

From: Nikki Jain <nicole.m.jain@gmail.com>
Sent: Tuesday, July 18, 2023 5:38 PM
To: Planning Commission <Planningcommission@hermosabeach.gov>
Subject: Planning commission meeting 7/18/23

Dear Hermosa Beach Planning Commission,

I am writing to express my strong opposition to the proposed height increase in the M1 zone from 35' to 45'. This sudden change was added without proper public consultation, contradicts established regulations and would be damaging to surrounding residential properties.

The proposed increase deviates from the existing limit in the area, which has successfully balanced growth and preservation throughout Hermosa Beach. Increasing the height would compromise our unique identity and a 45' building would tower over my home on Loma Dr.

I also have concerns that the latest draft removed 17.28.010 E and F referenced below. Why were these removed? The planning commission has an obligation to ensure that changes to the light manufacturing zone are compatible with the surrounding area and do not strain the community resources such as parking.

E. Ensure that the appearance and effects of manufacturing and commercial buildings in the M-1 zone are harmonious with the character of the area which they are located.

F. Ensure the provision of adequate off-street parking and loading facilities

In addition, changing the 17.28.010 D language from "minimize the impact of development in the M1" to "allow for creative transitions between small scale light industrial and adjacent residential districts" is concerning. As a resident the vague language leaves me wondering what is going to happen to my neighborhood.

Thank you for your attention to this matter. Your consideration of the community's concerns is greatly appreciated.

Nicole Jain
Aerospace Engineer

From: Dana Cantelmo <dcatemp@gmail.com>

Sent: Tuesday, July 18, 2023 5:22 PM

To: Community-Development <CommunityDevelopment@hermosabeach.gov>

Subject: V. PUBLIC PARTICIPATION -- ORAL AND WRITTEN COMMUNICATIONS Meeting of July 18

Dear City Planners, Hermosa Beach City Council Members and Mr Mayor,

Regarding the Re-Zoning of neighborhoods to comply with State Mandated Increased Housing:

Though it has just come to the attention of most Hermosa residents, I understand you have been trying for 2 years (per the mayor's summary last week) to comply with a State Mandate to show new zoning for additional housing. Therefore I am sure you have looked into, though I have not heard it addressed, zoning all of Hermosa's EXISTING commercial zones as Multi- Purpose to include housing above commercial, like ALL other successful cities. Re-Zoning for multi unit housing in the heart of a residential neighborhood is NOT the solution. Please address actual civic minded zoning solutions rather than bogging us down with false arguments such as the Church will never redevelop. This is disingenuous at best on the Churches part and especially on the City's, solve. housing crisis with a solution that would never happen? Awful. False argument #2- The resistance to this rezoning is based on NIMBY attitudes like a reduction in potential property values and not wanting low income housing nearby. This is not true. Most neighbors of ea of the residential areas mentioned for rezoning are pro housing and pro low income housing, just want a better solution, a planned solution, a small city solution. Please explain how you can approve joining lots to allow the demolition of housing for a single bigger house and yard and especially how you can approve large commercial construction projects such as the new Marlin Equity and H2O Hermosa which COULD HAVE included housing.

And as a side note, please inform us if once housing is added, the State then provides funding to support the increase in population such as for classrooms etc or that will require more bonds/tax increases. And also if the City will get more funds from the Church owned properties if developed such as property tax.

Thank you for your time.

Dana Cantelmo
171`0 Monterey Blvd.