

Myra Maravilla

From: tony higgins <tony.higgins123@gmail.com>
Sent: Sunday, August 6, 2023 6:37 PM
To: City Clerk
Subject: Re: Written supplemental # 2 to 8/8 Housing Olan agenda item. Please acknowledge. Edit. Disregard previous version.

On Aug 6, 2023, at 6:12 PM, tony higgins <tony.higgins123@gmail.com> wrote:

St. Cross church officials have dragged their feet and to date refused to make any commitments that future very low income housing plans won't exceed 3 stories, that there will be adequate on-site parking for all future tenants AND that the architectural style will comport with the architectural style of the surrounding neighborhood.

Dear City Council,

There are many reasons not to approve the housing plan.

FIRST, 2000+ of your constituents have asked you to find a way not approve the St. Cross upzoning to R3.

I suspect any councilman that votes to approve the current plan with the R3 upzoning will face a voter backlash and wouldn't be electable even as a dog catcher.

City Staff's efforts to find a way to not upzone St. Cross to R3 have been half-hearted& lackluster at best; and even laced with a poison pill that I will describe later.

So one reason to delay approval of this plan is to buy time to find an alternative to the R3 upzoning at St. Cross that 2000+of your constituents are opposing.

SECOND, HCD demands meaningful public engagement; the kind that can come in a town hall setting where residents can ask questions & followup questions AND get real time answers.

The current process where we cannot ask public real-time questions OR followup on questionable answers doesn't work for many of your constituents and you know that!

Moreover you pick and choose what questions to ask and which to ignore; often suppressing meaningful dialog. On the matter of the housing plan that is so impactful to individual residents and the character of the city as well; this is simply unacceptable.

Moreover Councilman Massey's statements about Town Halls was completely inaccurate and dismissive.

He pontificated that interactive town halls were simply not the way government worked.

Well I put the question of interactive town halls to the Mayor of Huntington Beach and he said he had personally held three such interactive Town Halls where City Staff and Councilmember's were available for questions and followups.

And there were a couple of interactive town halls in Hermosa Beach related to Vista Elementary where concerned residents were able to ask the School Superintendent and Prime Contractor questions interactively.

So Council. Massey, contrary to your opinion, Town Hall's are the way of Good Governance in many cases and I believe holding town halls is foundational to ensuring meaningful public engagement related to the Housing

Public Engagement has been totally inadequate in the eyes of many of your constituents and this is another reason to delay plan approval.

And we have the perfect person to moderate these town halls, Peter Hoffman who is both a HB Planning Commission member and

THIRD, the allocation of 66 Very Low Income Units at the St. Cross site does not comport with HCD existing-use guidelines.

St. Cross has publicly committed that a fully functional church will remain regardless of any development plan and there will be no large scale high density housing development on their site.

This is clearly inferred from public statements on the St. Cross "Art of the Possible" website.

<https://www.stcross.org/blog/art-of-the-possible-update/>

Delaying approval would give the city time to align its RHNA allocations to the fact that one half to two-thirds of the St. Cross site will be held in reserve to maintain a fully functioning church. Currently the city has allocated 25.1 units per acre across every square inch of St. Cross property to come up with the 66 Very Low Income Units listed in its site inventory.

This amounts to fraud considering St Cross's public statements about maintaining a fully functional church.

Delaying approval will give the city time to modify the plan's Very Low Income Housing allocation to bring it into compliance with HCD's Existing-Uses guidelines and may save the city still another plan rejection.

FOURTH, the city has not adequately considered the use of city property, for instance the long stretch of property near Clark field on Valley Drive bounded by the dog kennels to the north and the parking lots to the south

These could be used offset the need for R3 zoning at St Cross and eliminate the risk of a massive development should St. Cross have a change of heart.

Moreover, the City's Housing plan implies we need a study and develop a plan before considering this City property for RHNA; and this is equally outrageous.

We don't need a plan to include St Cross in the very low income RHNA counts and we don't need a plan, consultant study or RFP to include city property in the RHNA counts. You are doing this already with the senior center on the Community Center property.

To be included in RHNA the owner, in this case the city just needs to express an interest, the site needs to be greater than half an acre and built before 1990.

The city goes on to say in its housing plan that:

City-owned Sites

The City is in an early stage of analyzing of the City-owned property for potential redevelopment.

Upon City Council approval, a Request For Proposals (RFP) would be issued for a development partner for a public-private partnership to creatively redevelop city-owned properties to better meet the City's needs and achieve affordable multi-family and senior housing.

It is anticipated that the City would develop the public-private partnership RFP in 2024, complete design work, environmental review, and associated approvals in 2024/2025, with construction to begin in the 2026/2027 period.

Notwithstanding that the City should have started this evaluation back in 2020 in parallel with the Housing Plan, delaying the Housing Plan until the City evaluates whether city property rather than St. Cross property could be used to meet RHNA Very Low Income Housing mandates just makes sense and is consistent with the stated wishes 2000+ of your constituents.

FIFTH - Poison Pills. The city has thrown a poison-pill into the consideration of less than half acre sites to meet its RHNA allocation by saying it would REQUIRE a CITYWIDE-city sponsored 100% density-bonus program that would by definition extend into all residential neighborhoods.

That's crazy and it's not the only option. .

Delaying the plan approval would give the city time to consider a 100% density bonus Commercial Corridor zoning OVERLAY that would NOT require implementation of a citywide city-sponsored density bonus program that would extend into residential neighborhoods.

AND this might open the door for additional less than half acre sites.

SIXTH, St. Cross church officials have dragged their feet and to date have refused to make any commitments that future plans won't exceed 3 stories, there will be adequate on-site parking for all future tenants or that the architectural style for any very low income housing that will comport with the architectural style of the surrounding neighborhood.

This is a big one.

St. Cross officials have been approached on multiple occasions and have been unwilling to make this commitment in a legally binding way and city officials should not upzone the St Cross property to R3 until they do so.

This is the will of the 2000+ residents that signed the xxxx petition and the will of the people must be honored not swept under the carpet!

Finally, I want to say that I seriously doubt we are under a real threat of STATE sanctions as Director Tai has posited.

Many cities are in the same boat with unapproved housing plans and as long as we are working diligently towards real solutions and communicating regularly with the HCD there is no reason to believe we face state sanctions.

There is no evidence of a threat from the state that would justify rushing the plan through the approval process without first rectifying the above issues.

The real threat to the city is not the state, it's builders remedy.

But in the end if the city council votes to rush through a half ass plan with holes the size of the Grand Canyon, that doesn't reflect the will of the residents then I believe the city manager should be held accountable and fired as a consequence.

Anthony Higgins

Myra Maravilla

From: tony higgins <tony.higgins123@gmail.com>
Sent: Tuesday, August 8, 2023 12:03 AM
To: City Clerk
Subject: Additional written supplemental to 8/8 housing element agenda item

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Anthony Higgins

Myra Maravilla

From: Caren Read <caren.read@gmail.com>
Sent: Tuesday, August 8, 2023 9:46 AM
To: City Clerk; City Council
Subject: VOTE NO TONIGHT

Some people who received this message don't often get email from caren.read@gmail.com. [Learn why this is important](#)

To Whom It May Concern:

I am a concerned citizen of Hermosa Beach writing to request that the City Council do its job to protect the neighborhood and its residents. In order to do this, City Council must NOT approve the Housing Element in its current form on August 8th. In the recent election, each of the Council Members claimed to stand for preserving the local character of Hermosa Beach and vowed to do whatever necessary to protect the residents and the community. Only a few months after these alleged pledges by the Council Members, you are now blatantly going against your campaign promises and potentially voting for something that will permanently change the landscape of this town and your actions will forever compromise this City and its residents. I urge you to stand by your campaign platforms and prioritize the preservation of Hermosa Beach's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa Beach and have no understanding of how densely populated we are already. You already have ruined North Hermosa Beach by building the school on Park Avenue which you claimed would not impact traffic or otherwise negatively impact the surrounding residents. This was a BLATANT lie and as a resident who lives near the school, I can tell you that the streets in the vicinity of the school have become like the 405 freeway. Cars whizzing by at all speeds, cruising through stop signs and endangering the lives of the residents every day. Now you are proposing to add a ridiculous number of units on a street that is already so heavily impacted by traffic and noise, you will create further traffic jams and put the lives of your residents in jeopardy. How can you do this as a public figure who swore to protect the residents of the community? The answer is, YOU CAN'T. Stop ignoring the concerns of residents and stakeholders who elected you on now what appears to be fake assurances and agendas.

You need to vote NO on this proposal.

You need to direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross Church site, and adopt a plan the community supports. You need to demand that the City rescind the proposed R-3 designation for St. Cross Church. You should be requiring the City Staff and the other elected officials in Hermosa Beach, yourselves included, to do their jobs and find other more suitable sites for low-income housing in the City. Realtors and residents had just two weeks to find alternate sites and located three potential sites. So do your job! More than 2,100 local residents have signed a petition asking the City to block any high density apartment complex at the St. Cross Church site.

