

# City Council Hybrid Meeting (Closed Session - 5:30 PM and Open Session - 6:00 PM)

Meeting Time: 08-08-23 17:30

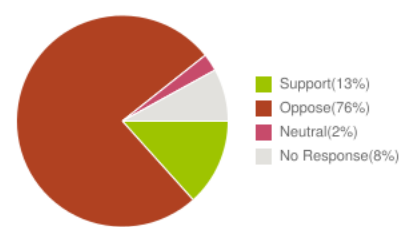
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council Hybrid Meeting (Closed Session - 5:30 PM and Open Session - 6:00 PM)	08-08-23 17:30	40	75	10	57	2

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



## City Council Hybrid Meeting (Closed Session - 5:30 PM and Open Session - 6:00 PM)

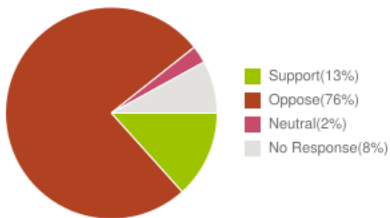
08-08-23 17:30

Agenda Name	Comments	Support	Oppose	Neutral
b) REPORT 23-0455 PUBLIC HEARING ON GENERAL PLAN AMENDMENT (GPA 23-01) TO REVISE THE CITY'S 2021-2029 HOUSING ELEMENT (ADOPTED DECEMBER 2021) AND ASSOCIATED GENERAL PLAN SECTIONS AND DETERMINATION THAT THE REVISED HOUSING ELEMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Community Development Director Carrie Tai)	75	10	57	2

### Sentiments for All Agenda Items

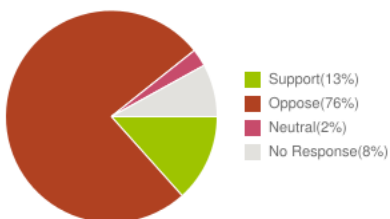
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#### Overall Sentiment



Agenda Item: eComments for b) REPORT 23-0455 PUBLIC HEARING ON GENERAL PLAN AMENDMENT (GPA 23-01) TO REVISE THE CITY'S 2021-2029 HOUSING ELEMENT (ADOPTED DECEMBER 2021) AND ASSOCIATED GENERAL PLAN SECTIONS AND DETERMINATION THAT THE REVISED HOUSING ELEMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (Community Development Director Carrie Tai)

#### Overall Sentiment



### Laura Pena

Location:

Submitted At: 2:58pm 08-08-23

Is More Housing GOOD or BAD for Hermosa Beach? YES

The reason why this question is so confusing or hard to answer is because it depends on who you ask. The better qualifying question is WHERE is more housing GOOD or BAD for our city. The Housing Element attempts to satisfy the states required Regional Housing Needs Allocation (RHNA) numbers of 558 units, but WILL it move the needle in a positive direction on our housing crisis? It has the potential to help alleviate the demand for housing but it also has the same potential to change the landscape of our residential neighborhoods.

I am a resident and business owner who has attended every single meeting in the last 2.5 years on the housing and zoning topics. I've read all the updates to the policy plan, technical report, draft text amendments, etc until my head explodes. It's a lot for any one person to consume and fully understand at the last moment. With that said, I am so glad to hear and see my fellow community members come out and voice their opinions on such an important matter. Housing affects ALL of us! The housing crisis we are in today is an accumulation of policy decisions that have artificially restricted housing development in many of our California cities. We can change that tonight, if we provide thoughtful feedback with meaningful context:

1) DENSITY: I've heard from many community members how we are "all built out" or "too dense" in our city. Considering we rank as the 21st dense city in California that would almost make sense to come to that conclusion and state it as a meaningful data point. But here is where we need context. According to the Hb Economic and Market Study Update (2021), our daytime population as a percentage of our residential population has declined by 13% compared to Manhattan Beach (+12%) and Redondo Beach (-10%). Our downtown commercial business feel this density decline especially during the off season. If the question on WHERE to advocate for smart, responsible housing development than look no further than our commercial districts. But, its not enough to support mixed-use we need building standards that don't encourage teardowns.

2) CONSERVATION OF EXISTING STRUCTURES: Unfortunately, the current draft zoning text amendment that is not included on tonights agenda item does not incentivize commercial property owners to retain their existing structures. It applies R-3 building standards to the residential portion of commercial structures. We would like to avoid the need for major disruptive construction or demolition of entire buildings in our downtown by allowing the existing structure to retain setbacks and building standards of the underlying commercial zone.

3) HOUSING AFFORDABILITY: What about the concept of "filtering?" New construction is more expensive and allows for more housing in the luxury market. The old take on filtering is we will build expensive units and then in 20-30 years it will be cheaper and undesirable. We need a more robust understanding of filtering. More often than not, the individuals who are moving into these units are people that live in the community. Thus, they leave their home that allows for others who live in the community to upgrade their living conditions, creating additional vacancies. Considering our rental population is 55%, we have the potential to allow filtering to take place, but we just need to more build units where our community can all benefit.

An issue is that we see the high luxury units being built and the high prices but we don't see the chain of moves being released all the way down, that relieves pressure on the lower markets and when you talk about housing as far as shelters its absolutely essential. Research has shown the effects of this chain of movements...There is a real seen and unseen component to this issue. If you were to allow 10-12 units of market rate houses to be built...then 5 years later you say, "see it didn't help more affordable housing units to be built." But what you don't see is the pressure that has been released at other levels of the housing market.

I could go on and on, but I will stop here. Thank you all for listening and making your voice be heard!  
Laura Pena

**Todd Mackey**

Location: 90254, Hermosa Beach  
Submitted At: 2:53pm 08-08-23

I urge the city rescind the proposed R-3 designation for St. Cross Church. Please find other more suitable sites for low-income housing in the city. Realtors and residents had just two weeks to find alternate sites and located three potential sites. There are more out there. More than 2,100 local residents have signed a petition asking the city to block any high density apartment complex at the St. Cross site. A project like this will increase traffic, density and parking issues in our residential neighborhood. We do not have enough road infrastructure to support adding 66 additional units / an estimated 120 additional cars coming in and out on Gould or Pier Ave. Please do

not ignore the concerns of residents and stakeholders, and the voters that you were elected to represent.

St. Cross Allocation is Not Realistic and Shouldn't be Accepted by the HCD

St. Cross Church is on record saying they will maintain a fully functional church so the City's RHNA allocation of 66 units on their site is impossible and unrealistic. An allocation of 66 units would require use of every square inch of St. Cross' 2.5 acre site for development. This constitutes an Existing Use that the city must factor-in to the Housing Element. There is no getting around this. State HCD clearly demands realistic solutions saying: If the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, the housing element must describe the additional realistic development potential within the planning period.

Utilize Sites Less than 0.5 Acre for Realistic Solutions to Housing Needs

Please direct City Staff to go back to the drawing board to justify sites in commercial corridors with less than 0.5 acres (small sites) as a core strategy to meeting the RHNA numbers. Manhattan Beach's Housing Element was just approved with small sites. Hermosa Beach simply does not have enough greater than 0.5 acres sites. We are the 21st most densely populated city in the state. We are 1.4 square miles.

Stand-up to unreasonable one size fits all state low income housing requirements by developing a housing plan based on realistic solutions not empty promises. The city should rescind its plan to upzone St. Cross to R3 and come up with realistic RHNA low income housing numbers as required by law.

### **Concerned Resident**

Location: 90254, Hermosa Beach

Submitted At: 2:45pm 08-08-23

I'm writing to request that you do not approve the Housing Element in its current form on August 8th.

Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,100 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

### **Rita Gerace**

Location: 90254, Hermosa Beach

Submitted At: 2:37pm 08-08-23

Hello Mayor Jackson and members of Council. I speak from a few different perspectives on this agenda item. First as a homeowner, my wife and I were fortunate enough to purchase our home 12 years ago this month all thanks to a down market. Being able to afford to buy a home now in Hermosa is not an option! Even with us being a double income household. Why? Because we have a lack of inventory. Another perspective I speak from is being a landlord. The home my wife and I live in is a 4plex...we rent out the other 3 units as a way to help offset our mortgage and add additional income to our monthly. Sadly, even with double income and rental income, that still does not provide us the opportunity to purchase an actual home to raise a family in. We have managed to live in a small two bedroom 615 sqft apartment for 12 years and we have accepted that in order for us to purchase a home here, we would have to sell...which is not an option. I have helped 3 of my tenants purchase homes over the past few years, however, those homes weren't anywhere near Hermosa. Keep in mind, my tenants have well paying jobs in engineering. Why because we have not only an inventory problem, but we have an affordability problem. Lastly, I speak as a Realtor, who has first hand knowledge and experience dealing with buyers struggling to afford to purchase and struggling to find inventory. Year over year it's only getting worse, WE NEED MORE INVENTORY. We need more mixed use. We need more creative ways of adding to our housing supply. Here's a fact, LA County is 800,000 housing units short of what we need to provide housing for our current population. Frankly, I find it disturbing that there are several comments both written and public from "agents" who are opposed to more housing. How can we be in this industry and be against opportunities for people to be able to not only afford to buy, but to have the inventory to do so? I'll end with saying I am in full support of this housing element as proposed. Hermosa is supposed to be an inclusive beach city open to all. Not a NIMBY elitist that only allows for the ultra privileged or those who inherited to be homeowners.

