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Sent: Monday, June 17, 2024 2:56 PM

Subject: New eComment for Planning Commission Meeting 6/18/24

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Ed Hart submitted a new eComment.

Meeting: Planning Commission Meeting 6/18/24

Item: 7. STAFF ITEMS

eComment: Re: commercial uses component of the Hermosa Beach comprehensive zoning code update
Dear Planning Committee and Decision Makers, This letter addresses the imperative of strategically planning for Hermosa Beach's commercial zones, anticipating the realities of the next 30 years, which many economists and contemporary thinkers predict will differ significantly from the past three decades. Consider, for instance, the state of retail 15-20 years ago compared to the challenges it faces today. Restaurants are grappling with staffing issues and wether uncertainties, while the use and value of office buildings have plummeted due to changing work patterns. High interest rates and tighter commercial lending conditions affect investment, and the cost of goods and doing business has skyrocketed. Companies are downsizing, layoffs are increasing, and consumers are tightening their spending. Consequently, as observed in Hermosa Beach, there is less investment in opening small businesses and fostering growth. While you are likely well aware of these challenges, you might wonder how to incorporate this reality into planning for Hermosa Beach's future commercial zoning. Here are some thoughts and questions to guide your considerations: 1-Given current conditions, will increasing restrictions help or hinder investment and the maintenance of a high quality of life for future residents of Hermosa Beach? 2. In the face of an uncertain future, how should we approach updating the commercial zoning code to ensure our financial security with ongoing investment opportunities in our city? Our city staff, as skilled and dedicated as they are, perform their duties to the best of their abilities. However, their roles do not require them to have a personal stake in Hermosa Beach's future. In contrast, you, as planning committee members, bring your experiences, intellect, and relevant backgrounds to the process. Above all, you are here to care for and plan to navigate Hermosa Beach into the future's uncharted waters. And in doing so, please these words to address the biggest concerns left behind for you from the last three decades!A notable epiphany struck me during my recent jaunts through various bustling downtowns and tourist hotspots. It turns out that what unites nearly all famous cities worldwide is a grand tradition of parking problems and density issues! Indeed, one might argue that if your downtown isn't plagued by epic parking sagas and people-packed streets, you're not in a bona fide popular destination! So, please remember this next time you are considering limiting to control parking and density in the commercial zones....Density is a big part of experiencing the authentic charm of a truly popular place! Thank you for your time and service.

Sincerely,

A.Ed Hart 419-421 Pier Ave Hb