

Emails received Late on 7/18/23

From: Liz Rodriguez <lizrodriguezpa@gmail.com>
Sent: Tuesday, July 18, 2023 3:47 PM
To: Planning Commission <Planningcommission@hermosabeach.gov>
Subject: Height changes

Dear Hermosa Planning Commission,

Please do not move forward with the proposed height limit change in the M1 zone from 35' to 45' as it would be extremely damaging to surrounding residential properties and sets an unacceptable precedent. As an example, at 725 Cypress (immediately behind my home at 702 Loma Drive), if a new 45' structure was built there, it would tower over our home that is 30' high. The height increase came out of nowhere since the last draft and should be removed from the zoning text amendment. This height is not allowed anywhere in town. Why is it being suggested here?

Lot consolidation:

Approving and allowing lot consolidation could have terrible consequences for the character of our community. It would create situations where over height buildings could be built virtually anywhere in R3 or commercial zones to the detriment of surrounding property owners. It's ripe for abuse, needs to be removed as an incentive and only granted in the case of full review by the Planning Commission.

State laws grant projects containing 5 or more units density bonuses (which don't have to conform to height limits, setbacks, parking etc). Current City ordinances say State law supersedes local law, including density bonus lot size minimums. Therefore, it appears that 2-3 lots with a total of 6,600 sf (5 units x 1,320 sf per d.u.), if combined in an R3 zone, would qualify for density bonuses by including just one affordable unit under State law, and therefore be allowed to go over height by two stories. This isn't possible now because Hermosa's typical individual lots are too small to put 5 or more units on them. You'd be enabling random over height buildings all over town by promoting lot consolidation. 5 story buildings next to 3 story buildings? You might as well throw building standards out the window and let people build whatever they want!

As an Urgent Care Healthcare Worker in this community and working just a few miles from our Hermosa Beach home and interacting with members of our community every single day, it's disheartening to see some people proactively promote drastic measures which are detrimental to property owners and the character of our community. Especially those that aren't even mandated by State law. State preferences or guidelines are not law.

Hermosa is one of the most densely populated cities in the entire state: #21 of 1,517 cities. We're already doing our part to house people.

Please protect Hermosa, get us back on track and represent the voices of property tax paying residents who have invested in our town. Residents don't want mid rises!

Liz Rodriguez MMS, PA-C

From: Karan Jain <kajain351@gmail.com>

Sent: Tuesday, July 18, 2023 4:01 PM

To: Planning Commission <Planningcommission@hermosabeach.gov>

Subject: Proposed Cypress Building Height Increase

Dear Hermosa Planning Commission,

Please do not move forward with the proposed height limit change in the M1 zone from 35' to 45' as it would be extremely damaging to surrounding residential properties and sets an unacceptable precedent. As an example, at 725 Cypress (immediately behind my home at 700 Loma Drive), if a new 45' structure was built there, it would tower over our home that is 30' high. The height increase came out of nowhere since the last draft and should be removed from the zoning text amendment. This height is not allowed anywhere in town. Why is it being suggested here?

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Changes to this policy will be detrimental to property owners and negatively impact the character of our community.

Please protect Hermosa Beach.

Karan Jain

m. 914-498-5739

From: simone caffo <caffo4pt@yahoo.com>

Sent: Tuesday, July 18, 2023 4:41 PM

To: Planning Commission <Planningcommission@hermosabeach.gov>

Subject: Cypress affordable housing proposal

Hello,

I apologize for the last minute email but it has just come to my attention that you are going to be discussing possible zoning changes to Cypress. I am writing to you because I am concerned about this proposal to rezone Cypress street to allow for lot consolidation and 45' tall high density residential buildings. I understand we need to comply with the State laws, but my worry is that the developer(s) will come through and buy up all the property and build to the upper most limit, maximizing their bottom line and minimizing our quality of life (noise, traffic, sight lines etc). There has to be a way to meet the CA demands without compromising the charm and way of life here in Hermosa Beach.

Thank you,

Simone Binder

640 Loma Drive

Hermosa Beach, CA 90254