

Myra Maravilla

From: Karynne Thim <kt@ktbeachproperties.com>
Sent: Tuesday, August 1, 2023 3:32 PM
To: City Clerk
Subject: Fwd: Comments regarding Housing Element Plan Agenda Item

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

Hi Myra,

For the City Council meeting on July 11th, I sent an email to the City Council. I don't see it in the record anywhere. Please be sure it is added.

Thank you,

Karynne

----- Forwarded message -----

From: Karynne Thim <kt@ktbeachproperties.com>
Date: Tue, Jul 11, 2023 at 3:39 PM
Subject: Comments regarding Housing Element Plan Agenda Item
To: City Council <citycouncil@hermosabeach.gov>

Dear Councilmembers,

Here are my thoughts regarding the Housing Element Plan. I'm a 28 year resident and a 30 year real estate professional.

Please show leadership and take a stand for our city by not rolling out the red carpet for developers to construct over height buildings in our city. Not just on the St. Cross site, but anywhere in our city.

The current draft of the Housing Element Plan, with lot consolidation, would be a devastating reversal of decades of city planning and allow buildings to exceed current height limits by two stories using density bonus laws. You'd create winners and losers by doing this.

As a resident and representative of many homeowners, I ask you to take the following 4 actions.

1. Do not adopt the current Housing Element Plan.
 - a. Revise it to include more suitable sites with confirmed owner/developer interest in commercial corridors which have been brought forth by the community.
 - b. Collaborate with and listen to your constituents rather than stonewall us. Almost 1,800 people have signed a petition asking you to oppose this. When is the last time you've had this many residents speak up? Oil? The message is clear. The community is imploring you to protect the character of Hermosa.
 - c. Direct staff to tell the HCD that more community engagement is required and the city is working in good faith to present an updated plan.
2. Do not upzone the church parcels.
 - a. The combined size of St. Cross' property is over 109,000 sf or 2.5 acres. If you grant upzoning and lot consolidation is applied, it would be very easy for the church to remain in place AND STILL DEVELOP a large project of 50 units. All they have to do in order to exceed surrounding

height limits by 2 stories is to carve out 20% of their land to meet the ½ acre minimum and include a mere 10% affordable units.

- b. There is precedent for this already in San Diego, where St. Peter's Episcopal church sold off a portion of their land to a developer, who then constructed a 20 story 204 unit apartment building with just 18 affordable units. St. Cross could adopt the same playbook right here in Hermosa.
 - c. A large scale residential development does not belong aside r1 zoned properties.
3. Remove lot consolidation from the Housing Element and delete the current lot consolidation ordinance.
- a. Lot consolidation is the gateway to large projects like the 97 unit, 4 story, 50' height Highrose project in Manhattan Beach and the church project I just mentioned in San Diego.
4. Remove the St. Cross Church parcels from the maps and inventory
- a. If the church parcels remain on the map and sites inventory, they must be rezoned per the state.
 - b. This is an entitlement gift, that once given, can't be walked back..
 - c. Once rezoned, all bets are off on what can be done with the site.

Don't let this happen on your watch!

Thank you for your consideration,

Karynne

--

