Dear Ms. Schoonover:

Environmental Science Associates (ESA) is working with the City of Redondo Beach to prepare an Environmental Impact Report (EIR) that will evaluate potential impacts resulting from adoption of the South Bay Galleria Mixed-Use Residential Project (proposed project). The proposed project is located at 1815 Hawthorne Boulevard in the City of Redondo Beach. The project site is roughly square in shape, and bound by Artesia Boulevard to the north, Kingsdale Avenue to the west, Hawthorne Boulevard to the east, and by the 150-foot wide Southern California Edison high voltage easement to the south. A map of the proposed project area is attached.

The proposed project consists of modifications and additions to the existing 29.85-acre South Bay Galleria enclosed mall property. Retail square footage including department stores, mall shops, dining and entertainment would increase by up to 217,864 square feet (sf) and the overall density of development on the site would increase to a maximum of 1,943,965 sf of building floor area. Additionally, the proposed project would include a hotel of up to 150 rooms and up to 650 residential units.

The proposed project would demolish two existing commercial retail buildings on site (totaling approximately 344,696 square feet), as well as existing paving and landscaping, over a period of approximately two years. The new development would be constructed incrementally in phases over a period of four to five years. The proposed project is intended to create a walkable, pedestrian-friendly mixed-use residential/commercial transit-oriented development and provide for an economically stable use of the property that will provide local employment opportunities and sufficient municipal revenues to the City to pay for needed services and facilities.

I am contacting you to obtain information on the existing levels of service provided by the public library. The responses to the following questions will help us determine the potential impacts to library services that may be created by implementation of the proposed project.

1) We have identified the closest library to the project area is the Redondo Beach Public Library North Branch, located at 2000 Artesia Boulevard, approximately 1.4 miles west of the project site. Can you please verify that this is the closest branch and the hours of operation each week?

   The Redondo Beach North Branch’s hours are 12:00-8:00pm Monday through Thursday, closed Friday and 9:00am-5:00pm on Saturday.

2) Please provide the size of each library that would service the project area in square-feet.

   The square footage of the North Branch is 12,900. The Redondo Beach Main Library which serves the entire city is 49,387 square feet.
3) Please identify the service area for Redondo Beach Public Library or the closest library to the project area. How many employees are regularly scheduled each week? Are they full-time or part-time workers?
   North Redondo Beach is considered the area north of 190th St. to Marine Ave. The Redondo Beach Main Library serves the entire city. The North Branch has about 4 FTEs. The Main Library has about 27 FTEs. There are some full time employees at both locations, but many more part time staff.

4) Please identify any sites or plans for new libraries or expansion of current libraries in the City of Redondo Beach.
   None.

5) Are there any mitigation fees or other assessments specifically earmarked for the Library?
   I am not aware of any mitigation fees. The Library receives it funding from the City’s General Fund. According to the City Charter 17.4C, there is “a tax not to exceed fifteen cents on each one hundred dollars of assessed value of taxable property in the City for library purposes…” I do not know if the City still uses this formula, and if so, how it impacts the Library’s funding.

6) Please identify whether the current library system is meeting the needs of the City? If the library were to receive additional funds, how would those be utilized?
   The Redondo Beach North Branch is a modern facility. The Redondo Beach Main Library is older building that could use some modernization. How the Library would use the funds would depend on whether they were one time or ongoing funds and the amount.

7) Would the currently library facilities be able to meet the same level of service to the additional population that would be generated by the proposed project? Are there any areas of service that would not be met as a result of the proposed project?
   Are the units for seniors, singles, or families? That would make a difference in the type of service demand. The average number of people per household in Redondo Beach is 3.2, so 650 units would give approximately 1500 new residents. Currently, under 60% of Redondo Beach residents have a library card, so not everyone would use the library. I would guess that could mean between 750-900 new library users. People from the hotels use do use the library, but it is more for internet use unless they are staying for an extended period.

Thank you for your assistance with the questions outlined above. Any other pertinent information regarding library services in the proposed project area is welcomed. In order to attain a timely completion of our analysis, please provide your response (via mail, email, or fax) as soon as possible but no later than February 22, 2016. If you have any questions, please do not hesitate to contact me at (213) 599-4313 or elam@esassoc.com. Thank you for your time and assistance.

Sincerely,
Erika Lam
Associate