Furthermore, the rezoning of the St. Cross Church Site to R3 is in violation of law, and should not be accepted. St. Cross Church is on record saying they will maintain a fully functional church so the City's RHNA allocation of 66 units on their site is a violation of the HCD, must be reduced and is a blatant misrepresentation to assert that it has "realistic development potential" as required by the HCD. Since it can't be justified to remain on the list, there's no reason to rezone it to R3. From the HCD's guidebook: "If the inventory identifies nonvacant sites to address a portion of the RHNA, the housing element must describe the realistic development potential of each site within the planning period. Specifically, the analysis must consider the extent that the nonvacant site's existing use impedes additional residential development." Since the St. Cross Church is remaining operational on the site, it is impossible to ever build the 66 units given that an allocation of such units would require use of every square inch of St. Cross' 2.5 acre site for

development. This constitutes an Existing Use that the City must factor-in to the Housing Element. There is no getting around this. Stop trying to circumvent the law and take the easy way out.

Do the job that the people of this community elected you to do and VOTE NO.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

Myra Maravilla

From: Chris Brown <chris@campsurf.com>
Sent: Tuesday, August 8, 2023 10:38 AM
To: City Council; City Clerk
Cc: Randy Balik; Tom Carter; Eric Read; Eric Fonoimoana; Mom
Subject: Housing Element...

[You don't often get email from chris@campsurf.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I'm writing on behalf of the entire Brown family. We are imploring you not to approve the housing element in its current form.

In much the same way Hermosa residents who lived near the city yard rallied to defeat the proposed oil drilling, the neighborhood around St. Cross Church is united in opposition to this radical proposal.

As a lifelong Hermosa resident, I can't remember any other city council action which would negatively affect so many resident's property values.

If the housing element is approved as proposed, you will be igniting a firestorm. I sincerely hope we can avoid that.

Respectfully, Chris Brown
310-766-7234
chris@campsurf.com

From: [Debbie Fogel](#)
To: [City Clerk](#); [City Council](#)
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting
Date: Tuesday, August 8, 2023 10:01:42 AM

[Some people who received this message don't often get email from debbiefogel@fogelinteriors.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am opposed to housing element in current form pls include in Aug 8th
Debbie Fogel
Sent from my iPhone

Myra Maravilla

From: Doreen Dice <ddice@tdaltd.net>
Sent: Tuesday, August 8, 2023 2:20 PM
To: City Clerk; City Council
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting

You don't often get email from ddice@tdaltd.net. [Learn why this is important](#)

I vote against and oppose the site.

Doreen Dice
869 8th Street
Manhattan Beach

From: Maximus Salon <419maximus@gmail.com>
Sent: Saturday, August 5, 2023 8:54 AM
To: City Clerk; City Council
Cc: Carrie Tai; Ed Hart; President HB Chamber
Subject: Housing Element

Responsible Maximization of housing in commercial downtown zones!

For years, the city of Hermosa Beach has faced challenges in striking a delicate balance between preserving its unique charm and embracing growth. The recent negative publicity surrounding the housing element has fueled debates.

Hermosa Beach has a population of 19,650, but during the day, it experiences a worrying decline of 13%. In comparison, neighboring Manhattan Beach, with almost twice the population at 35,573, sees a 12% increase during the same time frame. This glaring disparity places Hermosa at a disadvantage in the competitive landscape, pitting its businesses against neighboring powerhouses like El Segundo and Redondo Beach with population of 67,700. (study by Economic & Planning Systems for Hb 2022)

Affordable housing is an integral component of local economic development, vibrancy, and sustainable communities. It influences various aspects of a community's well-being, including economic growth, social cohesion, environmental sustainability, and income mobility. Without affordable housing options, individuals and families may be forced to leave the area in search of more affordable living, negatively impacting the local economy and overall community health.

Shifting from a parking-based community (bigger housing structures and needs for multiple car parkings) to an Affordable Local Way of Life (Smaller footprints with only parking for golf carts or bike racks!) and the residents excluded from Hb residential parking permits!

A sustainable community that embraces and promotes a "Affordable Local Way of Life" can be achieved through the provision of affordable housing for those who work from home or have easy access to workplaces on foot or by bike. This type of community design offers numerous advantages that contribute to environmental, social, and economic sustainability.

- **Reduced Carbon Footprint:** A community where people can live close to their workplaces and amenities significantly reduces the need for daily commuting by cars. This, in turn, leads to a substantial reduction in carbon emissions, contributing to the fight against climate change and air pollution. Emphasizing walking and biking as primary modes of transportation also supports cleaner and greener alternatives to conventional automobiles.
- **Enhanced Health and Well-being:** Encouraging walking and biking for daily activities fosters a healthier lifestyle for residents. Regular physical activity improves cardiovascular health, reduces stress, and enhances overall well-being. Moreover, having easy access to amenities like grocery stores, restaurants, and recreational areas promotes a sense of community, increases social interactions, and reduces feelings of isolation, positively impacting mental health.
- **Revitalized Local Economy:** Emphasizing a local way of life encourages residents to support nearby businesses. As people walk or bike to work, grocery stores, restaurants, and local shops, they are more likely to spend money within their community. This, in turn, boosts the local economy, stimulates job growth, and contributes to a resilient and self-sustaining economic ecosystem.
- **Preserved Green Spaces:** A community that prioritizes walking and biking reduces the need for extensive roadways and parking lots, allowing for more green spaces to be preserved. Parks, community gardens, and natural areas offer numerous benefits, such as promoting biodiversity, improving air quality, and providing recreational opportunities for residents to enjoy the outdoors.

- Cultural Identity and Sense of Place: Emphasizing a local way of life helps preserve Hermosa's unique cultural identity and character of the community. By supporting local businesses, residents contribute to maintaining the distinct charm and character of the neighborhood. This sense of place fosters community pride and a deeper connection to the area, which leads to increased community involvement and civic engagement.
- Reduced Infrastructure Costs: A community that encourages walking and biking reduces the demand for extensive road infrastructure and maintenance, saving costs infrastructure, extending its lifespan.

In conclusion, a sustainable community based on a "local way of life" with affordable housing for remote workers and easy access to workplaces, amenities, and recreational areas through walking or biking offers numerous benefits. It addresses environmental concerns, promotes health and well-being, boosts the local economy, preserves green spaces, enhances resilience, and fosters a unique cultural identity. By designing communities with a focus on sustainability and local living, we can create vibrant, thriving, and environmentally conscious places where people can truly enjoy a high quality of life.

Thank you for your time and serving our community

Ed Hart
Chair of EDAC

Myra Maravilla

From: gary brown <thesmithy@hotmail.com>
Sent: Tuesday, August 8, 2023 12:39 PM
To: City Council; City Clerk; Suja Lowenthal
Subject: August 8th council meeting regarding additional housing requirement

Sent from [Mail](#) for Windows

August 7, 2023 The Bureaucracy is Strangling Us!

Will Rogers once said. "Buy land, they ain't making any more of it!" This is supply side economics in its simplest form. 100 years ago, you couldn't sell sand for \$100/lot, even with a view. Affordability was something more personal. It can't be dictated by some government entity. The "invisible hand" of market forces creates the conditions along with a willing buyer and a willing seller that determines the outcome. That's how communities and cities are born.

Hermosa Beach is one of those communities, but we are beset by forces who are not concerned with our quality of life. A Bureaucracy or I should say Bureaucracies, always begin with an idea to improve performance, whatever that may be. Like an addiction, once is not enough.

In 1965 SCAG [Southern California Council of Governments] along with MOP [Metropolitan Planning Organization] was formed with the Federal Government to become the largest in the nation.

RHNA [Reginal Housing Needs Assessment] is another organization requirement of State Housing Law.

SCAG organization also has a special committee on Equity and Social Justice, or DEI. Sorry I'm tired of spelling out what it means. That would require a special dictionary. I would be remiss not to add that Caucasians are now a minority so maybe we would benefit? Maybe not...

SCAG'S organizational chart is shocking to me in that they have at least 44 heads of departments, most all managers which I assume have staff! Their 2024 budget is a whopping \$342,245,885! The 2023 budget is \$140,193,229. This doesn't include the other organizations mentioned.

I remain troubled by these seemly arbitrary requirements of 558 units of some type, and no definition of what "low income" is? And who would be moving into these units, and would Section 8 housing be a requirement? In other words, would we be subsidizing others so they could live at the beach at our expense?

What about our supposed concern with the environment? An additional 500 houses would require an additional 1000 toilets to flush; thousands of gallons of water that we don't have! Additional strain on our electrical Grid System that is woefully under siege from the fossil fuel alarmists, demanding more wind and solar energy. I hate to break it to you, but wind and solar will never supply the energy required!

And what about our "quality of life" which is why most of us moved here?

This council has been nothing but a rubber stamp for Sacramento! I still think we should consider becoming a Charter City though it won't help us in this situation.

One last parting comment. If we get rid of all fossil fuels we will lose the taxes generated that are used to repair and maintain our streets and highways. Electric vehicles don't contribute to this fund. Now what?