**john smith**

Location: 90254, hermosa beach

Submitted At: 2:34pm 08-08-23

We applaud your collective work, over decades, to make Hermosa Beach a truly magical place to live. In that context, we are shocked by the proposed changes to zone and code rules which will have a very detrimental effect on many southern Hermosa Beach residents and change the lovely character of our city.

While we have no objection to more housing, nor live/work spaces, it seems to us that the proposed changes around Cypress Avenue, as drafted, are hugely inconsiderate to local residents, homeowners, and business owners alike, and will materially worsen the character of the area. The proposed changes to Clause 17.28, together with lot consolidation and density bonus rules, will result in:

- Incongruous, tall buildings with high density,
- Loss of the craft, skills-based small businesses around Cypress, like art galleries, design studios and hand-crafted surfboard makers,
- A significant increase in traffic, acutely concentrated in this area, and
- High pressure on parking in the surrounding residential streets.

The proposal to actively breach the principle of the 30/35 feet height cap, which was fought over and established after very wide consultation over 30 years ago, and has since become cherished and regularly enforced, is very likely to represent the start of a gradual erosion of this principle over the entire City.

And consider the inequity of allowing this now, for a few developers, when having denied it to thousands of homeowners for 40 years. The suggested new limit of 45 feet for the Cypress area should be withdrawn outright.

Further, the drafting changes to clause 17.28 which seek to strike out existing requirements which force developers to care about residents' lives should stay in place for Cypress Avenue, like they do everywhere else.

We urge City officials, Planning Commission and Council to reject these proposals, as drafted, and take time to consult more widely with those who live and work in Hermosa Beach.

### **Howard Laddendum**

Location:

Submitted At: 2:23pm 08-08-23

#### **ADDENDUM:**

In regards to the following earlier e-comment, I have Today, received a reply to the email submitted to Hermosa Beach City Attorney Patrick Donegan and as mentioned, if I received same I indicated I would post such. Mr. Donegan's reply is thus copied below my email to him at the end of this e-comment. Please review.  
Howard L.

Hermosa Beach City Council and Others:

All should understand that there is available a Referendum process, whereby the City's electorate who may not agree with the City Council's vote approving a particular 'legislative act', do have available to them the 'Referendum' process (which is different from and much simpler than the 'Initiative' process).

The people have 30-days after the so-called 'Adoption' by the City Council of a legislative act by their City Council to obtain signatures of at least 10% of the registered voters on a Referendum petition, which then when completed and submitted to and verified by the City Clerk will require the City Council to soon-after take up an item at a council meeting to either repeal the subject 'Adopted' legislative act, a Resolution or Ordinance, or to submit same to the city's voters for an up or down vote.

Quite often one might say, well if the Council's vote is reversed by the people, then the people will be stuck with a

state imposed law or mandate causing something much worse than the action of the City's Council by reason of given time restraints or other.

While that may or may not be true, such debate after a successful Referendum may well result in a far more useful outcome regardless of its net result.

The people should never throw in the towel because of politics of one political option being worse than the other. The city government and the state government is in fact still the people's government, but you'd hardly know it anymore.

Nonetheless a couple of days ago I sent the following message to the City's young Hermosa Beach City Attorney, Patrick Donegan. He's supposedly well-versed in zoning and land use issues per the BBKlaw website, and in the past when I'd send brief questions to former City Attorney Michael Jenkins, I would receive a prompt reply. Why I have not received a prompt reply from Mr. Donegan to these two simple questions (copied below) I have no idea.

Nonetheless I believe the answers to the two questions I asked of Mr. Donegan in the email are simply, Yes.

Following then is a copy of the email I sent to City Attorney Patrick Donegan. Perhaps he will send me a reply on Today, August 8, and if he does I will post an addendum e-comment. Perhaps Mr. Donegan could also briefly indicate to both the Council and the public the process of Referendums in the interest of transparency as there apparently is an interest in the subject.

----- email copy start -----

Early Sunday, August 6, 2023

To: Hermosa Beach City Attorney Patrick Donegan.

Re: General Law City Legislative Acts / Referenda

Mr. Donegan,

It is my understanding that the Adoption by the City Council of amendment(s) by Resolution to the City of Hermosa Beach Housing Element (HE) are legislative act(s) and therefore subject to Referendum(Referenda).

Could you please confirm that this is correct.

Also, it is my understanding that while Adoption of Resolutions do not require "Introduction", but only Adoption, nonetheless the subsequent zoning change text-amendment ordinance(s) to meet the objectives of the adopted Housing Element (HE) do require both a 1st-reading 'Introduction' and a 2nd-reading 'Adoption' (to be a minimum of 3 days later), and with the Adoption of such ordinance(s) also being subject to Referendum(Referenda).

Could you please confirm that is also correct.

Thank you,

Howard Longacre (Hermosa Beach resident)

----- email copy end -----

----- Hermosa Beach City Attorney Patrick Donegan's reply email start -----  
(possible typos – as received)

Mr. Longacre,

So I am not going to answer the below questions directly as in my opinion it constitutes providing legal advice. That being said, I will posit that I am not aware of any authority that exempts legislative acts related to the Housing Element from the referendum process. However, there could be some nuance there so the City reserves the right to review and analyze and referendum as they come in.

Yes, the Zoning Code amendment will be done via ordinance and unless it is done via urgency ordinance, a first and second reading will be required. Thanks

-Pat

----- Hermosa Beach City Attorney Patrick Donegan's reply email end -----

**Denise Anello**

Location: 90254, Hermosa Beach  
Submitted At: 2:21pm 08-08-23

Please listen to the community and get this right and don't move forward with what you have now!!!! The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa! Do not approve the Housing Element tonight as currently proposed. It needs to be modified and updated to address the community's concerns. Don't rush a decision. Get this right for the future of our city!

**Truman Polich**

Location: 90254, Hermosa Beach  
Submitted At: 2:18pm 08-08-23

I strongly oppose the rezoning of the Holy Cross church property.

**Tara McNamaraStabile**

Location: 90254  
Submitted At: 2:16pm 08-08-23

Hi, I'm not completely informed about this issue, but from a resident POV, the St. Martin's project is at odds with community wishes. I think most people here would agree that we'd love to meet the challenge to find more housing that is affordable, which will keep Hermosa true to its nature as a chill, unpretentious beach town where the community is a cross section of economic diversity. On the other hand, this particular location will bring too much density in a small area and unlocking the height limit is a Pandora's box the residents would like you to KEEP CLOSED. Living in the southwest corner of Hermosa, we have plenty of apartment complexes and townhouses, and from a people perspective, it's not an issue -- we generally get along, are friendly to each other, and try to keep the noise down; And, when I bought my house, I knew that I was buying into an area where there was multifamily housing, so when one house is razed and two or three put up in its place, I don't feel the rug is being pulled out from under me, as the residents in the proposed area are feeling. Where there are problems comes from car traffic and parking -- and that's the product of the continual allowance of putting two or three housing units on one lot in an area not set up for it. That's where the density creates chaos and even rage. You have to consider the "footprint" of adding bodies, even if that footprint means wheels.

I was participating in conversations and ideas two years ago to the state's mandate for affordable housing solutions, and at that time, those solutions included allowing Pier, PCH and Aviation businesses to allow housing above. That's a solution! Or, what about rezoning office buildings on PCH and Aviation to allow them the ability to transform into apartments? Perhaps you've looked into this, and I'm just not aware -- but at a minimum, allowing a developer to build up 5 stories in the middle of a historically single-family residence area is not what city residents want, and this should be eliminated from the conversation.

In the meantime, if the church lots are for sale, is it possible to do something creative with this space that would bring joy to the surrounding neighbors and the city as a whole? For instance...and you know where I'm going with this....put it on the ballot for the city to buy it from the church and transform it into a pool for our community? That would be a problem solver on many fronts, including providing a safe place for our kids to learn to swim, our athletes to practice, and our seniors and neighbors with disabilities and injuries to get exercise that does NOT require a car to get there. If that's a road you'd be willing to go down, please let me know -- I'm happy to do some work on this front to find out how we could make this happen! Thanks Councilmen, I know you'll make the right decision!

**Marla Clemens**

Location: 90254, HERMOSA BEACH  
Submitted At: 1:55pm 08-08-23

To all members of the Hermosa Beach City Council,  
Please hear and heed the message voiced by so many residents in this community, who you were elected to represent, by rejecting the version of the "Housing Element" under consideration tonight. The plan shows a lack of wisdom in protecting and maintaining the unique character of our community while trying to meet a state directed need for housing. We can and should do better for the future of Hermosa Beach!

