
From: Holly Osborne <[REDACTED]>
Sent: Thursday, February 4, 2021 9:39 AM
To: CEHD Public Comment Group <CEHDPublicComment@scag.ca.gov>
Subject: Speech to CEHD on mixed use and RHNA, Feb. 4, 2021

Dear SCAG:
I just made these comments. Please add them to the record.
Thank you.
Holly Osborne

Good morning.

My name is Holly Osborne, private citizen from Redondo Beach.

I know that later today you are going to be considering whether the overall SCAG allocation of 1.34 million is in error. It is in error due to the double counting that occurred in computing it.

I listened to the record number of RHNA appeals over the last two or three weeks as cities appealed their individual high allocations. A lot of times, the board replied something to the effect "just use mixed use" to get your RHNA up. when cities said they could not zone where the transit corridor areas said they were supposed to build.

I want to make one more comment on that. Some cities have already mentioned that rezoning retail to residential to meet RHNA would destroy their tax base.

From a resident's point of view, it could also destroy something else: the life blood of any corridor and community - the grocery store.

In North Redondo, we had a grocery store that closed about 5 or 6 years ago due to takeovers and mergers of grocery chains. It sat empty for quite a while. The out of town absentee landlord had no incentive to do anything with the store, because, he was somehow still collecting rent. I also heard that the landlord was hoping the city would rezone it to mixed use. That is the landowner and developers dream: then they can build as much residential as possible, and take the loss on whatever minimal store area they have on the ground floor.

We finally got a grocery store in mid 2019. Whenever I went into the store I said, "I am so glad you are here." One time a lady next to me in line said, "I am glad, too. Before this grocery store came back, I had to take a bus to buy groceries. Now I can walk." Isn't that what you are trying to do? Have walkable communities?

Lo and behold, the *LA Times*, on Sunday Jan 24, had a story that closely paralleled this scenario, in Santa Ana. The headline was "Activists in Santa Ana decry plan to replace low-cost grocery store with luxury housing." The article describes how neighborhood activists have organized, and are protesting the food desert that this could create. That article has quote after quote that I could borrow. Here is one: "This isn't for the people of Santa Ana. It is for profit and profit only."

Trying to build to your overinflated RHNA numbers could have a lot of unintended consequences. Many were mentioned in the hearings. But this one wasn't: **the needs of ordinary private citizens**. So, as an ordinary private citizen, I am adding this to your list. And please challenge HCD on the accuracy of their developer driven RHNA. Get it down so cities can design to meet a reasonable number.

Thank you for your time.

Holly Osborne