



## Raymond Dussault

Oppose

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11:55 am

To the Hermosa Beach Planning Commission:

The City has proposed changes to how Conditional Use Permits (CUPs) are approved and overseen. At some point, staff suggested putting a five-year expiration on new CUPs. This is a bad idea as it will discourage businesses from investing in Hermosa.

For example, before Vista, which I love despite their minor renovation of the Mermaid property, another business met with the property owner. They intended to invest \$5 million in a complete renovation to create an upscale restaurant. However, the property owner would only agree to a five-year lease, leading the business to withdraw as they couldn't amortize their investment over such a short period. This proposal may have been removed from the City's current plans, but I reached out to the city and received no response. Regardless, there is no justification for creating such a barrier to investment.

Second, an earlier version of the proposal appeared to shift CUP oversight from the Planning Commissioners to the City Manager and Chief of Police. Again, I reached out to the city for confirmation but received no response. The Planning Commission has previously rejected this idea, and I urge you to ensure it is not part of the current proposed changes.

Five-Year Expiration on CUPs: Implementing a five-year expiration on new CUPs is detrimental. Such a policy will deter businesses from making significant investments due to the short amortization period. A notable case was the withdrawal of a business willing to invest \$5 million in a full renovation of the Mermaid property, which was halted due to the property's five-year lease limitation. This policy, if enacted, will lead to missed opportunities and stagnation in business growth and development. We need policies that attract and sustain long-term investments, ensuring economic vitality in Hermosa Beach.

Shifting CUP Oversight: The suggestion to transfer CUP oversight from the Planning Commission to the City Manager and Chief of Police is equally concerning. The Planning Commission, with its specific mandate and experience, is best suited for this role. This shift could lead to less transparency, reduced community input, and potential conflicts of interest. The Planning Commission's role is crucial in maintaining a balanced and fair approach to business development in Hermosa Beach. Ensuring that CUP oversight remains with the Planning Commission is essential for maintaining community trust and effective governance.

In conclusion, I strongly urge the Planning Commission to reject the five-year expiration proposal for CUPs and to ensure that oversight remains with the Planning Commission. These changes are crucial for fostering a positive business environment and encouraging long-term investments in Hermosa Beach.