**Sarah Hwa**

Location:  
Submitted At: 1:43pm 08-08-23

I am opposed to the Housing Element in its current form.

Please come back with an updated plan the community supports.

**Dunham Stewart**

Location:  
Submitted At: 1:34pm 08-08-23

Please oppose the Housing Element as drafted.

Please listen to your constituents who live here in Hermosa Beach. Don't be pushed around by Sacramento. There are plenty of cities in the State that are pushing back!

Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,100 people have signed a petition against the current plan. The City has time to complete, as long as the city shows it is working in good faith to respond to HCD.

Other cities have pushed back and not been fined.

Do not let this happen on your watch. Once rezoning takes place in a "spot" manner, it will change the city and can't be undone!

The results of your choices, will be reflected by the community response in the next election (referendum or recall).

Your community is counting on you.

**dulin erickson**

Location: 90254, Hermosa Beach  
Submitted At: 1:09pm 08-08-23

It has come to my attention that the City Council is voting to upzone residential properties to meet State Mandates for increased housing. The St. Cross property is an example allowing overbuilding in an already dense area of the City. 4 and 5 story structures just would not work and cause traffic and parking problems which are already at maximum.

Believe you should vote no on the upzoning and fight the State as Hermosa Beach is already one of the most dense cities in California. The State could add housing in less developed areas such as Riverside, San Bernardino etc.. Fight for our community and we will back you. Great opportunity to make a stand with other Cities (Huntington Beach, Palos Verdes etc.).

If you want to add housing you can use the Dresden Model of building retail on the street level and residential above along PCH. This will bring more revenue to the City. There are numerous properties available. You could

achieve the 558 requirement with this Model. You should not rush into this. You could add as opportunities come up.

The entire City should ban together to do the right thing.

Thank you for your service.

Dulin Erickson

ps: been a resident for over 40 years and have run or contributed to Baseball, Boy Scouts, Girl Scouts, Schools, Sister City etc.. Have three kids and now working with the grandkids.

**Aubrey Brown**

Location: 90254, Hermosa Beach

Submitted At: 12:57pm 08-08-23

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,100 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

**Andrew Gawdun**

Location:

Submitted At: 12:53pm 08-08-23

Aloha Mayor Jackson and members of the City Council. My name is Andrew Gawdun and my husband Bryce Toney and I are the owners of curious... gift shop and current renters here in Hermosa Beach. Bryce has been a resident of Hermosa for 30 years and I have been a resident for 11 years. Besides our business being run in town we shop locally and dine locally 90% of the month. Now that we have our growing family, we have of course been on the house hunt to purchase something of our own here in town. As we all know the house market is ruthless. The cost of a single family home is laughable and most of the the time gets swooped up by someone outside of the community. SO we rent. Which we are totally fine with.

However over the last few years we have watched as many properties have either a change of ownership that brings extremely higher rents or are purchased and torn down for another concrete box for a personal family home. The best part is many of these newly built homes are not for full time residents, which is fine but then we should be looking at having space for renters to continue to reside in our community. We can point out many homes on our very own street that have not had people in them beyond a totally of 1 month this entire past year. With all these basic observations it only makes sense that we need changes to the housing elements here in Hermosa Beach. It is true that we are a very densely populated community already. But that does not mean we should continue on the path we seem to be going where we are pricing out families and making it impossible to live as renters and not owners with huge bank accounts? Again there is nothing wrong with being financially comfortable but that doesn't mean you get to run the show.

On the island of Kauai, HI there is a negative inventory of housing. You might not think that's possible, but it has happened. Many people who once could afford or even grew up there have had to leave the island and find homes else where. This has happened for many reasons but the number one is the amount of rentable housing has been neglected and not created.

One of the best parts of living life is diversity. Making changes to the housing element in town can allow families like us who contribute daily to the city to continue to do so. It will also allow the diverse cultural landscape we say we support and want to be here as well.

Again we ask you support more housing as we do fear that in the future we will be priced out of Hermosa. Please

think of me when you make housing decisions. We want to live in Hermosa forever and continue to be a part of a community that we love. Thank you for consideration.

**Leonardo Rodriguez**

Location: 90254, Hermosa Beach

Submitted At: 12:43pm 08-08-23

Dear Hermosa City Council,

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 Emergency 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!

Leo Rodriguez, MD

**Scott Frantz**

Location: 90254, Hermosa Beach

Submitted At: 12:37pm 08-08-23

To all Hermosa Beach City Council Members:

Parking, driving, biking, e-biking and even walking within Hermosa is already a major concern but you're putting forward that we add to our problems by adding density. Doesn't seem like a well thought out plan. Hermosa Beach is dense enough.... And you're proposing to become more dense, why?

Why bother with zoning? If we are just going to warehouse people then we might as well make the whole city one zone. The overreaching with regards to zoning is extraordinary and must be tempered with much more input. The rewording is being done with a very broad brush. Please slow down and involve the good people of Hermosa Beach, not just the developers and money grabbers to have a voice. Zoning in the past had mandates and

precautions to protect residential areas and clearly defined those boundaries. Now it seems that there are no mandates or protections for residence whatsoever.

Height restriction should be limited to the 30 feet, possibly 35 feet that is already on the books and should not be open for further discussion. No loopholes, no special exemptions. The height limit is the height limit.

Maybe this HB should join the other HB (Huntington Beach) in telling the state no that this should be in the hands of local legislature.

We said No to Oil maybe it's time we say No to Sacramento.

Scott Frantz  
310-383-9767  
scottish9000@earthlink.net

**Eric Fleury**

Location: 90254  
Submitted At: 12:21pm 08-08-23

I oppose the rezoning of the St Cross properties. If the church wants to sell any or all of their properties so be it, its their right as property owners. That said to allow their properties to be rezoned to R3 will only encourage large developers to come in and buy them and then build some monstrosity that will negatively affect the surrounding community. Please do not approve the housing element in its current form.  
Sincerely HB resident 30+ yrs and South Bay resident since birth.

**Jennifer Pankow**

Location: 90254, Hermosa Beach  
Submitted At: 12:15pm 08-08-23

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Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,100 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

**N Markota**

Location: 90254, HERMOSA BEACH  
Submitted At: 11:54am 08-08-23

Dear Members of the Hermosa Beach City Council,

I am writing to express my strong opposition to the proposed exemption of large residential housing units from the California Environmental Quality Act (CEQA). As a concerned resident of Hermosa Beach, I believe that maintaining the application of CEQA to large housing developments is essential for preserving our community's well-being, environmental sustainability, and overall quality of life.

The potential negative effects of increased population density resulting from large residential housing developments cannot be underestimated. High-density housing projects have the potential to strain our existing infrastructure, including transportation systems, schools, and healthcare facilities. This strain can lead to increased traffic congestion, overcrowded public services, and decreased access to essential resources for both current and future residents.

Moreover, large population density can have detrimental impacts on our environment. Open green spaces, clean air, and access to nature are crucial components of Hermosa Beach's unique charm and appeal. Increasing population density through exempted housing developments could lead to the depletion of these green spaces, loss of biodiversity, and disruption of local ecosystems. The increased demand for resources could also intensify pollution, contributing to air and water quality degradation.

Exempting large residential housing units from CEQA oversight would send the wrong message about our city's commitment to environmental stewardship. CEQA serves as a crucial tool for ensuring that development projects are undertaken responsibly, with careful consideration of their potential impacts on our environment and community. By exempting these projects, we risk undermining the principles of transparency, accountability, and sustainability that CEQA upholds.

Instead of circumventing important environmental safeguards, I urge the Hermosa Beach City Council to prioritize smart and sustainable development that aligns with the city's long-term vision. It is possible to strike a balance between meeting housing demands and safeguarding our environment. I encourage the council to explore alternative approaches that encourage responsible growth and respect the principles of environmental protection.

In conclusion, I implore the Hermosa Beach City Council to reject the proposal to exempt large residential housing units from the California Environmental Quality Act. Let us stand together to ensure that our community's future is characterized by thoughtful, sustainable, and environmentally conscious development.

Thank you for your attention to this matter.

**Julie Curtis**

Location: 90254, Hermosa Beach  
Submitted At: 11:50am 08-08-23

As a Hermosa Valley homeowner beneath the classroom building of St Cross By the Sea for more than 20 years, I can tell you that every sound made in that building carries across all of Hermosa Valley. We can hear conversations, choir practice, applause from meetings...the acoustics of this valley are unique. Of course we don't mind the happy sounds of church activities. But we have an understanding among the neighbors that sound is an issue and we try to be considerate of one another in that way. A high density housing situation would impact the lives of all the human, animal, insect and bird residents in our valley quite negatively through noise pollution. The ancient sand dune that separates us from the church hosts owls, herons, migrating ducks, and a variety of other birds, butterflies and native plants that would likely be forced out by high density housing.

