

From: [Maximus Salon](#)
To: [City Clerk](#)
Subject: Item e) FAR
Date: Wednesday, November 2, 2022 8:19:12 PM
Attachments: [image1.png](#)

Dear Mayor, city council and city leaders,

On the conversation about FAR, not only I wholeheartedly agree and support staff report that "Revisiting the allowable FAR in the commercial land use designations could serve a dual purpose in accommodating flexibility in the development of commercial properties and meeting the City's RHNA obligations" and on top of that, this decision and act will lead to revenue increases to the city and stronger and more vibrant business community.

As a reminder, please see the attached page from the study done by Economic & Planning systems for EDC and our city last year.

Best to you all , Ed Hart

DAYTIME POPULATION



Jobs Per HH

Hermosa Beach	Manhattan Beach	Redondo Beach
0.62	1.25	0.82

Daytime Population

	Hermosa Beach	Manhattan Beach	Redondo Beach
Day Population (2018)			
Residential Population	19,650	35,573	67,700
Live in City, Employed Outside City	(8,042)	(12,101)	(27,841)
Employed in City, Living Outside City	5,567	16,478	21,371
Day Population	17,175	39,950	61,230
Daily Inflow/(Outflow)	(2,475)	4,377	(6,470)
Daily Inflow/(Outflow) as % of Residential Population	-13%	12%	-10%