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**Sent:** Friday, November 11, 2022 9:44 AM  
**To:** Melanie Bristow <mhurtado@hermosabeach.gov>  
**Subject:** New eComment for Planning Commission Hybrid Meeting 11/15/22

## New eComment for Planning Commission Hybrid Meeting 11/15/22

Mariann Scolinos submitted a new eComment.

Meeting: Planning Commission Hybrid Meeting 11/15/22

Item: c. REPORT 22-0629 GPA 20-1, ZC 20-1, CON 20-5, PDP 20-10, TPM #83011- REQUEST FOR A GENERAL PLAN AMENDMENT (GPA 20-1) TO AMEND THE LAND USE DESIGNATION FROM COMMUNITY COMMERCIAL (CC) TO HIGH DENSITY RESIDENTIAL (HD), A ZONING CODE CHANGE (ZC 20-1) TO CHANGE THE ZONING DESIGNATION FROM SPECIFIC PLAN AREA 7 (SPA-7) TO RESIDENTIAL PROFESSIONAL (R-P); CONDITIONAL USE PERMIT (CON 20-5), PRECISE DEVELOPMENT PLAN (PDP 20-10), AND TENTATIVE TRACT MAP (TTM #83011) FOR THE CONSTRUCTION OF A TWELVE (12)-UNIT ATTACHED CONDOMINIUM PROJECT AT 911 1ST STREET (APN 4186-026-047) AND TO ADOPT THE INITIAL STUDY AND NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (Associate Planner Maricela Guillean)

*eComment:*

Planning Commissioners:

I am against the proposed rezoning of 911 First. St. It is currently zoned Community Commercial. The owner/developer wants it rezoned to High Density Residential which will enable him to build a 12 unit attached condominium (2 rows of 6 condos) across the two parking lots behind the Verizon building on the corner of First and PCH. We don't know Verizon's plans for the future. I would prefer this lot to remain the current zoning of Community Commercial because it would best serve this area for our residents to have a commercial business near by. I have lived in my house for over 50 years and, yes, I've seen changes in our town (mostly for the better). This zoning change would not benefit the residents who live in this area. On Site Plan (1st floor) I count only 7 guest parking spaces. How many are required for a 12 unit condo complex? First Street (from PCH to Meyer Court) is densely populated and on street parking (north side of street only) is scarce.

Mariann Scolinos  
1001 First St.