Also, we already lose our light earlier than other residents of HERMOSA BEACH because the dune is high. Expanding building height limits would cause us to lose our light by 3pm most of the year. In addition, the dune is made of sand. Construction would cause erosion of the dune, and it would likely tumble into our yard. Planting trees to create separation would create even more loss of light, potentially affect the ecosystem of the dune, and it would demand irrigation--in at a time when we're all looking for ways to conserve water resources.

An Environmental Impact Report must be completed to study the unavoidable environmental impacts to the hillside and the neighborhood before any Housing Element is approved.

**Terri Dunn**

Location: 90266, Manhattan Beach  
Submitted At: 11:44am 08-08-23

"I am opposed to the Housing Element in it's current form. Please come back with an updated plan the community supports."

**Joanna Holtmeier**

Location: 90254, hermosa beach  
Submitted At: 11:26am 08-08-23

My husband and I are opposed to the Housing Element in its current form. Please come back with an updated plan the community supports, one that is more sensible and pragmatic.

**Julie Christensen**

Location: Hermosa Beach  
Submitted At: 11:13am 08-08-23

I'm writing to request that you do not approve the Housing Element in its current form on August 8th.

Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. Please, at the very least, put off the vote this evening and take some time to really understand what is at stake here and look at some of the alternate sites for building that staff has not shared with the council. Also, please take some time to look at the Housing Element Report recently APPROVED in MB...there are a lot of APPROVED ideas in that report that are not being communicated to you (City Council) that could also be used in Hermosa Beach. Thank you.

Julie Christensen

**Sheri Harding**

Location: 90254, hermosa beach  
Submitted At: 10:51am 08-08-23

I am opposed to the Housing Element in it's current form. Please come back with an updated plan the community supports.

**Deanna Bradshaw**

Location: 90254, Hermosa Beach  
Submitted At: 10:35am 08-08-23

Please do NOT approve the House Element plan. Comprehensive community input is needed. If you care about Hermosa's sense of community, then don't rush into this ill-conceived notion that isn't a real plan.

**Trifko Polich**

Location: 90254, Hermosa beach  
Submitted At: 10:31am 08-08-23

I am writing to respectfully request a reconsideration of the approval for the Housing Element scheduled for August 8th. Our local neighborhoods are currently experiencing high population density, coupled with a recent surge in criminal activities such as robbery and vandalism. Regrettably, the HBPD lacks sufficient resources to adequately address these concerns. Our primary worry revolves around the safety of residents and the safeguarding of properties. It is our fervent hope that the preservation of Hermosa's unique character takes precedence, along with the best interests of our community encompassing residents, business proprietors, and property owners. We kindly urge you to prioritize the distinct identity of Hermosa and the well-being of our town, considering the challenges we already face due to our dense population. It's important to note that the bureaucrats in Sacramento may lack firsthand knowledge of Hermosa's situation and its current population density.

**Tim Vick**

Location: 90254, Hermosa Beach  
Submitted At: 10:28am 08-08-23

This proposal will permanently change the quality life in Hermosa. Additional density will result in more pollution, more noise, more traffic, less parking - more people filling the remaining open spaces, and more people competing for services. Keep Hermosa Hermosa.

**Lori Polich**

Location: 90254, Hermosa Beach  
Submitted At: 10:22am 08-08-23

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already. Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and

adopt a plan the community supports. Over 2,000 people have signed a petition against the current plan. The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone.

Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

**Chris Keene**

Location: 90254, Hermosa Beach

Submitted At: 10:11am 08-08-23

I am opposed to the Housing Element in its current form.

High density, low income housing should not be located in an area with multi million dollar single-family homes. If this plan proceeds, the \$10+ million collective diminution in value those property owners will suffer should be recognized as and compensated by the city as a taking under eminent domain.

Instead, the project should be located where the city was planning to put the oil drilling infrastructure (the city yard), on the site of one of the mobile home parks, adjacent to the Civic Center, or in another area with a higher density housing (adjacent to Herondo, for example).

Please come back with an updated plan the community supports.

**Stephanie Kelley**

Location: 90254, Hermosa Beach

Submitted At: 9:54am 08-08-23

I am opposed to the Housing Element in it's current form. Please come back with an updated plan the community supports. Our parking is already extremely limited especially during the summer, I can't imagine having to find parking if this gets passed. There has got to be a better option!

**Tim Bettes**

Location: 90254, Hermosa Beach

Submitted At: 9:08am 08-08-23

We need way more information on this ... and what happens if we decide to block this ?

**Brad Holtmeier**

Location: 90254, Manhattan Beach

Submitted At: 9:03am 08-08-23

I am opposed to the Housing Element in it's current form.

Please come back with an updated plan the community supports.

**Megg Sulzinger**

Location: 90254, Hermosa Beach

Submitted At: 8:46am 08-08-23

Dear Council & Staff,

Please consider the implications of the new housing element. While residents understand this has been handed down by the state, as with many things one size does not fit all, especially in Hermosa. Hermosa Beach is already the 21st most densely populated city in the state! There are no other beach cities that are more densely populated than our 1.4 sq mile city. Adding 558 more units to our tiny town makes absolutely no sense. Also I do not support 64% of these new units to be low or low low income. I pay \$3400 a month for a 2 bedroom 1 bathroom less than 1000 sq foot apartment. How is it fair that new units need to be built for someone who doesn't care about our town to move in at 1/2 that price? Looking at the map of proposed areas for additional housing I am seeing a large majority are on Pier Ave, what? So we just build 5 story complexes all along the one Main Street in town? Please do not approve this as is and keep our town for what everyone loves.. the best LITTLE beach city. We cannot accommodate almost 600 additional units, while I support additional housing where it makes sense the way it's laid out currently does not make sense. Thank you.

**Mindy Minkus**

Location:

Submitted At: 8:43am 08-08-23

I oppose building 50 unit housing at the side of Monterey and near the Saint cross church. Please city Council listen to the people of Hermosa beach and do the right thing. Our city is so crowded already and parking has always been a problem and will only get worse.

**Nicole Radcliffe**

Location: 90254, Hermosa Beach

Submitted At: 8:42am 08-08-23

Do I love what is being proposed, not entirely. However, we do need to comply with State guidelines and the proposal that we have in front of us is probably the best option. If we don't comply, we're likely to get something forced on us that we're going to like much less than anything in this proposal.

I'm understand why people oppose this, but opposition without an alternative is unproductive. We need to find a solution, and we can't just dig our heels in the sand because we don't like what we have to do. Without a viable alternative to this plan, we need to move forward with this.

**Susie LeMay**

Location: 90254, HERMOSA BEACH

Submitted At: 8:37am 08-08-23

Dear City Council-

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,100 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

SAVE HERMOSA!

Susie LeMay

**Jon David**

Location:

Submitted At: 8:20am 08-08-23

I understand the concern about the densification of our residential neighborhoods. Hermosa feels just right at this point in time, and we should not be forced to stuff more housing into our already dense neighborhood. However, we also can not preserve Hermosa in amber, frozen in time, and constrain housing development at the expense of renter residents and would-be property owners. Where we would be if all development in Hermosa Beach stopped in 1907? Not here! Suppressing housing development in favor of maintaining the status quo is no better than dropping high-rises into small neighborhoods. What a pickle!

I can not see how the City pleases everyone. I sense they are trying. But they will ultimately fail because it is an impossible task. The state is forcing us to rezone in order to increase housing development opportunities. Rezoning has to happen...and it has to happen in someone's backyard. We are simply in an uncomfortable position or being forced to change, as have the many generations that preceded us.

I hear some community members calling for the City to for fight for us. I love the idea of a good fight. But this is one we can't win. Towns up and down the coast are being sued by the state.... advocacy groups...and by developers. The towns are losing. They simply do not have the law on their side...as we simply do not have the

law on our side. And honestly, I don't think we should. Again, it is not right that we preserve our town in amber at the expense of others.

I do not expect the City to fight the law. I do, however, expect them to act in the interest of the greater good. They are elected by all of us. I expect them to do their best to add housing in the most thoughtful manner, in a way that retains our local charm for as long as possible and minimizes negative impacts to ALL residents. But just as important, I also expect them to represent a group who did not elect them...future Hermosians! We all have an obligation to the next generation. Hermosa is our town only for today, not tomorrow. We need to allow it to evolve.

**Carrie Smith**

Location: 90254, Hermosa Beach  
Submitted At: 8:06am 08-08-23

Please City Staff save our Community Center and adjacent activity fields. Please do this by justifying sites in commercial corridors/on PCH with less than 0.5 acres (small sites) as a core strategy to meeting the RHNA numbers. Manhattan Beach's Housing Element was just approved with small sites. Hermosa Beach simply does not have enough greater than 0.5 acres sites. We are the 21st most densely populated city in the state. We are 1.4 square miles.

**Karynne Thim**

Location:  
Submitted At: 7:37am 08-08-23

Part 1 of 4

At the July 11th City Council meeting, it was great to see democracy at work. Residents offered solutions and the community came together to voice their opinions and concerns about the Housing Element. Very few residents were engaged or aware of the Housing Element before that night, and didn't know how it can change our town and our neighborhoods forever. Progress has been made in the last month, but there's still work to do. The Housing Element is not ready for your approval tonight.

