



LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK

DEAN C. LOGAN
Registrar-Recorder/County Clerk

AUG 14 2024 10:07:31
REC'D CITY CLERKS OFF.

ARGUMENTS AND REBUTTAL FORM

ELECTION DATE: November 5, 2024 MEASURE I.D. (If any):

JURISDICTION: City of Redondo Beach

(Please mark (X) in the appropriate box)

Form with four checkboxes: Direct Argument in Favor (Supporters) [checked], Direct Argument Against (Opponents), Rebuttal to Argument in Favor, and Rebuttal to Argument Against.

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. Word limit for direct Arguments in favor and against may not exceed 300 words, Rebuttals for and against may not exceed 250 words.

OFFICIAL BALLOT MEASURE LABEL

Type list of names to appear in the ballot label as Supporters/Opponents (Max125 Characters), blank labels will list "None Submitted".

Mayor James "Jim" Light; Council Members Nils Nehrenheim, Todd Loewenstein, Zein Obagi Jr and Scott Behrendt

Please use this space to type your statement. If you need additional space, please attach a typed statement to this form. Statements should be typed in upper- and lower-case letters. 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

Vote YES on Measure ___ to Protect Local Control Over Development.

Measure ___ is a vital amendment to Article XXVII of our City Charter aimed at preserving local decision-making power and preventing developers from bypassing our zoning laws. Here's why it's crucial to vote YES:

KEY POINTS OF MEASURE ___:

- Safeguards Local Control: Measure ___ clarifies that a State-certified Housing Element of the General Plan, once approved by the City Council, doesn't need separate voter approval to take effect. This prevents developers from exploiting State laws, which would otherwise allow them to build dense residential projects anywhere in Redondo Beach, ignoring our zoning regulations.
Continues Resident Oversight: Since 2008, Article XXVII has given residents the power to vote on major zoning changes. These simple changes will further protect Redondo Beach from the exploitation of State laws against us, while maintaining voter control over all other significant zoning decisions.

WHY MEASURE ___ IS ESSENTIAL:

- Prevents State Law Exploitation: Some are attempting to use Article XXVII to argue in court that we are not in compliance with our State-certified Housing Plan. Measure ___ fixes this potential issue, protecting our community from exploitative development.
Modernizes Communication: The amendment updates how zoning information is distributed, moving away from costly and outdated mailing practices to more efficient methods that rally modern technology to disseminate voluminous information to our residents.

ADDITIONAL PROTECTIONS:

- Sunset Clause: Measure ___ includes a sunset provision that will restore the original Article XXVII if State Housing mandates change, ensuring continued local control over major zoning changes.

Consequences of Rejection:

- Without Measure ___, every neighborhood in Redondo Beach could face free-for-all development under certain State laws, regardless of the zoning laws in your neighborhood.

YOUR VOTE COUNTS: Voting YES on Measure ___ ensures that development in Redondo Beach aligns with our community's values and maintains local control. The supporters of Article XXVII support Measure ___. Support Measure ___ to protect our city's character. Vote YES.

**DECLARATION BY AUTHOR(S) OF ARGUMENTS OR REBUTTALS
INCLUDING THE OFFICIAL BALLOT LABEL SUPPORTERS/OPPONENTS**

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 will be printed in the Voter Information portion of the Official Sample Ballot Booklet and listed as a Supporter/Opponent on the Official Ballot Measure Label.

The undersigned author(s) of the:

<input checked="" type="checkbox"/> Direct Argument in Favor (Supporters)	<input type="checkbox"/> Direct Argument Against (Opponents)
<input type="checkbox"/> Rebuttal to Argument in Favor	<input type="checkbox"/> Rebuttal to Argument Against