Respectfully,

Gary Brown Hermosa since 1971

"according with the Hermosa Beach 2021-2029 Housing Element Appendix B-Land inventory ,we have 795 units the state is asking for 558 ,why we have more than the state is asking?Saint Cross site and properties if is zoning R3 they can build 73 units but The Church are saying " We going to preserve the church and the school " if is true they only build 18 units on the parcel that they own but because the state requirement is 1/2 acre min , thats a problem for the site because the parcels are in two locations and can not comply with state requirements of 1/2 acre,the church is lying to the Hermosa Residents or to the State if they going to preserve the church and the school ,the other churches in Hermosa are in situated on the main corridors like PCH. ARTESIA, PROSPECT, (2),HERMOSA AV are on a commercial corridor and can be included on the inventory and they can leave saint cross as is ,not disturbing,traffic ,property values etc. all the cities are doing this on commercial corridors with very little impact.if they remove the church site from the inventory (73) units we will end with 712 and the state are asking 558 we are over 154 without the church,and if we need they are several properties on commercial areas willing to do it and will increase the value of the property without affecting the city,if the Saint Cross is done ,they going to leave with a lot of money and leave the problem to Hermosa Beach"



HERMOSA BEACH CHAMBER *of* COMMERCE *and* VISITORS BUREAU

August 7, 2023

City of Hermosa Beach
1315 Valley Drive
Hermosa Beach CA 90254

RE: Mixed-use Housing Standards

Dear City Council,

The Hermosa Beach Chamber of Commerce fully supports mixed-use development in our non-recreational commercial zones, which we believe will enhance vibrancy, foot traffic, and investment into our commercial corridors throughout the year. As an advocate body of Hermosa Beach businesses, we request minor changes to the Housing Element Draft Zoning Text Amendment that would serve to increase housing supply in our commercial districts while preserving the character of our small coastal town and protecting our existing businesses.

Our commercial properties are primarily small lots that contain diverse and eclectic buildings built over time. This creates a unique challenge to mixed-use developments where structures abut each other in our small downtown. To address these challenges and maximize the potential benefit of rezoning major portions of our commercial corridors to mixed-use, please consider the following recommendations:

Conservation of Existing Structures

The current draft zoning text amendment does not incentivize commercial property owners to retain their existing structures. The current version of the Draft Zoning Text Amendment applies R-3 building standards to the residential portion of commercial structures. We would like to add clear language that will avoid the need for major disruptive construction or demolition of entire buildings by allowing the existing structure to retain setbacks and building standards of the underlying commercial zone.

We recommend existing commercial structures where residential use is permitted retain the existing commercial zone building standards and will be considered legal, non-conforming.

Parking and Transportation Storage:

The city's zoning consultant, Martha Miller, recommended reducing the residential parking requirements in the mixed-use zone because the one-size-fits-all approach does not support a pedestrian-oriented, walkable downtown. She stated, "there just isn't room to provide that parking and that really is a barrier to investment and it actually encourages tear downs and a lot of parking on the ground floor." Also, the limited off-street parking of these small lots

translates to fewer residential units. Instead, reduce parking requirements and allow spaces to be substituted with bike parking which will encourage a walkable downtown.

We recommend bicycle storage be included for 50% of the residential units and reduce the parking requirement by one space per 4 bicycle storage spaces. Parking Plans of developments outside the parking impact zone are approved by the Community Development Director.

Parking Impact Zone

Many of the downtown sites on the Housing Element are outside the Parking Impact Zone, which makes those properties ineligible for both residential and employee parking permits. Residential development in those areas do not impose parking demand on-street or off-street parking, and would attract the ideal future resident of our downtown (those that do not rely on cars). Instead, we recommend parking requirements be limited to guest parking on those sites.

We recommend on sites in the downtown that are outside of the Impact Zone, the Development Director may waive parking requirements, including only requiring guest parking for residential units.

The Chamber of Commerce believes the above changes will significantly lift housing production barriers and increase economic vibrancy while minimizing negative impact on residents and the existing businesses. Though the Draft Zoning Text Amendment is not on the agenda of the August 8 public hearing, we believe it is essential for City Council to use that time to opine on these recommendations and provide Planning Commission insight into its thought process.

We appreciate the collaborative relationships the City of Hermosa Beach has with its Chamber of Commerce and look forward to hearing your thoughts at the meeting.

Best regards,

The Board of Directors
Hermosa Beach Chamber of Commerce and Visitors Bureau

Myra Maravilla

From: HBresident <HBresident@twc.com>
Sent: Tuesday, August 8, 2023 12:55 AM
To: Myra Maravilla; City Council
Subject: Supplemental Submittal for Public Hearing on Housing Element (HE) City Council Meeting of August 8, 2023

City Clerk and others:

Supplemental Submittal for Public Hearing on Housing Element (HE) City Council Meeting of August 8, 2023

Tuesday, August 8, 2023

Hermosa Beach City Council and Others:

All should understand that there is available a Referendum process, whereby the City's electorate who may not agree with the City Council's vote approving a particular 'legislative act', do have available to them the 'Referendum' process (which is different from and much simpler than the 'Initiative' process).

The people have 30-days after the so-called 'Adoption' by the City Council of a legislative act by their City Council to obtain signatures of at least 10% of the registered voters on a Referendum petition, which then when completed and submitted to and verified by the City Clerk will require the City Council to soon-after take up an item at a council meeting to either repeal the subject 'Adopted' legislative act, a Resolution or Ordinance, or to submit same to the city's voters for an up or down vote.

Quite often one might say, well if the Council's vote is reversed by the people, then the people will be stuck with a state imposed law or mandate causing something much worse than the action of the City's Council by reason of given time restraints or other.

While that may or may not be true, such debate after a successful Referendum may well result in a far more useful outcome regardless of its net result.

The people should never throw in the towel because of politics of one political option being worse than the other. The city government and the state government is in fact still the people's government, but you'd hardly know it anymore.

Nonetheless a couple of days ago I sent the following message to the City's young Hermosa Beach City Attorney, Patrick Donegan. He's supposedly well-versed in zoning and land use issues per the BBKlaw website, and in the past when I'd send brief questions to former City Attorney Michael Jenkins, I would receive a prompt reply. Why I have not received a prompt reply from Mr. Donegan to these two simple questions (copied below) I have no idea.

Nonetheless I believe the answers to the two questions I asked of Mr. Donegan in the email are simply, Yes.

Following then is a copy of the email I sent to City Attorney Patrick Donegan. Perhaps he will send me a reply on Today, August 8, and if he does I will post an addendum e-comment. Perhaps Mr. Donegan could also briefly indicate to both the Council and the public the process of Referendums in the interest of transparency as there apparently is an interest in the subject.

----- email copy start -----

Early Sunday, August 6, 2023

To: Hermosa Beach City Attorney Patrick Donegan.

Re: General Law City Legislative Acts / Referenda

Mr. Donegan,

It is my understanding that the Adoption by the City Council of amendment(s) by Resolution to the City of Hermosa Beach Housing Element (HE) are legislative act(s) and therefore subject to Referendum(Referenda).

Could you please confirm that this is correct.

Also, it is my understanding that while Adoption of Resolutions do not require "Introduction", but only Adoption, nonetheless the subsequent zoning change text-amendment ordinance(s) to meet the objectives of the adopted Housing Element (HE) do require both a 1st-reading 'Introduction' and a 2nd-reading 'Adoption' (to be a minimum of 3 days later), and with the Adoption of such ordinance(s) also being subject to Referendum(Referenda).

Could you please confirm that is also correct.

Thank you,

Howard Longacre (Hermosa Beach resident)

----- email copy end -----

Myra Maravilla

From: John Wallace <wallyjohnmd@gmail.com>
Sent: Monday, August 7, 2023 4:52 PM
To: City Council; City Clerk; Mayor Ray Jackson; Councilmember Dean Francois; Councilmember Rob Saemann; Councilmember Michael Detoy; Mayor Pro Tem Justin Massey; Suja Lowenthal; Carrie Tai; John Wallace
Subject: HCD Housing Element-City Council Meeting August 8, 2023

Dear Hermosa City Council and Staff:

These comments are addressed to the City Council and Staff of Hermosa Beach and will be forwarded to the

[California Department of Housing and Community Development](#)

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over the unreasonable forced quota of unknowledgeable government officials in Sacramento. These state officials have never visited Hermosa and have no understanding of how densely populated we are already, our miniscule lot setbacks, how geographically small our town is and the absence of open land and large lot plots.

Please direct City Staff to go back to the drawing board, certify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,000 people have signed a petition against the current plan. We are asking that Council delay submission of Hermosa's current St Cross housing element Plan to HCD at the August 8 Council Meeting

"Preserve our neighborhood" is a group of 2100 long term residents from all corners of the Town who are deeply concerned about the development plans that the Council is moving towards without alternative as being highly damaging to our quality of life and placing undo stress on our Town's infrastructure globally throughout the town, not just in one neighborhood. "Preserve our neighborhood" is not a "vocal minority" as asserted by Ms Tai. It

is a plurality. It is not special interest, private equity or outsiders looking to turn a buck at the expense of the residents. We are tax paying residents who, as such, fiscally support this town and its budget who will not stand for major compromise in quality of life to satisfy a State mandated algorithm or the personal political manifesto of one of Hermosa's Council.

1. We oppose lot "upzoning" and construction of a massive mid rise at the St Cross site. We oppose height limit increases as much as double to existing Code anywhere in the Town.
2. We view the steps that the City Council and Staff have taken without proper notice to its residents to be in violation of HCD statute California Government Code 65583 Article 10.6 b-9 for resident inclusion in housing element planning and will report as such to the State.
3. We will consider Legal action against the City Council to block submission of the St Cross housing element plan until Council and staff consider alternative solutions and stand down from submitting St Cross as its housing element solution at the conclusion City Council meeting of August 8, 2023.
4. We oppose waiving parking requirements on any Housing Element project which will only worsen the current parking shortage within the town with the only current plan being to increasingly limit parking for residents and their guests.
5. We believe Council and Staff are ignoring negative downstream effects on community quality of life of large scale housing

element projects including on parking, traffic, infrastructure requirements, policing/public safety and municipal fiscal solvency.