As elected leaders of our City, you bear the responsibility of the future of our town. Please preserve Hermosa's unique character, current height limits and the overall scale of our community. The decisions you make now on the Housing Element will impact the future of our community forever. Please say no to rezoning that will allow out-of-scale 5 story buildings in Hermosa. Once properties like St. Cross are rezoned, it can never be undone.

Over 2,100 people have signed a petition against the current plan. City Staff needs your direction to arrive at a plan that will be supported by the community. You cannot rely on them to do this on their own. They have proposed 45' height limits and an unnecessary citywide 100% density bonus program - both of which would be extremely damaging. This flippant approach shows a lack of regard for the character of our town, its property owners and the voices of its residents. Please don't yield to staff proposals that will negatively impact our community far after they've moved on to another city.

As you can see from the list below, there are simply too many unknowns and factors to consider before the Housing Element can be approved in good conscience.

**Concerned Neighbor**

Location: 90254  
Submitted At: 12:27am 08-08-23

Dear City Council

Please reconsider allowing the church to add 50 units as not only will it be completely out of character for our neighborhood but we have a young daughter that will be driving soon. Parking is such a premium right now, we can't imagine how many more cars would need to park. The idea of our daughter having to park far away and walk home at night after work is huge concern. There just don't space in the church area to add that many people or cars. Please reconsider and find other sites that can sustain the project. Thanks.

**Howard L**

Location:  
Submitted At: 12:07am 08-08-23

Hermosa Beach City Council and Others:

All should understand that there is available a Referendum process, whereby the City's electorate who may not agree with the City Council's vote approving a particular 'legislative act', do have available to them the 'Referendum' process (which is different from and much simpler than the 'Initiative' process).

The people have 30-days after the so-called 'Adoption' by the City Council of a legislative act by their City Council to obtain signatures of at least 10% of the registered voters on a Referendum petition, which then when completed and submitted to and verified by the City Clerk will require the City Council to soon-after take up an item at a council meeting to either repeal the subject 'Adopted' legislative act, a Resolution or Ordinance, or to submit same to the city's voters for an up or down vote.

Quite often one might say, well if the Council's vote is reversed by the people, then the people will be stuck with a state imposed law or mandate causing something much worse than the action of the City's Council by reason of given time restraints or other.

While that may or may not be true, such debate after a successful Referendum may well result in a far more useful outcome regardless of its net result.

The people should never throw in the towel because of politics of one political option being worse than the other. The city government and the state government is in fact still the people's government, but you'd hardly know it anymore.

Nonetheless a couple of days ago I sent the following message to the City's young Hermosa Beach City Attorney, Patrick Donegan. He's supposedly well-versed in zoning and land use issues per the BBKlaw website, and in the past when I'd send brief questions to former City Attorney Michael Jenkins, I would receive a prompt reply. Why I have not received a prompt reply from Mr. Donegan to these two simple questions (copied below) I have no idea.

Nonetheless I believe the answers to the two questions I asked of Mr. Donegan in the email are simply, Yes.

Following then is a copy of the email I sent to City Attorney Patrick Donegan. Perhaps he will send me a reply on Today, August 8, and if he does I will post an addendum e-comment. Perhaps Mr. Donegan could also briefly indicate to both the Council and the public the process of Referendums in the interest of transparency as there apparently is an interest in the subject.

----- email copy start -----  
Early Sunday, August 6, 2023

To: Hermosa Beach City Attorney Patrick Donegan.

Re: General Law City Legislative Acts / Referenda

Mr. Donegan,

It is my understanding that the Adoption by the City Council of amendment(s) by Resolution to the City of Hermosa Beach Housing Element (HE) are legislative act(s) and therefore subject to Referendum(Referenda).

Could you please confirm that this is correct.

Also, it is my understanding that while Adoption of Resolutions do not require "Introduction", but only Adoption, nonetheless the subsequent zoning change text-amendment ordinance(s) to meet the objectives of the adopted Housing Element (HE) do require both a 1st-reading 'Introduction' and a 2nd-reading 'Adoption' (to be a minimum of 3 days later), and with the Adoption of such ordinance(s) also being subject to Referendum(Referenda).

Could you please confirm that is also correct.

Thank you,

Howard Longacre (Hermosa Beach resident)

----- email copy end -----

### **Concerned Resident**

Location:

Submitted At: 8:37pm 08-07-23

The Staff Recommendation and Proposed Resolution fail to Comply with California Environmental Quality Act (CEQA).

When the City first adopted the 2021-2029 Housing Element in 2021, it did not propose to make any changes in land use designations in the General Plan; thus, because it left land use as-is, it determined the adoption of the Housing Element was exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3).

Now, the City is updating the Housing Element and also changing land use designations. Yet the City is attempting to rely on the same CEQA exemption and ignoring the land use designation changes. See "Environmental Determination" Section of the Staff Report:

"During the initial adoption of the 2021-2029 Housing Element on December 21, 2021, the City found that the proposed Housing Element would not approve any development or change any land use designations; therefore, the City determined that it was exempt from California Environmental Quality Act (CEQA) per Section 15061."

For the purposes of CEQA, the City attempts to characterize its action as simply an update to the Housing Element to incorporate the modified RHNA list and other changes in response to the HCD identified deficiencies, which may – in isolation – qualify for the cited CEQA exemption. But the proposed resolution and staff recommendation will do much more.

As the recommendation at the top of the staff report makes clear – they are also recommending land use changes:

"The Planning Commission recommends City Council conduct a public hearing and adopt a resolution approving General Plan Amendment (GPA) 23-01 consisting of revisions to the previously adopted 2021-2029 Housing Element and associated changes to the Land Use Element of the General Plan and determine that the revised Housing Element is exempt from the California Environmental Quality." The Report goes on to explain that "as part of the Housing Element adoption, the Land Use Element must be updated to ensure that respective land use designations allow residential development."

Sec. 2 of the proposed resolution states that the Housing Element "includes programs to ensure that the Land Use Element of the General Plan and the Zoning Map and Ordinance will be amended in order to accommodate programs in the Housing Element and to ensure internal consistency amongst the different elements in PLAN Hermosa." These changes to the land use element are not exempt from CEQA and contradict the City's repeated statements that no land use changes would occur with the adoption of the Housing Element. To be sure, the proposed resolution is far from precise and clear as to what actions the Council is taking.

CEQA must be integrated into planning processes and guide development of the plan itself – not tacked on at the end as a post-decision rationalization. Pub. Resources Code § 21003(a). Here, the City is finalizing its decision to change the zoning designation on certain parcels and memorializing that decision in the General Plan, but claiming CEQA is not necessary until it makes zoning ordinances changes, which will now be required to maintain conformance with the General Plan. This is clearly an unlawful post hoc rationalization of decisions that have already been made. *Laurel Heights Improvement Assn. v. Regents of University of CA* (1988) 47 Cal. 3d 376, 395.

By statute, zoning actions must be consistent with the general plan, Gov. Code, § 65680, and "the propriety of virtually any local decision affecting land use and development depends upon consistency with the application general plan and its elements." *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 570. Once the general plan designations are changed, the City has already decided what zoning decisions must be made – even if it hasn't finalized the process of amending zoning ordinances.

CEQA must not be used to rationalize or justify a decision already made, and that is exactly what the City's proposal to perform CEQA analysis only after the adoption of the Housing Element and General Plan land use

designations will do. Here, the land use designation changes (including the new high density residential zoning) will fundamentally change the use and intensity of numerous parcels throughout the City and will have significant impacts including air quality, climate, traffic, and noise that must be analyzed.

The General Plan updates will make changes to the land use map, modify land use designations, and modify allowed uses and densities – clearly triggering CEQA. The City's attempt to move forward with these changes – while promising to perform its environmental review later (when it amends zoning ordinances) is unlawful and will undermine the entire Housing Element adoption and approval process. While the City may feel pressured to expedite the process because it has missed State deadlines, the answer is not to create more legal risk for the City by failing to comply with CEQA.

### **Hermosa Resident**

Location:

Submitted At: 8:05pm 08-07-23

As other citizens have repeatedly stressed to the Staff, Planning Commission, and Council, Site 1 is too small to be included in the Housing Element to satisfy lower income housing needs. Site 1's continued inclusion on the RHNA list and the associated general plan land use changes (and future subsequent zoning changes) jeopardizes the City's ability to receive HCD approval and simply provides a windfall for the property owner without advancing the City's stated objectives. Further, the City can meet its RNHA obligations without Site 1.

California Government Code Section 65583.2(c)(2)(A) is clear – sites must be at least 0.5 acres if they are to be included in the RHNA list for lower income units. If a city wants to include a site smaller than half an acre it must “demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site is adequate to accommodate lower income housing.”

