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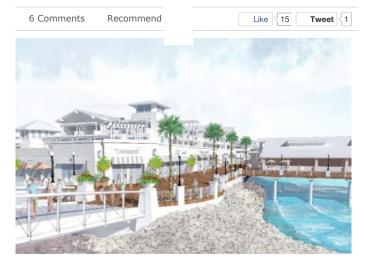
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Waterfront Revitalization Moves **Forward**

CenterCal Properties is spearheading the revitalization of the Redondo Beach Pier and other waterfront areas.

Posted by Nicole Mooradian (Edito

ly 31, 2013 at 01:44 PM



Rendering of the revitalization of the Redondo Beach Marina. Image courtesy city of Redondo Beach.

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This story was written and reported by contributor Erika Maldonado.

The Redondo Beach City Council voted 3-2 Tuesday night to perform an environmental review of El Segundo-based developer CenterCal Properties' plans for the Redondo Beach Pier and surrounding areas.

Councilman Bill Brand, whose District 2 includes the waterfront, and District 4 Councilman Steve Sammarco dissented.

With the vote, the council also

decided to continue an exclusive negotiating agreement with

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CenterCal to revitalize the Redondo Beach Waterfront.

The environmental impact report—estimated to take more than a year-will examine noise, pollution and air quality, among other issues raised about the developer's proposed plans.

"We're moving at a snail's pace," said District 3 Councilman Pat Aust. "We're moving at the speed of government. It's just a concept. It's going to take a year, two years before we even get done with the EIR. There's no rush that bulldozers are coming in tomorrow."

Plans for the project, which is estimated to cost upwards of \$350 million, received mixed reviews from residents and council members. Proposed renovations along the 15-acre project spanning the Redondo Beach Pier, International Boardwalk, Redondo Beach Marina and Pier Plaza include a high-end movie theater, several chain restaurants and a two-lane road connecting Torrance Boulevard to Harbor Drive.

Along with economic viability, the concept offers open space with wider sidewalks, a new boardwalk and would replace Seaside Lagoon with a free, accessible beach, said CenterCal CEO Fred Bruning.

"It's obviously the opportune moment to do something incredible," said District 1 Councilman Jeff Ginsburg.

Chief among residents' concerns about CenterCal's plans are the parking lots and other buildings that may obstruct their waterfront views, as well as a new connecting road. More than 40 residents spoke during public comment to the council. Among the many residents who packed the council chamber and spilled out into the lobby and outside of the building, was Deborah Shapiro.

"It needs to stay a beach community," Shapiro said. "I come to the beach to decompress. I want to be outside and watch the water. There is no reason to have a movie theater in a beach community."

Other residents welcome the much-needed renovations to the neglected pier, said Rebecca Elder. As a Portofino Hotel employee, she said guests staying in the hotel rarely stay at Redondo Beach Pier and visit other nearby beaches.

Noting the decrepit state of the current parking lots, Ginsburg, who represents District 1, said he saw more chunks of concrete on the ground that had fallen off of the building last weekend while at the pier with his family.

"There's no question that those parking structures are going to have to be rebuilt," Ginsburg said.

After more than five hours of meeting in the council chambers, Mayor Steve Aspel reassured residents that the project is nowhere near finalized. If concerns over the noise, pollution and congestion resulting from the new two-lane road continue, he proposed restricting times when the road could be used.

Because it is a public-private partnership, the city and CenterCal need to determine who will pay for what. Nevertheless, not much progress can be made until after the EIR is complete.

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Bruce Szeles July 31, 2013 at 05:32 PM

Nicole - Where are the quotes on the dissenting votes? Do you believe this is a balanced piece? Was there a resident who had a less extreme view of the process. Was this residents extreme view the majority of the people that came to speak? This article has a lot of holes! Will you revise this report? Thank you.

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Nicole Mooradian (Editor) July 31, 2013 at 05:56 PM

Hi Bruce— I didn't write the article. I've been sick at home for the last four days and was unable to attend the meeting. You are free to create your own blog and post your thoughts on the meeting by visiting http://redondobeach.patch.com/blogs/new.

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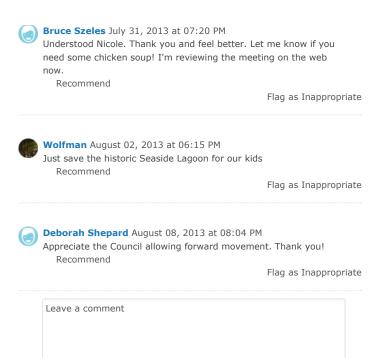
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Kent McCaman, Captain of Industry July 31, 2013 at 07:12 PM \$350 million? If this ever happens, I will be eager to know how much of that will have come from taxpayers. We are given the impression that our property taxes are vitally necessary just to keep things going. Apparently, this isn't true. Building a new city is not necessary at all. Spending money willy-nilly is not a good thing. It hasn't worked for our Federal government and it's not working locally. I'm thinking that more renters than property owners are in favor of this. They can more easily leave when living here becomes too difficult. They can rent elsewhere when their landlords must raise their rent to pay property tax. Property owners are burdened with a multitude of taxes and fees to sell a home. But why should we be driven away? We chose to be residents here because of our fondness for this city. So don't ruin it. More traffic where I live, with Harbor Drive intersecting Torrance Boulevard, doesn't sound attractive. Improving our oceanfront doesn't require tossing-out our town's character to build a new city. My voice shall be heard from this wilderness.

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