6. We believe Hermosa Beach current high density rating at 21/1500 when compared to other towns in California is actually an understatement of its true high density/overcrowding and ignores day visitors, vacationers, and a number of heritage special events which all cause a large increase in our true town population and therefore even higher density and resource use.

7. We believe the Council and Staff's approach over the past 3 years on the State's HCD housing element allotment has been sluggish, flawed in strategy and lacking transparency:

- a. no push back on 558 allotment by HCD
- b. no participation in SB 9 lawsuits with other towns across the state
- c. no contact with Huntington Beach on the constitutionality issue and how to respond to HCDs forced unreasonable increased density measures.
- d. late to game on local control measure
- e. insufficient involvement in "Our Neighborhood Voices" without signature campaigning to attain 1.5 million signatures for a 2022 ballot issue which failed.
- f. Insufficient and late notice to residents regarding St. Cross project.
- g. A one property solution once private equity-centric as with STR and Cannabis

In contrast, Council and Staff sought to fast track their own Plan past residents w/o proper noticing with dismissive commentary: "I doubt you will find anything"

"You have made enough money in real estate"

And the Community Development director who repeatedly refers to Preserve Our Neighborhood as a "vocal minority" ignoring 2100 petition signatures.

Council and Staff inappropriately blame residents for delay in their development of a housing element plan, ironic given the inadequate and late notice to residents whose involvement has been the last 4 weeks.

Council and Staff have a blind spot for downstream outcomes of the current plan to comply with the State's allocation for its "Housing Element". 227 very Affordable housing units translates into a total of 2270 more high dense units in the City which will translate into as many as 5000-10,000 additional new residents in the town, an increase of up to 50% plus the addition of friends, family and Amazon delivery trucks. Private equity will build these projects and to turn their necessary profit, only 10% of units built will be affordable.

It is sad when residents consider their own City government the enemy. This government is constantly overreaching advocating for outside special interests and self dealing. It's now become a yearly occurrence for residents to mobilize to prevent our own City government from making decisions that would negatively affect our community. First, Short term rentals, then a slack line park, followed by Cannabis retail and now high density housing

and population compression without preparation for the downstream.

We, as residents who represent a plurality of public opinion are exasperated and have lost trust in City government and demand our Council and Staff to govern the town for the benefit of its residents and the community.

If Council submits the St. Cross plan to HCD as it's housing element, we will seek legal action to block it. Additionally as residents, we will file for a referendum to block St Cross submission to HCD by the Hermosa Beach Council and Staff

We will plan recall campaigns on all Council members who vote for the St Cross Plan.

We will consider supplying our own housing element proposal to HCD.

We demand all future Council Members and Staff be sworn in with their hand raised that their actions as Council/Staff are in the best interests of the town and its residents, not the State of California or outside interests and that Council and Staff be held accountable to this standard. We are asking for better out of our local government. We are asking to restore trust in our elected officials and staff. We are asking that it not be necessary for residents every year to take on a new job at the expense of our families, jobs and sleep as watchdog for the Council and Staff that

has habitually lacked judgement in governance and acted against the interests of the residents of Hermosa Beach with unconsidered downstream consequences of eroding the character of our unique town.

John G. Wallace, Jr.,MD

30 year Hermosa Beach Resident

Co-Founder Providence Little Company of Mary Emergency
Medicine Group

Board Member, Beach Cities Health District Medical Advisory
Board

Myra Maravilla

From: Karynne Thim <kt@ktbeachproperties.com>
Sent: Tuesday, August 8, 2023 8:11 AM
To: City Council; City Clerk; Planning Commission; Suja Lowenthal; Carrie Tai
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting
Attachments: Screenshot (830).png; 200 Pier existing floor plans (1).pdf; 200 Pier sample conversion to affordable housing unit (1).pdf; MB Low Income Small Sites.pdf

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

Dear Mayor and Councilmen,

FYI, the e-comment link is down right now. See attached screenshot.

At the July 11th City Council meeting, it was great to see democracy at work. Residents offered solutions and the community came together to voice their opinions and concerns about the Housing Element. Very few residents were engaged or aware of the Housing Element before that night, and didn't know how it can change our town and our neighborhoods forever. Progress has been made in the last month, but there's still work to do. The Housing Element is not ready for your approval tonight.

As elected leaders of our City, you bear the responsibility of the future of our town. Please preserve Hermosa's unique character, current height limits and the overall scale of our community. The decisions you make now on the Housing Element will impact the future of our community forever. Please say no to rezoning that will allow out-of-scale 5 story buildings in Hermosa. Once properties like St. Cross are rezoned, it can never be undone.

Over 2,100 people have signed a petition against the current plan. City Staff needs your direction to arrive at a plan that will be supported by the community. You cannot rely on them to do this on their own. They have proposed 45' height limits and an unnecessary citywide 100% density bonus program - both of which would be extremely damaging. This flippant approach shows a lack of regard for the character of our town, its property owners and the voices of its residents. Please don't yield to staff proposals that will negatively impact our community far after they've moved on to another city.

As you can see from the list below, there are simply too many unknowns and factors to consider before the Housing Element can be approved in good conscience.

For the good of our town, please consider the following requests:

- Do not approve the Housing Element tonight as currently proposed. It needs to be modified and updated to address the community's concerns.
- Don't rush a decision. Get this right for the future of our city!
- Staff hasn't presented an updated list of sites and allocations - it's still a work in progress. As mayor or Councilman, you wouldn't even know exactly what you are voting on! Adjusted allocations for new sites and for the St. Cross site are pending. In the interest of transparency, Housing Element documents must be updated, properly noticed to the public, and new drafts be brought back at a future date for consideration.
- Please direct staff to go back to the drawing board on the additional sites to be added:

- Add 26 units at 200 Pier without the unnecessary/subjective strings, rezoning or citywide negative consequences proposed by staff. Staff provided an alternative to rezoning, which the owner agreed to. Please see separate paragraph below regarding staff's determination on 200 Pier below.
 - add 7 units at 1706 & 1734 PCH based on Manhattan Beach's success in getting small sites approved by HCD.
- The new sites brought forth by the community should add 51 units to the list, including the much needed low income category.
 - 18 low income units - Mitsubishi site
 - 26 low income units - 200 Pier
 - 44 Sub-total low income units (enough to replace the church's low income allocation of 38)
- 7 units 1706 & 1734 PCH (request that staff reevaluate this site for inclusion)
- 51 Total
- Reduce the St. Cross Church allocation (currently 66 low income) based on the fact that new sites comprising 51 replacement units have been brought forth by the community. In addition, results from a discussion the church plans to have with its vestry members at its next meeting is pending. Don't agree to rezone it to R3 - it's not necessary. The church has capacity to add units to their site under their current zoning of R1 and R2. It would be reasonable and justifiable for the church to stay on the list for a total of 15-30 low income units with current zoning if they agree to deed restrict affordable. Any property, regardless of zoning, can be on the list if the owner agrees to deed restrict affordable.
- The current allocation of 66 units to the St. Cross site won't fly with the HCD and must be reduced. 30 of the units are attributed to the parcel of land upon which the church sits. The church has stated publicly that the church itself isn't going anywhere so it would be a misrepresentation to assert that it has "realistic development potential" as required by the HCD. **Since it can't be justified to remain on the list, there's no reason to rezone it to R3.** From the HCD's guidebook: *"If the inventory identifies nonvacant sites to address a portion of the RHNA, the housing element must describe the realistic development potential of each site within the planning period. Specifically, the analysis must consider the extent that the nonvacant site's existing use impedes additional residential development."*
- Please direct staff to accept sites less than 0.5 acre based on MB getting them approved. There are more out there that we haven't contacted.
- Request that staff review Manhattan Beach's newly approved Housing Element for other nuggets we can use.
- Do not agree with staff's proposed new 45' height limit in M1 zone (on zoning text amendment presented to the Planning Commission on July 18th).
- Request that staff clearly states the height limit for the new HE Overlay and PF Zone before the Housing Element is approved, not after.
- Consider changing HCD consultants and hire Manhattan Beach's consultant. The current consultant proposes subjective findings that are bad for our city and apparently doesn't have a "can do" attitude. An example is not qualifying "small sites" less than 0.5 acre. Manhattan Beach's consultant got small sites approved by the HCD.

Legal remedies residents will consider if the Housing Element approved on Aug. 8th

- letter to HCD Accountability Dept. to inform them the church allocation is unrealistic and impossible due to existing use
- referendum and recall of all council members that vote yes on August 8th.
- legal action to stop rezoning

Staff determination on 200 Pier:

Last week I met with Carrie Tai to review her determinations on the additional sites brought forth by the community. For 200 Pier, she outlined two options for qualifying the site, but her staff report only included one option. The first option, which has punitive negative consequences, and she knows won't be acceptable to the community, is quoted below.