Nowhere in the record has the City provided evidence that it has successfully developed 7 or more lower income housing units on a 0.2 acre site. The proposed resolution makes no finding, and the staff has provided no support for such an assertion.

The record also does not support an assertion that the City has provided, or is prepared to provide, “other evidence to [HCD] that the site is adequate to accommodate lower income housing.” The staff may attempt to assert that common ownership of Site 1 and Site 2 somehow demonstrates that the 0.2 acre non-contiguous Site 1 can accommodate lower income housing, but this argument also fails. HCD's Housing Element Site Inventory Guidebook acknowledges that common ownership is one factor that can support a demonstration that a less than 0.5 acre site may be eligible for lower income credit because of its consolidation potential. See [https://www.hcd.ca.gov/community-development/housing-element/docs/sites\\_inventory\\_memo\\_final06102020.pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf) at page 16. However, nowhere does HCD suggest that common ownership demonstrates that a small site that is not contiguous with other parcels – and quite plainly cannot be combined to create a larger site – may be counted for lower income units. Site 1 is separated by streets and single family homes from the rest of the St. Cross parcels.

If the City has some other theories or evidence that Site 1 can meet the statutory requirements outlined in Section 65583.2(c)(2)(A), it must document them in the record and submit the reasoning with its Housing Element. The Housing Element Technical Plan fails to provide sufficient support or evidence of Site 1's eligibility – providing nothing more than conclusory assertions in the site inventory list. As HCD has warned other cities, the element must provide actual analysis and support not bald assertions. (The lack of support for the City's determinations of eligibility for the St. Cross parcels is particularly egregious as it fails to provide the “factors for selection” for each parcel and instead treats all of the 15 parcels comprising Site 1 and Site 2 as a uniform block or site – with the same FAR, ILR, and factors for selection.)

Continued inclusion of Site 1 – which also presents significant and serious concerns related to its location in the coastal zone and the fact that it is surrounded by R1 parcels – is unlawful, not supported by the factual record, and jeopardizes HCD's approval of the entire housing element.

### **Heidi J. Swan**

Location:

Submitted At: 7:54pm 08-07-23

Sacramento is working hard to take away local control in more areas than just one. We should absolutely fight back.

A 5 story building will utterly change the character of our city. And parking will be a disaster.

**Denni Kopelan**

Location: 90254, Hermosa Beach

Submitted At: 7:15pm 08-07-23

Do not want these 5 Story 5 Buildings in our neighborhood. We have all spent alot of money to live here and pay alot of taxes to maintain the character and beauty of our beach town...these buildings would be a horrible eyesore to pass by everyday, use up alot of street parking and further crowd our town. We already are seeing a rise in crime in Hermosa Beach which lower income housing would add to. We donot want this in our neighborhood which would also bring down the value of our own properties!!!

**Elizabeth Dye**

Location: 90255, Hermosa beach

Submitted At: 6:28pm 08-07-23

I say no 5 story building.

**michael Clemens**

Location: 90254, HERMOSA BEACH

Submitted At: 5:56pm 08-07-23

Dear Council Members,

I am a 37 year resident, homeowner and taxpayer in the City of Hermosa. I strongly oppose the rezoning of the St. Cross property to appease the ridiculous mandate from the State. This quick fix to an issue that SHOULD HAVE BEEN ADDRESSED by you when the issue first arose a few years back is not the answer. I am definitely opposed to relaxing the height limit that affects all properties adjacent to this site.

Seems to me, that you are elected to represent the views, wishes and requests of the citizens of Hermosa, not take the easy way out to forward what truly appears to be a council wide personal agenda.

Please do what's right for the people who live here and will be affected by this irresponsible solution.

**Mariann Scolinos**

Location:

Submitted At: 4:38pm 08-07-23

Please help us maintain our quality of life. Be creative and find an equitable solution.

**Rosemarie Woerner**

Location:

Submitted At: 2:38pm 08-07-23

I have lived on Monterey Boulevard for more than 50 years. I am opposed to a massive development in my residential neighborhood. It seems like the city tried to push this project through with as little public notification and input as possible. But when the neighbors heard about the St. Cross upzoning, they protested. Please listen to their concerns. Remove St. Cross from the Housing Element and look for other sites. Realtors found three alternate sites in just two weeks. Imagine what they could do if they had more time.

**Joel Smith**

Location: 90254, Hermosa Beach

Submitted At: 1:43pm 08-07-23

I have been a homeowner and taxpayer in Hermosa Beach for over 40 years.

It is a wonderful place to live - a coastal town with good services and a high quality of life. The 30' building height limitation has helped maintain a small town feel and the sense of community. This plan to add more density and

wreck our local controls will only bring problems rather than whatever solutions the state bureaucrats envisioned. This is a nasty step from beach town to urban beach - like Venice.

Traffic is already heavy on Pier Avenue - which is the primary access point for our city. There will be more parking problems, more congestion and added danger at the primary crossing points used daily by our schoolchildren.

Hermosa has active tourism, dining and entertainment venues. These will be adversely impacted by increased congestion.

The State of California is LOSING residents. It is a different situation than that which spawned the State overreach exemplified in this housing plan. Indeed, we are losing businesses and taxpayers and gaining freeloaders arriving from out of state for easier handouts. I see no need to provide them with services they did not earn or pay for. Take a look at San Francisco to see how State policies have destroyed quality of life. Take a look at nearby Venice to see the "benefits" of a low-income housing project. Take a drive from the coast along Culver and Jefferson Blvds and see all the out of state indigents living in the RVs and Vans and Cars and Tents and sending tons of untreated sewerage directly into Santa Monica Bay.

Has anyone looked to see what has happened, especially with crime, in places that have docilely gone along with this state overreach?

How many other communities are faced with the same problem Hermosa now faces? Can we band with them to stop this destructive plan?

Qui bono? Not the residents of Hermosa Beach.

Perhaps some financial transparency is needed from those who support this type of development.

This needs to be fought by every elected official who serves our area. Refuse to submit to this ill-conceived and unnecessary plan. Lawsuits may be necessary. I will certainly oppose and vote out any official who will allow Hermosa Beach to be compromised by faulty regulations.

Respectfully, Joel T. Smith

### **Edwin Ong**

Location: 90503, Torrance

Submitted At: 1:21pm 08-07-23

Hermosa home prices are rising extremely fast and I fear gentrification will cause the town to lose its vibe and culture when many of its residents become displaced due to cost of living. I don't feel the current housing element is sufficient in addressing the problem but it is a start, and I hope city leadership will continue taking further action to preserve the lifestyle of its residents. They also shouldn't fight the state stepping in to find solutions to the housing problem.

I understand nobody likes having more traffic but please remember Hermosa is able to turn Pier Ave and Hermosa Ave, the downtown cross streets, from double lane to single lane permanently. That shows that density may not be as big a problem as some may think. It is something to keep in mind.

### **Jeff Kernochan**

Location: 90254, Hermosa Beach

Submitted At: 1:13pm 08-07-23

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. The local neighborhoods are already too crowded and there has been a rash of recent crimes, including robbery and vandalism that the HBPD are not adequately staffed to address. We are concerned about personal safety and protection of property. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Thank you in advance for your sincere consideration of our local concerns.

Jeff Kernochan (310) 466-9739

**Michelle Crispin**

Location:

Submitted At: 1:05pm 08-07-23

Hello, I first moved to the South Bay in 1995. My husband and I rented a home for 5 years that we then purchased from our landlord in 2000. In 2004 my 2 kids and I tragically lost their father and I had to sell our home. As a newly single-income single-parent, I was unable to afford rent in Hermosa Beach, so I moved out of the area to a more affordable neighborhood.

I was finally able to move back to Hermosa in 2012, but purchasing a home on my single income with 2 dependents was way out of reach. I was fortunate to find a rental property that's within my budget, but my landlord has informed me it will be torn down soon and I'll be on the hunt again for something affordable.

I may never be able to be a homeowner in Hermosa Beach again, but I truly love it here and want to stay! I'm an active member of the community on the Board of Directors for Leadership Hermosa, I'm a Hermosa Historical Society docent & Development Committee member, I produced and wrote "Jazz v. Punk," a documentary about Hermosa's music history, I produce the Songwriter Showcase at Saint Rocke that features local songwriters, I'm an active member of the Hermosa Chamber of Commerce, and I've raised 2 very active kids in the Hermosa Beach school system.

I've been priced out of Hermosa Beach in the past and I hope it doesn't happen again. I want the opportunity to continue to contribute to the community that I love!

**William Morris**

Location: 90254, Hermosa Beach

Submitted At: 12:33pm 08-07-23

No to 5 story buildings. There are too many reasons why to write here. You know exactly what they are so PLEASE reject this proposal.

**Joey Farrales**

Location:

Submitted At: 12:18pm 08-07-23

Sure, I can help you make that better. Here is a revised version:

Dear Hermosa Beach City Council,

My name is Joey Farrales, and I have lived in Hermosa Beach for 22 years. I am a sales consultant and a renter, and I hope to one day be able to afford to buy a home here. Hermosa Beach is my home, and I am involved in the community through Leadership Hermosa and various volunteer work for the Chamber of Commerce. I believe that I contribute to the character of Hermosa Beach.