of ballot measure (Name and/or letter): _____

Jurisdiction Name & Title of Election: _____

to be held on (Date of the Election): _____

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

List by Priority	<input type="checkbox"/> BUSINESS	<input checked="" type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> NON-PROFIT ORGANIZATION	SIGNATURE	DATE
1	NAME (PRINT):		James Light		13 Aug 24
	TITLE (PRINT):		Mayor, City of Redondo Beach		
	ABBREVIATED NAME/TITLE:		Mayor Jim Light		
	ADDRESS:		602B S Broadway, Redondo Beach CA 90277		
2	NAME (PRINT):		Nils Nehrenheim		8/13/24
	TITLE (PRINT):		Council Member, District 1		
	ABBREVIATED NAME/TITLE:		Council Member Nils Nehrenheim		
	ADDRESS:		344 Avenue E, Redondo Beach 90272		
3	NAME (PRINT):		Todd Loewenstein		8/13/24
	TITLE (PRINT):		Council Member, District 2		
	ABBREVIATED NAME/TITLE:				
	ADDRESS:		722 N LUCIA AVE #B, REDONDO BEACH CA 90277		
4	NAME (PRINT):		Zein Obagi Jr		8/13/2024
	TITLE (PRINT):		Council Member, District 4		
	ABBREVIATED NAME/TITLE:		Council Member Zein Obagi Jr		
	ADDRESS:		2415 Rockefeller Lane, Unit A, Redondo Beach, CA 90278		
5	NAME (PRINT):		Scott Behrendt		8/13/24
	TITLE (PRINT):		Council Member, District 5		
	ABBREVIATED NAME/TITLE:		Council Member Scott Behrendt		
	ADDRESS:		1919 Rohlford Ave B Redondo Beach CA 90278		

OFFICE USE ONLY

Time Stamp

Number of Words	Number of Characters	Project Code Number	Election Deputy

CONTACT INFORMATION

IMPORTANT FILING INFORMATION: I, _____ am the designated filer of the above titled argument/rebuttal. Please notify me of any questions pertaining to this filing. Below is my contact information.

Mailing Address: _____ E-Mail Address: _____

Contact Numbers: _____

Daytime

Evening

Fax

**DECLARATION BY AUTHOR(S) OF ARGUMENTS OR REBUTTALS
INCLUDING THE OFFICIAL BALLOT LABEL SUPPORTERS/OPPONENTS**

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The undersigned author(s) of the:

<input checked="" type="checkbox"/> Direct Argument in Favor (Supporters) Article 27 Amendment	<input type="checkbox"/> Direct Argument Against (Opponents)
<input type="checkbox"/> Rebuttal to Argument in Favor	<input type="checkbox"/> Rebuttal to Argument Against

of ballot measure (Name and/or letter):

Measure

Jurisdiction Name & Title of Election:

Redondo Beach, Statewide Presidential Election

to be held on (Date of the Election):

November 5, 2024

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

List by Priority	<input type="checkbox"/> BUSINESS	<input checked="" type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> NON-PROFIT ORGANIZATION	SIGNATURE	DATE
1	NAME (PRINT):		James Light		
	TITLE (PRINT):		Mayor, City of Redondo Beach		
	ABBREVIATED NAME/TITLE:		Mayor Jim Light		
	ADDRESS:				
2	NAME (PRINT):		Nils Nehrenheim		
	TITLE (PRINT):		Council Member, District 1		
	ABBREVIATED NAME/TITLE:		Council Member Nils Nehrenheim		
	ADDRESS:				
3	NAME (PRINT):		Todd Loewenstein		
	TITLE (PRINT):		Council Member, District 2		
	ABBREVIATED NAME/TITLE:				
	ADDRESS:				
4	NAME (PRINT):		Zein Obagi Jr		
	TITLE (PRINT):		Council Member, District 4		
	ABBREVIATED NAME/TITLE:		Council Member Zein Obagi Jr		
	ADDRESS:		2415 Rockefeller Lane, Unit A, Redondo Beach, CA 90278		
5	NAME (PRINT):		Scott Behrendt		
	TITLE (PRINT):		Council Member, District 5		
	ABBREVIATED NAME/TITLE:		Council Member Scott Behrendt		
	ADDRESS:				

OFFICE USE ONLY

Time Stamp

Number of Words	Number of Characters	Project Code Number	Election Deputy

CONTACT INFORMATION

IMPORTANT FILING INFORMATION: I, ZEIN E OBAGI JR am the designated filer of the above titled argument/rebuttal. Please notify me of any questions pertaining to this filing. Below is my contact information.

Mailing Address: 2415 Rockefeller Lane, Unit A, Redondo Beach CA 90278 E-Mail Address: zo@obagilaw.com

Contact Numbers: 310-625-9346 _____

Daytime

Evening

Fax