Staff report:

"2) Add to Sites Inventory – Lower Income RHNA - 200 Pier Avenue – The site is 0.4 acres and last improved in 2008. The property owner submitted a letter of interest and indicated interest in converting existing office condos to residential units.

a. Based on 52 small (280-400 square feet) office condos with no bathrooms or cooking facilities, it is estimated that every two office condos could make one residential unit sized between 600-650 square feet. This would make 26 residential units. The inclusions of 26 residential units on 0.4 acres is equivalent to 65 dwelling units per acre, twice the density of the R-3 which is 25.1 to 33 dwelling units per acre. There currently is no zoning designation in the City that allows for 65 dwelling units per acre. As such, the City would need to create a Citywide 100 percent density bonus program (which is above and beyond State law's allowance of 80% density bonus) to allow this conversion to occur. This assumes 100% lowerincome units.

b. Add the following program into the Housing Element, "Add a program to incorporate a standard into the Zoning Ordinance that grants up to 100% density bonus (exceeding the State's allowance) on projects on offering conversion of existing buildings (including office spaces) into 100% lowerincome residential units, in order to achieve unit sizes within the range of typical unit sizes in the City. This also entitles the property owner to any allowances in State Density Bonus Law."

In the meeting Carrie outlined a more palatable, second option which isn't in her staff report. Zoning can remain the same if the owner agrees to 100% affordable. The owner of 200 Pier agreed to deed restrict affordable provided a conversion wasn't mandatory, which was communicated by email. There is therefore no reason to rezone the site.

Other inaccuracies: Her report also says the units don't have bathrooms - they do have bathrooms. Showers just need to be added. See attached existing diagrams and the proposed new layout of a sample unit.

Finally, staff made a determination that unit sizes of 300-350sf are too small. Another subjective finding that Council should look into.

Regarding 1706 & 1734 PCH & "Small Sites"

The City of Manhattan Beach recently received HCD approval of their Housing Element. Their consultant and staff were able to get "small sites" with less than 0.5 acres approved for low income housing (please see attached Table 7) by using the justification below. It sets a precedent Hermosa can use to qualify small sites. Our lot sizes are similar, if not smaller on average. Based on this, there is no reason staff can't qualify this property and other sites for low income. This will open up more sites for consideration.

Furthermore, in a letter to Ken Robertson in October, 2021 HCD said "Sites smaller than one-half acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for

the site **or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income housing."**

Please direct staff to modify their findings and update the plan and sites inventory list accordingly to include 1706 & 1734 PCH to meet the low income allocation.

"4.1.1 Size of Sites and Lot Consolidation State guidance indicates that sites that are too small or too large may not facilitate developments affordable to lower -income households. Government Code Section 65583.2(c)(2)(A)(B) requires sites identified for lower-income units be limited to 0.5 to 10 acres. To meet the minimum acreage, a site may include two or more smaller parcels that have a realistic potential to be consolidated and developed into one site. In selecting sites for lower-income units, given the criteria, the City experienced various limitations and challenges identifying sites that met the size criteria. As previously mentioned, although the City has five zones that permit a minimum of 30 dwelling units per acre, the median parcel size is approximately 0.06 acres. Therefore, opportunities for identifying contiguous and underutilized parcels that can reasonably be expected to be consolidated as one site are limited. Sites smaller than 0.5 acres are deemed inadequate to accommodate development for lower-income housing unless evidence or recent trends can prove otherwise. As shown in Table 3, 15 of the 16 development projects over the last 3 years have been located on sites smaller than 0.5 acres, which is reflective of the average parcel size in the City being far below 0.5 acres. Although not all of the projects built in the last 3 years have included an affordable housing component, it can be assumed, based off these trends and existing opportunities for small site development, that developer interest in building housing affordable to all income levels on sites smaller than 0.5 acres will continue into the 6th Cycle. Furthermore, a recent planned development, 1701 – 1707 Artesia, has an affordable housing component and is built on a 0.30- acre site. This small site combined two parcels to achieve the 0.30 acres. Therefore, this site supports the assumption that lower-income sites in the City will be developed on sites smaller than 0.5 acres. The three sites identified do not meet HCD's minimum acreage criteria and are just under 0.5 acres (see Table 7) and are considered adequate for lower-income development based on the median parcel size in the City, development trends on small sites, and planned projects with affordable housing built on consolidated sites less than 0.5 acres. Further, a study of current properties on the market zoned for multifamily development in the City and surrounding cities including Redondo Beach, Hermosa Beach, and El Segundo, revealed that the median parcel size for multifamily development lots is 0.06 acres. Lot acreages ranged from 0.03 acres to 0.17 acres. A notable multifamily development on the market located in El Segundo, included a 31-unit development on a 0.13-acre lot. Through market trends, it is clear available properties have small parcel sizes and can be assumed that development for lower-income sites will be built on sites smaller than 0.5 acres and developed at densities higher than the realistic capacity of 20 dwelling units per acre. The following subsections below (4.1.3.1 - 4.1.3.3) provide site specific details of how the City will ensure small sites can adequately accommodate the lower-income RHNA. The analysis also considers the likelihood that sites with multiple parcels can be consolidated. Two sites identified for lower-income development (Table ID 1 and 2) include multiple parcels and are identified as consolidated sites. Since most parcels in the City are small, it can also be assumed that developers will consolidate parcels, as is supported by recent planned projects, Verandas and 1701 – 1707 Artesia, which include consolidated parcels. The City also provides several incentives to encourage and facilitate Page | E-10 City of Manhattan Beach Appendix E: Sites Analysis and Inventory the development of lower-income housing through various programs. Through Program 16, the City provides an additional density bonus in exchange for lot consolidation on sites greater than 0.5 acres, and sites greater than 0.3 acres that are identified to accommodate the RHNA in the Sites Inventory. Again, this incentive was utilized by Verandas planned development project to increase their density. And as part of Program 16 the City will also assist affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database. Through Program 11,

developers may also increase their density in exchange for affordable housing, pursuant to State law. The following subsections below (4.1.3.1 - 4.1.3.3) provide site specific details of how the City will ensure sites identified for consolidation can adequately accommodate the lower-income RHNA.”

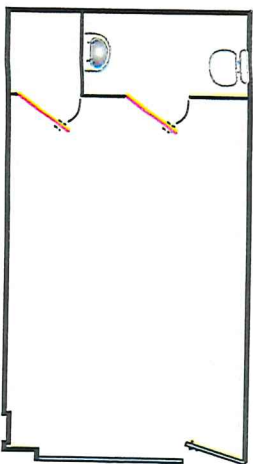
Thank you for your consideration,
Karynne Thim

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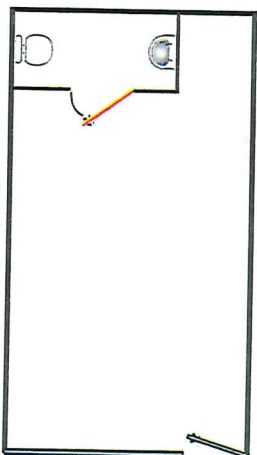
200 PIER AVE Floor Plan Layouts

BUILDING 1 - DOWNSTAIRS



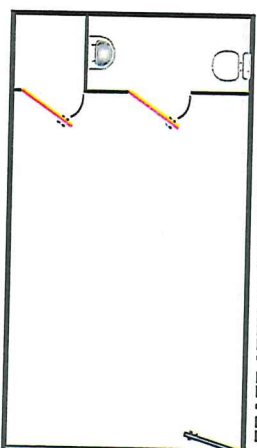
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BUILDING 1 - ROOF TOP



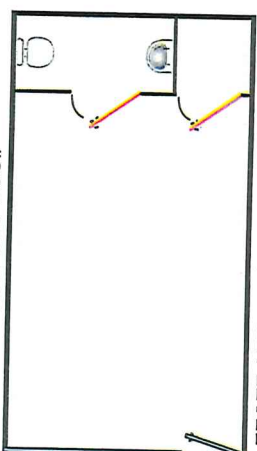
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BUILDING 2 - RETAIL / STREET LEVEL



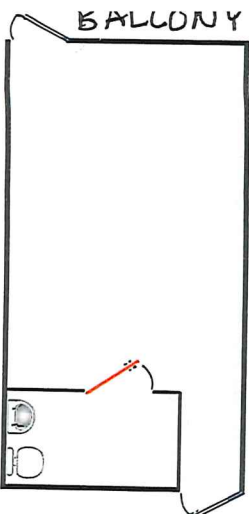
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BUILDING 2 - RETAIL / STREET LEVEL



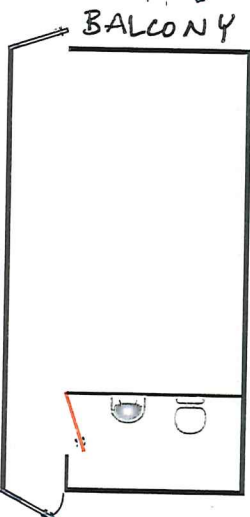
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BUILDING 2 - UPSTAIRS



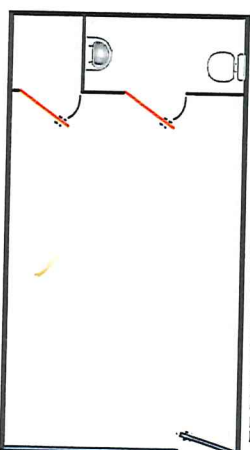
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BUILDING 2 - UPSTAIRS