I am writing to express my support for more housing in Hermosa Beach today. I fear that in the future, I will be priced out of my community if we do not take action to increase the supply of housing.

The cost of living in Hermosa Beach has been rising steadily in recent years, and wages have not kept pace. This has made it increasingly difficult for people like me to afford to live here. I am not alone in this situation. Many of my friends and neighbors are also struggling to make ends meet.

I believe the best way to address this issue is to increase the housing supply in Hermosa Beach. This will help to make housing more affordable for everyone, including people like me who are working hard but still struggling to make ends meet.

I urge you to take action to increase the supply of housing in Hermosa Beach. This is an important issue for our community, and I believe that it is something that we can all work together to address.

Thank you for your time and consideration.

Sincerely,

Joey Farrales

**Catherine Vernon**

Location: 90254, Hermosa beach

Submitted At: 12:08pm 08-07-23

Hello Council. My name is Katie Vernon and I have lived in Hermosa Beach for 5 years and I love it here. I'm a nurse practitioner and a homeowner here in Hermosa Beach and I support a plan to build low cost housing here in Hb. I'm involved here locally: Im on the board of Leadership Hermosa Beach, I volunteer every Fiesta Hermosa in the Medical Tent for free and I recently brought Lemonade Day to Hb to support young entrepreneurs. I believe I contribute to the character of Hermosa. I am writing to support more housing as I fear that in the future I'll be priced out of Hermosa. Please think of me when you make housing decisions. I want to live in Hermosa forever.

**Tony Higgins**

Location:

Submitted At: 12:05pm 08-07-23

Dear City Council,

Re: Hermosa Beach Housing Element Approval

I call your attention Section 3 of the Housing Plan Approval Resolution.

Please pay special attention to the red highlighted area.

SECTION 3. Based on the analysis in Appendix B, Sites Inventory, detailing substantial evidence of the likelihood of redevelopment on non-vacant sites with lower-income housing units in the RHNA allocation, with the substantial evidence consisting of physical site criteria, recent development trends, and property owner intent/interest, the City Council finds that there is substantial evidence and information provided in the record that the existing uses on the Sites Inventory sites to accommodate the RHNA low-income allocation are likely to be discontinued during the 2021-2029 planning period, and therefore do not constitute an impediment to additional residential development.

St. Cross's has publicly stated in writing that a functional church will NOT be discontinued and Section 3 of the Housing Plan completely ignores this fact.

St.Cross's has articulated its strategic direction saying:

<https://www.stcross.org/blog/art-of-the-possible-update/>

Up front, we want to quell rumors that St. Cross intends to demolish the church and build a large apartment complex in its place...

There is simply no way the city can interpret the church's statement to mean that the existing-use of the church sanctuary is likely to be discontinued during the 2021-2029 planning period.

A functional church by any reasonable definition would include a chapel, school, parking lots, rectors an administrative office or two and so on but the city did not consider this in its RHNA counts.

Accordingly, the city significantly inflated low and very low income RHNA units counts because the city did not subtract the acreage to be used by the chapel, school, parking lots, rectors quarters and administrative offices

needed to maintain a fully functional church from the available ~2.32 acres listed in the St. Cross site inventory.

Instead, the city just multiplied the total site acreage by 28.44 units per acre:

2.32 acres X 27.44 units per acre = 66 very low & low income units.

Moreover, I believe when the HCD Housing Accountability unit has these facts laid before them they will again reject the city's housing plan

Once again I point your attention to HCD guidance on existing uses that clearly state the city must describe the additional realistic development potential within the planning period and evaluate the extent these uses would constitute an impediment to new residential development.

HCD Guidance is cut and dry. The issue before you is equally cut and dry.

If you approve this Housing Plan resolution including Section 3 then each member of the City Council that votes to approve this plan will be knowingly participating in a boldface lie AND supporting City Staff in their efforts to mislead and defraud the HCD.

Anthony Higgins

#### ADDITIONAL NOTE:

Once again I provide HCD GUIDANCE for your consideration:

If the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, the housing element must describe the additional realistic development potential within the planning period. The analysis must describe the methodology used to establish the development potential and consider ALL of the following: 1) the extent existing uses may constitute an impediment to additional residential development....

Existing Uses: The housing element must describe all existing uses (such as surplus school site, operating business, nursery, etc.) and evaluate the extent these uses would constitute an impediment to new residential development.

If a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. In addition to a description in the element, findings should also be included as part of the resolution adopting the housing element.

<https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/analysis-sites-and-zoning>

#### **Jennifer Cervelli**

Location: 90254, Hermosa Beach  
Submitted At: 11:53am 08-07-23

Hello Council. My name is Jen Cervelli and I have lived in Hermosa Beach for 11 years and I love it here. I'm a self employed jeweler who works from home and a renter because I cannot yet afford to buy but I do hope to own a home here someday. Hermosa is my home and I'm involved here locally: active member of the Chamber, Vice President of HERmosa Circle, and active community member . I believe I contribute to the character of Hermosa. I am writing to support more housing as I fear that in the future I'll be priced out of Hermosa. Please think of me when you make housing decisions. I want to live in Hermosa forever.

#### **Jessica Accamando**

Location: 90254, Hermosa Beach  
Submitted At: 11:33am 08-07-23

Hello Council. I am writing to support the housing element. I'm a 12 year resident who is deeply involved in Hermosa and I'd love for my family to call Hermosa home for the rest of our lives. I invest in Hermosa as much as I can and contribute to the character of this community. I also recognize as a California resident that there's a housing crisis and it's possible that Hermosa could turn into a place with fewer and fewer people like me who

work for nonprofits and still believe we deserve to live in this wonderful community. Success is measured in many ways and it's not always in the millions.

I believe that what Hermosa needs most to tackle the next generation is to provide more dwellings in Hermosa. We have already reduced in dwellings and this is visible on my block of Monterey Blvd. I've seen 4-8 unit buildings torn down to build two-on-a-lots and those then go for over 2-3 million. I'd love to see more creative thinking that builds more one and two bedrooms units so that the young people in this community don't have to leave the state in order to buy their first home. And for those who don't intend to buy, we'd like to make sure there's plenty of rentals in the community to satisfy our needs. Right now about 55% of Hermosa is renters. Yes, some of those are people who only stay a couple of years, but a bulk of that percentage are people like me who have just not yet been able to afford to buy. I'm in Leadership Hermosa Beach and MOST of our graduates are long-term renters here. There are so many of us with six figure incomes who still don't make enough (see math at bottom of this letter).

While I'd love more affordable housing, I'm not under any delusion that building more will reduce prices. But I do think building will not only ensure there's enough housing for our successful young people, there will also be opportunity for our City staff, business staff and nonprofit workers to live in the City they love so much. I know so many people who have recently had to leave the City and move to neighboring communities. Not because they bought, but because they are renting and there just wasn't enough here in Hermosa.

Thank you for tackling this incredibly difficult process. I have been watching it for two years and completely support the project and the church, who has been so wonderful at demonstrating their investment in Hermosa. I will be here when the next housing element comes up, I hope. And I hope at that time we have increased our dwellings instead of reduced them. I also hope mixed use is brought to life and demonstrated in value to our businesses who need more off-season foot traffic. Please listen to local legendary leaders like George Schmeltzer and Jim Rosenberger who shared with you that they had these issues come up before them many decades ago and they tried to preserve Hermosa and in turn it created this problem. We need you to not make the same mistakes. We need to maintain local control by submitting a plan and then thinking about how we can creatively build housing here the way we want. Let's encourage development in a Hermosa style!

For your information, I did some research and at the time that I looked, the lowest price dwelling for sale in Hermosa was 1.4 million. In order to afford that price point, and assuming I would get approved for only needing 10% down, here's what I'd need to buy in Hermosa: 140,000 down payment + 335,000 annual household income. That's assuming I wouldn't be competing against other buyers and that's not considering property taxes or HOA fees. While I hope someday my wife and I made that much money as a household, I fear for those who aren't in dual income situations and they will FOREVER be chasing that number as it grows faster than inflation.

Hermosa needs more small dwelling housing, period. It's in our nature, it's the bulk of our residents, and we want to preserve our eclectic beautiful town.

### **Scotty Steele**

Location: 90254, Hermosa Beach  
Submitted At: 9:39am 08-07-23

The City Council should not adopt the housing element which will begin the process of tearing apart our small town character. The council's job is to protect our future, protect our neighborhoods and protect the businesses that service our community.

Tell the City Council to say NO to adopting the Housing Element. We are the 21st densest town in California. When the rest of the cities approach our level of density, then we can talk.

