

# New eComment for Planning Commission Hybrid Meeting 8/15/23

David Grethen submitted a new eComment.

Meeting: Planning Commission Hybrid Meeting 8/15/23

Item: a. REPORT 23-0481 STUDY SESSION TO DISCUSS HOUSING ELEMENT RELATED GENERAL PLAN MAP CHANGE (GPA 23-01), ZONING MAP CHANGE (ZC 23-01) AND ZONING TEXT AMENDMENT (TA 23-02), TO EFFECTUATE PROGRAMS IN THE HOUSING ELEMENT (Community Development Director Carrie Tai)

eComment: PF Zone - Impose a height limit in the proposed PF zone in to establish a default, placing the onus on the City as developer (or partner) to justify any exceptions on a project-specific basis or change the zoning if needed. HE Overlay - A discussion by the Commission is needed to explicitly recognize whether the intent of the HE overlay is to merely allow residential in existing commercial zones, or to specify something that will be more restrictive in practice. Once this is acknowledged, the details or conditions for approval of HE zone projects can be worked out in accordance. General - When addressing individual zoning issues as they arise during this process, it seems like there often needs to be more open discussion about the likelihood that HCD will actually approve any given proposal as part of Hermosa's plans. Perhaps this a delicate matter but please consider.