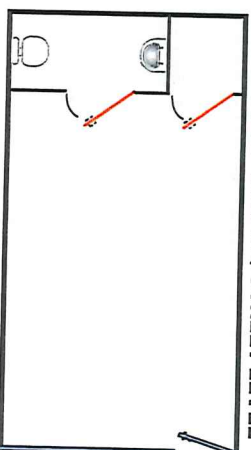
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BUILDING 3 - RETAIL / STREET LEVEL



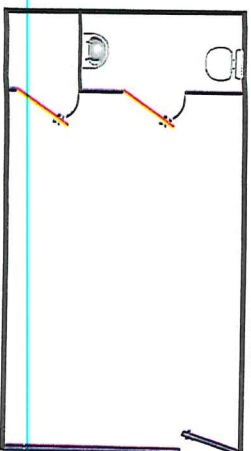
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BUILDING 3 - RETAIL / STREET LEVEL



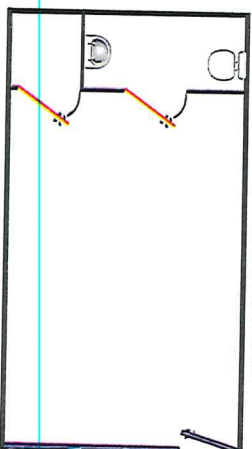
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BUILDING 3 - UPSTAIRS



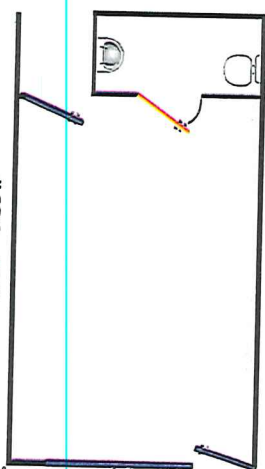
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BUILDING 3 - UPSTAIRS



#324, 326, 328

BUILDING 4 - UPSTAIRS



#421 - 426



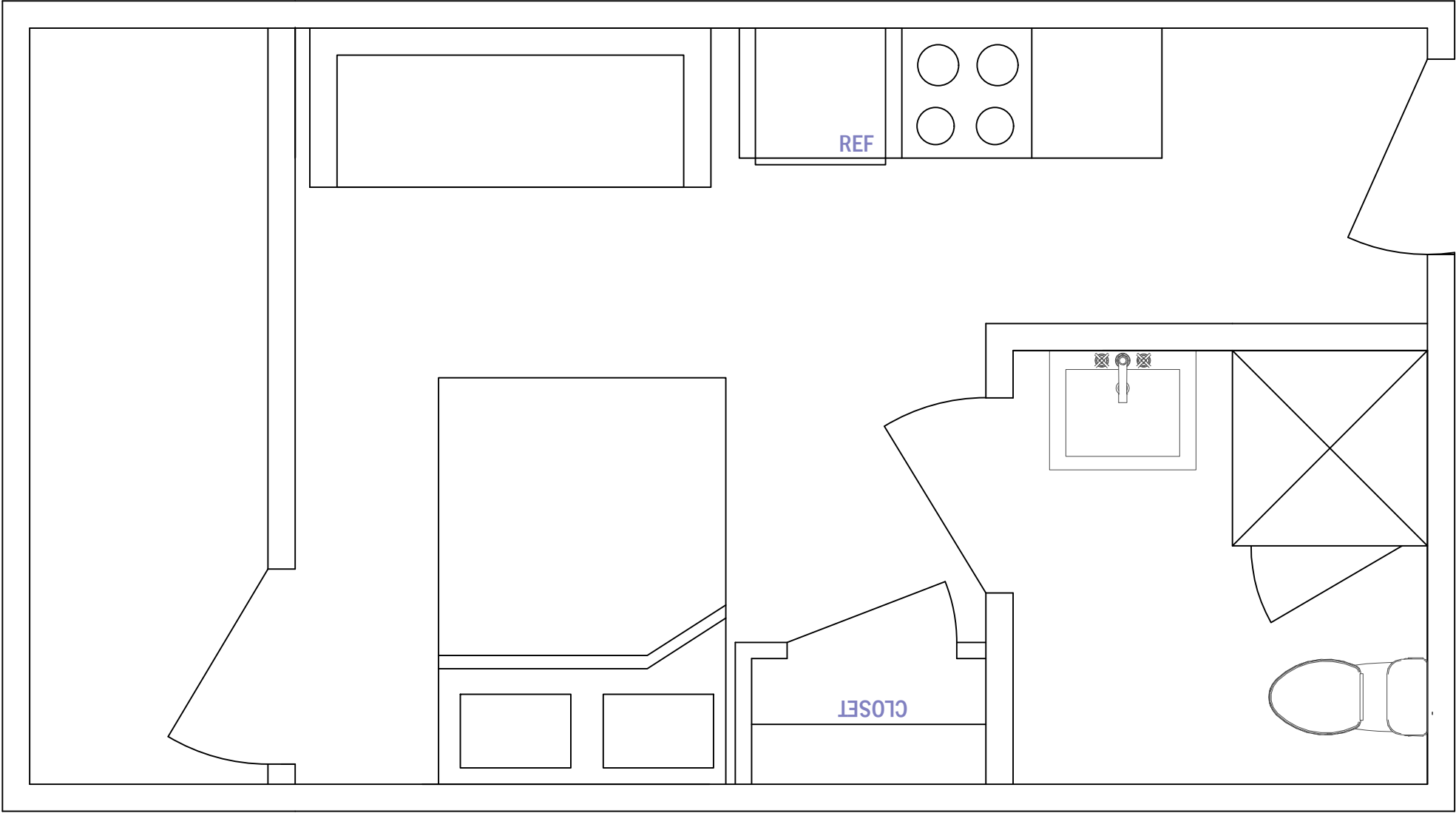


Table 7. Lower-Income Sites Identified

Table ID	APNs	Consolidated Site Letter	Address	Zone	Area District	Acres	Existing Uses	Net New Units
1	4137-001-900* 4137-001-904 4137-001-905 4137-001-906	A	Rosecrans Ave./ Highland Ave.	CNE	III	0.33	City-owned parking structure (APNs 4137-001-900, 4137-001-904, 4137-001-905, 4137-001-906).	6
2	4170-026-003* 4170-026-004*	B	1026–1030 Manhattan Beach Blvd.	CL	I	0.49	Remax offices, stand-alone building with a surface parking lot (APN 4170-026-003, LTI ratio 0.30, built 1953) and two-story stand-alone vacated Pilates studio with surface parking lot (APN 4170-026-004, LTI ratio 0.38, built 1964).	9
3	4163-024-028	N/A	1535 Artesia Blvd.	RH	I	0.46	Masonic Center with surface parking lot (LTI ratio 0.97, built 1963).	9
Total	—	—	—	—	—	1.28	—	24

Notes: Parcels with an asterisk (*) are non-vacant parcels identified in the 5th Cycle Housing Element.
APN = Assessor's Parcel Number; LTI = land-to-improvement

4.1.3.1 Site 1

Site 1, labeled as “Table ID 1” in Table 7, is composed of four parcels reasonably expected to be consolidated into one site and totals 0.33 acres to identify 6 net new units. The use is a parking lot facility made up of four City owned parcels (APNs 4137-001-900, 4137-001-904, 4137-001-905, 4137-001-906).

The parking lot facility is not considered to be an impediment to development as the location is at the intersection of an area prime for redevelopment and recent development trends indicate parking lot redevelopment is feasible. For example, a proposed project in the City of Pasadena is slated to replace a parking lot with 105 residential units and also includes provisions for a semi-subterranean parking for 162 vehicles. Other examples of an increasing trend to redevelop parking spaces in Southern California include north of the City in the City of Santa Monica. The project includes the replacement of a parking lot facility in Downtown Santa Monica with an affordable housing component. The City of Mountain View in northern California has also recently approved a project from the nonprofit Alta Housing that would bring 120 affordable housing units to a city-owned parking lot. As vacant land has become scarcer, cities in California are looking to their city-owned parking lots as a mean to provide much needed affordable housing. Further, parking will not be lost as new development will require parking subject to the standards in the City's Zoning Code. While the City does not currently have plans to sell the land, and the land is not designated as surplus land; if developer interest would arise, the City would work with the developer to analyze the feasibility of development, and comply with the guidelines and regulations outlined in Assembly Bill (AB) 1486, Surplus Lands Act. As part of **Program 30, Surplus Lands**, of the Housing Element, the City will identify and prioritize local surplus lands available for housing development affordable to lower-income households and report on these lands annually through the Housing Element Annual Progress Report in accordance with the requirements of AB 1486 (2019). If the City identifies any public land that they intend to declare as surplus land at any point, the City will send notices about available, surplus local public land to HCD, local public entities within the jurisdiction