### **Alysa Brennan**

Location:  
Submitted At: 11:43pm 08-06-23

Developing dense housing at the St. Cross site will not be possible without a severe impact to our neighborhood. Parking is already very limited, and it would also result in too much car traffic. Already cars race down Manhattan Ave. and Monterey Blvd. I've lived here years and have never seen a car pulled over. We understand that our police is needed elsewhere, but let's just alleviate the issue and put the dense housing in areas more suitable for

the increase.

**Rafe Sacks**

Location: 90278, Redondo Beach  
Submitted At: 10:25pm 08-06-23

Building large five story buildings in the heart of Hermosa Valley at 18th and Monterey, overlooking Hermosa Valley School, would change the city forever! Please do not allow this! The height and size of these buildings, and the parking needed, do not belong in this area!

There are other locations, such as off PCH east of The Green Belt, that could facilitate the space, traffic and not put current residents in the shadow of these large buildings.

I grew up there, and now my daughter attends Hermosa Valley School. I do not have a direct stake as a resident of the block however, so please understand my comments are out of a pure concern for the city's integrity.

**Chris Butler**

Location: 90254, Hermosa Beach  
Submitted At: 7:56pm 08-06-23

I oppose including the St. Cross Church site in the housing element. My family and I live directly across the street from the proposed site and I believe Monterey Blvd is already crowded enough. Increasing the density would have catastrophic ramifications on the neighborhood. In the short amount of time that the community has found out about the church site, many suitable alternatives have been identified. Please appeal to your senses and vote NO.

**Peter Carter**

Location: 90254, Hermosa Beach  
Submitted At: 4:19pm 08-06-23

Strongly oppose increasing population density of our small town, already too built up /dense little community. I have sacrificed much to live here as a responsible and tax paying citizen and want to preserve Hermosa's character.

**kathy dunbabin**

Location: 90254, hermosa beach  
Submitted At: 3:05pm 08-06-23

First I am opposed to the state of CA's mandating that CA cities, especially Hermosa Beach, must increase their zoning codes to provide more density. According to the state of CA, Hermosa Beach is #11 in population density and has over 21 residents per acre.

However if all else fails and Hermosa Beach does have to increase zoning in some areas, zoning and building height must be separated. If zoning is increased in an area, retain height limitations at current (8/8/2023) heights in those areas. For example if R-3 is imposed on an R-1 zone, the new R-3 zone would have a 25 foot height limit. It would become a Special Height Overlay zone. This rule would apply to all areas where the zoning is increased.

Thank you for your consideration...

**Ed Hart**

Location: 90254, Hb  
Submitted At: 11:39am 08-06-23

The "housing element" Fight it, Make the best of it or do both?

The facts are....While many cities struggle against state regulations in the Affordable Housing realm. Recent cases like OC and RB legal challenges on AffordableHousing was rejected by appellate justices. Additionally, more Housing Bills such as CA Senate Bill SB 4 aims to streamline affordable housing construction for faith-based institutions despite local zoning restrictions yet to come!

Considering the housing crisis, with almost half of Hermosa's population being renters, it might be more

reasonable to make the best of the situation at hand, rather than continuing to put all the focus on “fighting the state.”

However, creating affordable housing in Hermosa is extremely challenging due to expensive land, soaring construction costs, unaffordable interest rates for new projects, high costs for below-grade parking and City’s new in-lieu fee called “Land Value Recapture” for not making “low income” housing!

Therefore Two possible outcomes emerge from this situation: Firstly, it’s nearly impossible for small property owners or developers to make any affordable housing projects for locals financially viable under these conditions. Secondly, larger developers with attorneys ready to sue will take advantage of the situation, building high-rise projects to maximize profits.

However, the worst scenario for Hermosa Beach is not even that! if the current Housing Element cycle passes without adequately addressing housing needs, the State may intensify its control and regulations in the next cycle, making it even harder for the city to maintain any local control.

At ending, while circumstances like these charges up our emotions telling us to fight back! however the prudent thing also to consider is following a simple old wisdom “when life gives lemons, get busy making lemonade”

Thank you, Ed Hart

**Randy Kendall**

Location: 90254, Hermosa Beach

Submitted At: 5:39pm 08-05-23

Hermosa Beach is already one of the densest cities in California. This specific area is not designed to handle the additional traffic and parking load. It will destroy the character of our beloved city. Do Not destroy Hermosa Beach!

**Carolyn Petty**

Location: 90254

Submitted At: 3:38pm 08-05-23

Mayor and Council,

Please say NO to adopting the housing element and stand up for our community against Sacramento. You were elected to represent OUR interests, not the interests of politicians in Sacramento who seek to urbanize our small beach town. Our residents have made our position regarding density crystal clear via the ballot measure limiting height in commercial zones to 35’ as well as through our general plan, which spells out land use – what is permitted and what is not.

Staff seeks to upend the will of our residents, and only you can stop them from implementing their vision which is incongruent with our community. They have no right to undo our vision as laid out in Plan Hermosa – and you should not allow this to happen.

It appears that you are all throwing up your hands, saying there is nothing you can do. That is wrong. You can fight for us and our future. You do not need to simply acquiesce to Sacramento because you are afraid of them. Shouldn’t our interests outweigh your (unfounded) fear of Sacramento?

This isn’t just about stuffing another approx. 600 residential units in our town, the 21st densest town in California. It is about rezoning THROUGHOUT our town – not just Monterey Blvd, but the rezoning of CITY properties for residential, the proposal to rezone Cypress to 45’ which would easily turn into 65’ when developers cash in on density bonuses. It is also about rezoning Aviation to turn that corridor into a 45’ (but actually 65’) corridor of mixed use, creating a wall of dense dwellings – similar to what you see across LA.

This is a deliberate strategy by city staff to rezone area by area, hoping nobody notices. They seek to divide and conquer. Surely you must realize what they are doing and you must say NO and remind city staff that they work for you and for us, not the other way around. Staff should follow your direction, and you need to dictate to them what is acceptable. That is your role as councilmembers.

Lastly – that HE overlay has “assigned” residential dwelling units to property owners. I do not believe the property owners have been individually notified that they will be part of an overlay which mandates residential uses. While staff claims this is not a mandate, that is simply untrue. An overlay is a mandate. Before you simply accept what she says, you owe it to all of us to get a legal opinion from a land use attorney (not our city attorney but someone who specializes in this) and really understand the consequences of the language she is proposing before we are mired in lawsuits by property owners.

Lastly, anyone who believes that higher density leads to lower housing costs does not understand what has been happening across LA. The handful of units that are “affordable” are subsidized by the other units in the property, leading to a further stratification of housing costs. One only needs to look at the high rises popping up across LA – obviously, properties with density bonuses. Starting rents of one bedrooms are \$4k. These density bonuses benefit developers and nobody else. Yes, there are a handful of affordable, but imagine the waiting list and the paltry chances of even getting one of the units. The end result is 80% to 90% of the remaining units become even more expensive.

Say NO and join the lawsuits of other cities who care enough about their community's future to push back. Say NO and stand up for our future.

Our Future, Our Choice.

### **Michele Hampton**

Location: 90254, Hermosa Beach

Submitted At: 5:12pm 08-04-23

If you truly love Hermosa Beach as much as I do all of you at the city planning and city commission should NOW be helping our community to dig down harder to find better suited properties and take St. Cross off the zoning map.

Since the July 25, 2023 meeting at city hall our NOW informed community, on their own with no help for our city government, have reach out to property owners who have stepped up to offer their properties. The 1/2 acre minimum is a ridiculous ask for Hermosa Beach. Manhattan Beach accepted less than 1/2 acres for their Housing Element and so should Hermosa Beach.

I understand that all California city must be apart of the Housing Element. But can you also explain to me why Laguna Beach only has to have 394 units with a California density ranking of 535 (9.86 sq. miles). Hermosa Beach is at 558 units and number 21 (1.43 sq. miles) on California density rank. Does not make sense. We need to fight the unit numbers we have been given.

Let's get back on track with you serving your residents you are supposed to be serving.  
Thank you.

### **clarke mallery**

Location: 90254, Hermosa Beach

Submitted At: 4:53pm 08-04-23

i oppose

### **Zully Lara**

Location: 90254, Hermosa Beach

Submitted At: 2:29pm 08-04-23

Please do not adopt the housing element. Hermosa Beach is a beautiful city the names says it Playa Bonita! By adopting this housing element the city will lose it's charm and you will be creating another congested city.

### **Joseph Adams**

Location: 90254, Hermosa beach

Submitted At: 2:27pm 08-04-23

I request that you do not approve the housing element. Everyone here knows that Hermosa housing is sufficiently

dense already. The efforts of our city would be better focused on stalling, ignoring, and/or fighting the latest stupid Sacramento mandate -- rather than simply bowing down to it.

**Gary Toy**

Location: 90254, Hermosa Beach

Submitted At: 8:08am 08-04-23

No! Absolutely not. I do not want tall buildings in my neighborhood. There are so many negatives about having a 5 story building near me - obstruction, parking, congestion, view, etc

**Heather Harris**

Location: 90254, Hermosa Beach

Submitted At: 7:40pm 08-03-23

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,000 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone.

Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!