo.org> wrote:

The City is closed for the holidays until January 4th
Hello,

I wanted to follow up with you as I have not received a response nor did I receive an out of office. Is this something you can assist me with? If not, can you please tell me who is able to answer my questions.

Who can the residents ask questions about the DEIR since we weren't able to at the first review?

On Dec 22, 2015 2:56 PM, "anneke Blair" <annekeblair55@gmail.com> wrote:

Hello,

I am trying to understand the DEIR for The Waterfront project. Can you please tell me how the open space is calculated? What are the definitions of open space? Does that include space that can be used by say a restaurant or bar for patio seating?

Thank you for your assistance.