EXHIBIT A

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
MANHATTAN BEACH	3714 HIGHLAND AVE	90266	4137001906	A	North End Commercial (CNE)	CNE, Area District III	0	51.2	0.03	City owned parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element		6		6	see capacity above	LTI ratio 0.00	N/A
MANHATTAN BEACH	see above	90266	4137001905	A	CNE	CNE, Area District III	0	51.2	0.05	City owned parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.00	N/A
MANHATTAN BEACH	see above	90266	4137001904	A	CNE	CNE, Area District III	0	51.2	0.16	City owned parking	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.00	N/A
MANHATTAN BEACH	see above	90266	4137001900	A	CNE	CNE, Area District III	0	51.2	0.03	City owned parking	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant					see capacity above	LTI ratio 0.00	N/A
MANHATTAN BEACH	1030 MANHATTAN BEACH BLV	90266	4170026003	B	(Local Commercial) CL	CL, Area District I	0	46.6	0.36	Remax Offices, stand alone	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant		9		9	see capacity above	LTI ratio 0.30	Built 1953
MANHATTAN BEACH	1026 MANHATTAN BEACH BLV	90266	4170026004	B	CL	CL, Area District I	0	46.6	0.13	Two-story stand-alone	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant					see capacity above	LTI ratio 0.95	Built 1964
MANHATTAN BEACH	1535 ARTESIA BLVD	90266	4163024028		High Density Residential (HDR)	RH, Area District I	0	46.6	0.46	Masonic Center with surface parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		9		9	see capacity above	LTI ratio 0.97	Built 1963
MANHATTAN BEACH	1756 MANHATTAN BEACH BLV	90266	4164016002	C	CL	CL, Area District I	0	43.6	0.11	Stand alone building	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	see capacity above	LTI ratio 0.70	Built 1952
MANHATTAN BEACH	1750 MANHATTAN BEACH BLV	90266	4164016003	C	CL	CL, Area District I	0	43.6	0.11	Stand alone building	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.27	Built 1952
MANHATTAN BEACH	1762 MANHATTAN BEACH BLV	90266	4164016001	C	CL	CL, Area District I	0	43.6	0.11	Mixed use lot with surface parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.21	Built 1952
MANHATTAN BEACH	1716 MANHATTAN BEACH BLV	90266	4164016010		CL	CL, Area District I	0	43.6	0.11	Stand-alone real estate	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	see capacity above	LTI ratio 0.11	Built 1955
MANHATTAN BEACH	939 MANHATTAN BEACH BLV	90266	4170010014		CL	CL, Area District II	0	43.6	0.09	Two-story beauty salon	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	see capacity above	LTI ratio 0.20	Built 1958
MANHATTAN BEACH	917 MANHATTAN BEACH BLV	90266	4170011014	D	CL	CL, Area District II	0	43.6	0.09	Dentistry with surface parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	see capacity above	LTI ratio 0.70	Built 1964
MANHATTAN BEACH	921 MANHATTAN BEACH BLV	90266	4170011015	D	CL	CL, Area District II	0	43.6	0.1	Law office with surface parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.51	Built 1952
MANHATTAN BEACH	901 MANHATTAN BEACH BLV	90266	4170011010	E	CL	CL, Area District II	0	43.6	0.1	Stand-alone tax attorney	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			10	10	see capacity above	LTI ratio 0.65	Built 1963
MANHATTAN BEACH	909 MANHATTAN BEACH BLV	90266	4170011012	E	CL	CL, Area District II	0	43.6	0.09	Two-story real estate	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.00	Built 1958
MANHATTAN BEACH	905 MANHATTAN BEACH BLV	90266	4170011011	E	CL	CL, Area District II	0	43.6	0.09	Vacated stand alone	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.42	Built 1948
MANHATTAN BEACH	828 MANHATTAN BEACH BLV	90266	4170023007		CL	CL, Area District I	0	43.6	0.17	Stand-alone dermatology	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	see capacity above	LTI ratio 0.43	Built 1971
MANHATTAN BEACH	1633 ARTESIA BLVD	90266	4163009020		HDR	RH, Area District I	0	43.6	0.3	Single Family Residence	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	see capacity above	LTI ratio 0.15	Built 1950
MANHATTAN BEACH	910 MANHATTAN BEACH BLV	90266	4170025010	F	CL	CL, Area District I	0	43.6	0.12	Single family residence	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	see capacity above	LTI ratio 0.13	Built 1941
MANHATTAN BEACH	920 MANHATTAN BEACH BLV	90266	4170025008	F	CL	CL, Area District I	0	43.6	0.12	Two-story real estate	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.93	Built 1978
MANHATTAN BEACH	916 MANHATTAN BEACH BLV	90266	4170025009	F	CD	CL, Area District I	0	43.6	0.12	Triplex with 3 existing units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	see capacity above	LTI ratio 0.25	Built 1949
MANHATTAN BEACH	1216 HIGHLAND AVE	90266	4179004001		(Downtown Commercial) CD	CD, Area District III	0	51.2	0.15	Stand-alone two-story	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	see capacity above	LTI ratio 0.35	Built 1946
MANHATTAN BEACH	1216 MANHATTAN BEACH BLV	90266	4179020012	G	CD	CD, Area District III	0	51.2	0.03	Retail clothing store	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	see capacity above	LTI ratio 0.28	Built 1947
MANHATTAN BEACH	1120 MANHATTAN AVE	90266	4179020001	G	CD	CD, Area District III	0	51.2	0.03	Ice cream shop	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.40	Built 1940
MANHATTAN BEACH	208 MANHATTAN BEACH BLV	90266	4179020013	G	CL	CD, Area District III	0	51.2	0.03	Stand-alone gift shop	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.10	Built 1923
MANHATTAN BEACH	1419 HIGHLAND AVE	90266	4179028001		CL	CD, Area District III	0	51.2	0.08	Real estate agency	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	see capacity above	LTI ratio 0.29	Built 1956
MANHATTAN BEACH	3515 HIGHLAND AVE	90266	4175024023		CNE	CNE-D5/RH, Area District II	0	51.2	0.09	Stand-alone hair salon	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	see capacity above	LTI ratio 0.98	Built 1965
MANHATTAN BEACH	4005 HIGHLAND AVE	90266	4137009058		CNE	CNE, Area District III	0	51.2	0.13	Stand-alone vacated	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	see capacity above	LTI ratio 0.79	Built 1970
MANHATTAN BEACH	953 MANHATTAN BEACH BLV	90266	4170009800		CL	CL, Area District II	0	43.6	0.59	Telecommunication	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			20	20	see capacity above	LTI ratio 0.00	N/A
MANHATTAN BEACH	1426 12TH ST	90266	4166009008		HDR	RH, Area District II	0	43.6	0.24	Duplex, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	see capacity above	LTI ratio 0.31	Built 1942
MANHATTAN BEACH	1324 12TH ST	90266	4166010006		HDR	RH, Area District II	0	43.6	0.16	SFR, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	see capacity above	LTI ratio 0.27	Built 1953
MANHATTAN BEACH	1314 12TH ST	90266	4166010008		HDR	RH, Area District II	0	43.6	0.16	SFR, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	see capacity above	LTI ratio 0.33	Built 1956
MANHATTAN BEACH	852 MANHATTAN BEACH BLV	90266	4170024008	H	CL	CL, Area District I	0	43.6	0.09	Mixed-use lot with surface parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	see capacity above	LTI ratio 0.24	Built 1952
MANHATTAN BEACH	848 MANHATTAN BEACH BLV	90266	4170024009	H	CL	CL, Area District I	0	43.6	0.09	Stand-alone vacated	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.42	Built 1959
MANHATTAN BEACH	1141 N POINSETTIA AVE	90266	4170014009	I	CL	CL, Area District II	0	43.6	0.05	SFR, detached, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	see capacity above	LTI ratio 0.10	Built 1940
MANHATTAN BEACH	1145 N POINSETTIA AVE	90266	4170014008	I	Medium Density Residential (MDR)	CL, Area District II	0	43.6	0.11	SFR, detached, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.27	Built 1928
MANHATTAN BEACH	1451 12TH ST.	90266	4166008016		RH	RH, Area District II	0	43.6	0.17	Duplex, 2	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	see capacity above	LTI ratio 0.60	Built 1954
MANHATTAN BEACH	1011 MANHATTAN BEACH BLV	90266	4170008027	J	CL	CL, Area District II	0	43.6	0.19	design studio office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13	see capacity above	LTI ratio 0.14	Built 1963
MANHATTAN BEACH	1019 MANHATTAN BEACH BLV	90266	4170008028	J	CNE	CL, Area District II	0	43.6	0.2	restaurant with large parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.44	Built 1952
MANHATTAN BEACH	3520 HIGHLAND AVE	90266	4175017007	K	CNE	CNE-D5, Area District II	0	51.2	0.04	Stand-alone two-story	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	see capacity above	LTI ratio 0.81	Built 1965
MANHATTAN BEACH	3514 HIGHLAND AVE	90266	4175017009	K	CNE	CNE-D5, Area District II	0	51.2	0.04	Commercial building	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.88	Built 1936
MANHATTAN BEACH	3608 HIGHLAND AVE	90266	4175016022	L	CNE	CNE, Area District III	0	51.2	0.04	Restaurant/Pub	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	see capacity above	LTI ratio 0.48	Built 1948
MANHATTAN BEACH	312 ROSECRANS AVE	90266	4175016027	L	CNE	CNE, Area District III	0	51.2	0.16	El Porto Building, city owned	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.30	Built 1953
MANHATTAN BEACH	3614 HIGHLAND AVE	90266	4175016015	L	CNE	CNE, Area District III	0	51.2	0.04	Real estate and escrow	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element					see capacity above	LTI ratio 0.31	Built 1939
MANHATTAN BEACH	1711 ARTESIA BLVD	90266	4163008038		CL	CL, Area District I	0	43.6	0.3	Graphic design office	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			10	10	see capacity above	LTI ratio 0.39	Built 1959
MANHATTAN BEACH	315 12TH ST	90266	4179004005		CD	CD, Area District III	0	51.2	0.06	Surface parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	see capacity above	LTI ratio 0.01	Built 1965
MANHATTAN BEACH	1213 MANHATTAN AVE	90266	4179022029		CD	CD, Area District III	0	51.2	0.03	Stand-alone dentist	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	see capacity above	LTI ratio 0.52	Built 1924
MANHATTAN BEACH	1409 HIGHLAND AVE	90266	4179028025		CD	CD, Area District III	0	51.2	0.07	Stand-alone real estate	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	see capacity above	LTI ratio 0.27	Built 1989
MANHATTAN BEACH	3917 HIGHLAND AVE	90266	4137010006		CNE	CNE, Area District III	0	51.2	0.04	Surface parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	see capacity above	LTI ratio 0.02	Built 1957
MANHATTAN BEACH	MOONSTONE ST/HIGHLAND AVE	90266	4137008057		CNE	CNE, Area District IV	0	51.2	0.06	Surface parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	see capacity above	LTI ratio 0.01	Built 1966
MANHATTAN BEACH	316 ROSECRANS AVE	90266	4175016005		CNE	CNE, Area District III	0	51.2	0.06	Stand-alone restaurant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	see capacity above	LTI ratio 0.08	Built 1939
MANHATTAN BEACH	HIGHLAND AVE/38TH PL	90266	4137002016		CNE	CNE, Area District IV	0	51.2	0.04	Empty parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	see capacity above	LTI ratio 0.00	N/A
MANHATTAN BEACH	EL PORTO ST/OCEAN DR	90266	4137010022		HDR	RH, Area District IV	0	51.2	0.03	Empty parking lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	see capacity above	LTI ratio 0.00	N/A
MANHATTAN BEACH	815 MANHATTAN AVE	90266	4179014013		CD	CD, Area District III	0	51.2	0.06	Office building, closed	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	see capacity above	LTI ratio 0.26	Built 1972
MANHATTAN BEACH	1407 12TH ST	90266	4166008007		RH	RH, Area District II	0	43.6	0.12	SFR, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	see capacity above	LTI ratio 0.08	Built 1956
MANHATTAN BEACH	817 MANHATTAN AVE	90266	4166008002		RM	RM, Area District II	0	18.9	0.17	SFR, 1	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	see capacity above	LTI ratio 0.42	Built 1954
MANHATTAN BEACH																					
MANHATTAN BEACH																					

