

City Council Meeting August 8, 2023 – Adopted Changes to the Revised 2021-2029 Housing Element

- 1) Add to Sites Inventory – Lower Income RHNA – 8 to 26 N. Pacific Coast Highway - Mitsubishi site (Hermosa Beach side only) – 0.7 acres.  
The property owner submitted a letter of interest and indicated that this site was not encumbered by the remainder of the dealership within the Redondo Beach city limits. This site qualifies for low-income RHNA and will be included in the Sites Inventory for 18 units.
- 2) Add to Sites Inventory – Lower Income RHNA - 200 Pier Avenue – The site is 0.4 acres and last improved in 2008. The property owner submitted a letter of interest and indicated interest in converting existing office condos to residential units.
  - a. Based on 52 small (280-400 square feet) office condos with no bathrooms or cooking facilities, it is estimated that every two office condos could make one residential unit sized between 600-650 square feet. This would make 26 residential units. The inclusions of 26 residential units on 0.4 acres is equivalent to 65 dwelling units per acre, twice the density of the R-3 which is 25.1 to 33 dwelling units per acre. There currently is no zoning designation in the City that allows for 65 dwelling units per acre. As such, the City would need to create a Citywide 100 percent density bonus program (which is above and beyond State law's allowance of 80% density bonus) to allow this conversion to occur. This assumes 100% lower-income units.
  - b. Add the following program into the Housing Element, "Add a program to incorporate a standard into the Zoning Ordinance that grants up to 100% density bonus (exceeding the State's allowance) on projects on offering conversion of existing buildings (including office spaces) into 100% lower-income residential units, in order to achieve unit sizes within the range of typical unit sizes in the City. This also entitles the property owner to any allowances in State Density Bonus Law."
- 3) Add to Sites Inventory – Moderate and Above-Moderate RHNA - 1706 and 1738 Pacific Coast Highway – The site is 0.3 acres. The property owner submitted a letter of interest.
- 4) General Changes
  - a. Revise the Housing Element Policy Plan Program #9, to reflect completion of zoning changes to November 2023
  - b. Revise Appendix C – Public Participation Summary to include additional opportunities for public input.
  - c. Revise Appendix B and D to reflect changes to the Sites Inventory and consistency in associated analyses.

RECEIVED

JUL 25 2023

COMMUNITY DEV. DEPT.

**Peter Nolan**  
**58 11th Street**  
**Hermosa Beach, CA 90254**  
**Tel: 424.675.7605**

**Via Federal Express & Email**

July 20, 2023

Carrie Tai  
Community Development Director  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254  
Phone: 310-318-0231

RE: Property Owner Interest Letter: Housing Element Sites Inventory

Dear Ms. Tai:

I am pleased to submit this Property Owner Interest Letter (the "Letter") to offer to add my properties located at 8 N PCH, 18 N PCH, and 26 N PCH, Hermosa Beach, CA 90254 (the "Property"), to the Housing Element Sites Inventory as a potential site to meet Hermosa Beach's housing requirements. The Property is in an area that would enable the city to meet its requirements under the RHNA, while also minimizing the impact on existing homeowners and other stakeholders. Although the parcels listed above are part of a larger property that straddles Redondo Beach, we believe the Hermosa Beach sites are separable from the larger site. I am excited to work with the city in a collaborative manner to help ease the city's housing shortage. Please reach out if you have any questions.

Very truly yours,

**Peter Nolan**

By: 

nolan@nolancap.com | 424-675-4174

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Peter Nolan  
58 11th Street  
Hermosa Beach, CA 90254  
Tel: 424.675.7605

Site Address	8 N PCH, 18 N PCH, 26 N PCH, Hermosa Beach CA 90254	
Parcel Number(s)	4186-031-001, 4186-031-002, 4186-031-003, 4186-031-036	
Site Size (in square feet); <b>must be 1/2 acre or thereabouts</b>	4186-031-001	6,138 sq ft
	4186-031-002	6,047 sq ft
	4186-031-003	10,954 sq ft
	4186-031-036	9,085 sq ft
	Total	32,224 sq ft
Property Owner	Peter Nolan	
Property Owner phone	424-675-4174	
Property Owner email	<a href="mailto:nolan@nolancap.com">nolan@nolancap.com</a>	
Existing Uses*	Parking Lots, Car Dealership, Auto Repair	
Year Built / Last Known Improvements**	1955 Built   1975 Improved	
Property owner letter indicating interest	<p>*If existing uses consist of essential services or community services such as food markets, medical uses, pharmacies, day cares, or residential uses, the interest letter must indicate that there is likelihood of redevelopment within the planning period of 2021-2029.</p> <p>**If the property was built or improved after 1990, interest letter must indicate willingness to redevelop.</p>	

**From:** [Dave Mercer](#)  
**To:** [Carrie Tai](#)  
**Subject:** 200 Pier Avenue  
**Date:** Friday, July 14, 2023 12:54:52 PM

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You don't often get email from davemercer@rcmi.com. [Learn why this is important](#)

Carrie: My name is Dave Mercer. My company owns the office condo project at 200 Pier in Hermosa Beach. I would like to confirm with this email that our company would be willing to cooperate with the City of Hermosa Beach in changing the zoning of our property or changing our conditional use permit in order to meet the City's housing requirements from the State of California. My cellphone number is (310) 925-2801 if you would like to discuss this.

Dave Mercer

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[Realty Center Management, Inc.](#)

July 19, 2023

Carrie Tai  
Community Development Director  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254

Re: Property for Inclusion in Housing Element Sites Inventory

Dear Ms. Tai:

I own the property at 1706 PCH (APN 4185-002-014 - Lot 7589 Sq Ft - 1966 Year Built - HBC3YY) and 1734 PCH (APN 4185-002-007 - Lot 5525 Sq Ft - 1939 Year Built - HBC3YY) and would like it to be added to your Housing Element Sites Inventory. It would be an appropriate site for a mixed-use development, including affordable housing.

Sincerely,

DocuSigned by:

  
Tom Eggman

7/19/2023

518244A-5508417...  
Tom Eggman  
505 N Sepulveda Blvd - Unit 15  
Manhattan Beach, CA 90266  
Tomeggman@aol.com  
310 962-5596