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
MANHATTAN	503 N SEPULVEDA BLVD	90266	4169006006	Capacity captu	10			Shortfall of Sites	0.15	CG	CG	See Program 2	See Program 2	20	TBD during Overl	10	Non-Vacant	Two -Story offic	A	LTI ratio 0.37	Built 1977
MANHATTAN	407 N SEPULVEDA BLVD	90266	4169006005	Capacity captu	0			Shortfall of Sites	0.23	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Small commerc	A	LTI ratio 0.14	Built 1954
MANHATTAN	509 N SEPULVEDA BLVD	90266	4169006007	Capacity captu	0			Shortfall of Sites	0.15	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	State Farm rea	A	LTI ratio 0.67	Built 1987
MANHATTAN	2909 N SEPULVEDA BLVD	90266	4173027026	Capacity captu	23			Shortfall of Sites	0.19	CG	CG	See Program 2	See Program 2	20	TBD during Overl	23	Non-Vacant	Smog check st	B	LTI ratio 1.06	Built 1989
MANHATTAN	2809 N SEPULVEDA BLVD	90266	4173027020	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Surface parkin	B	LTI ratio 0.06	Built 1969
MANHATTAN	2905 N SEPULVEDA BLVD	90266	4173027022	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Picture frame s	B	LTI ratio 0.00	Built 1947
MANHATTAN	2809 N SEPULVEDA BLVD	90266	4173027019	Capacity captu	0			Shortfall of Sites	0.19	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Medical offices	B	LTI ratio 3.09	Built 1946
MANHATTAN	2701 N SEPULVEDA BLVD	90266	4173027024	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Standalone bul	B	LTI ratio 0.42	Built 1948
MANHATTAN	2705 N SEPULVEDA BLVD	90266	4173027027	Capacity captu	0			Shortfall of Sites	0.39	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Standalone bul	B	LTI ratio 0.22	Built 1974
MANHATTAN	2809 N SEPULVEDA BLVD	90266	4173027021	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	surface parkin	B	LTI ratio 0.06	Built 1969
MANHATTAN	2401 N SEPULVEDA BLVD	90266	4171013041	Capacity captu	29			Shortfall of Sites	0.41	MU	CG/RS-D6	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Coreolgy Plate	C	LTI ratio 0.51	Built 1961
MANHATTAN	2405 N SEPULVEDA BLVD	90266	4171013036	Capacity captu	0			Shortfall of Sites	0.1	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	One-story buil	C	LTI ratio 0.99	Built 1954
MANHATTAN	2301 N SEPULVEDA BLVD	90266	4171013030	Capacity captu	0			Shortfall of Sites	0.19	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Vacated Enter	C	LTI ratio 0.34	Built 1957
MANHATTAN	2317 N SEPULVEDA BLVD	90266	4171013034	Capacity captu	0			Shortfall of Sites	0.05	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Printing office	C	LTI ratio 0.22	Built 1947
MANHATTAN	2301 N SEPULVEDA BLVD	90266	4171013029	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Parking Lot for	C	LTI ratio 0.00	N/A
MANHATTAN	2309 N SEPULVEDA BLVD	90266	4171013039	Capacity captu	0			Shortfall of Sites	0.2	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Real estate gr	C	LTI ratio 0.54	Built 1957
MANHATTAN	1701 N SEPULVEDA BLVD	90266	4171014034	Capacity captu	13			Shortfall of Sites	0.24	CG	CG	See Program 2	See Program 2	20	TBD during Overl	13	Non-Vacant	Auto repair and	D	LTI ratio 0.66	Built 1968
MANHATTAN	1721 N SEPULVEDA BLVD	90266	4171014020	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Two-story buil	D	LTI ratio 0.93	Built 1923
MANHATTAN	1725 N SEPULVEDA BLVD	90266	4171014021	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	surface parkin	D	LTI ratio 0.00	Built 1950
MANHATTAN	1717 N SEPULVEDA BLVD	90266	4171014035	Capacity captu	0			Shortfall of Sites	0.24	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Auto service a	D	LTI ratio 0.31	Built 1972
MANHATTAN	1505 N SEPULVEDA BLVD	90266	4170006017	Capacity captu	21			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	21	Non-Vacant	Duplex with 2 e	E	LTI ratio 0.22	Built 1949
MANHATTAN	1509 N SEPULVEDA BLVD	90266	4170006018	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Stand-alone m	E	LTI ratio 0.06	Built 1950
MANHATTAN	1413 N SEPULVEDA BLVD	90266	4170006015	Capacity captu	0			Shortfall of Sites	0.28	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Stand-alone co	E	LTI ratio 0.26	Built 1955
MANHATTAN	1501 N SEPULVEDA BLVD	90266	4170006022	Capacity captu	0			Shortfall of Sites	0	MU	CG/RS-D6	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Two-story com	E	LTI ratio 0.39	Built 1964
MANHATTAN	1405 N Sepulveda Blvd	90266	4170006028	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Ingress and eg	E	LTI ratio 0.00	N/A
MANHATTAN	1401 N SEPULVEDA BLVD	90266	4170006013	Capacity captu	0			Shortfall of Sites	0.1	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Veterinarian of	E	LTI ratio 0.34	Built 1948
MANHATTAN	1405 N Sepulveda Blvd	90266	4170006027	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Auto service st	E	LTI ratio 0.00	N/A
MANHATTAN	1601 N SEPULVEDA BLVD	90266	4170006019	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Stand-alone sh	E	LTI ratio 0.27	Built 1965
MANHATTAN	1213 N SEPULVEDA BLVD	90266	4170007016	Capacity captu	9			Shortfall of Sites	0.1	CG	CG	See Program 2	See Program 2	20	TBD during Overl	9	Non-Vacant	Hair salon and	F	LTI ratio 0.38	Built 1949
MANHATTAN	1309 N SEPULVEDA BLVD	90266	4170007022	Capacity captu	0			Shortfall of Sites	0.19	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Self-service ca	F	LTI ratio 0.42	Built 1965
MANHATTAN	1301 N SEPULVEDA BLVD	90266	4170007017	Capacity captu	0			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Auto repair sho	F	LTI ratio 0.19	Built 1949
MANHATTAN	1315 N SEPULVEDA BLVD	90266	4170007021	Capacity captu	0			Shortfall of Sites	0.1	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Stand-alone m	F	LTI ratio 0.43	Built 1947
MANHATTAN	917 N SEPULVEDA BLVD	90266	4170037001	Capacity captu	9			Shortfall of Sites	0.32	CG	CG	See Program 2	See Program 2	20	TBD during Overl	9	Non-Vacant	Stand-alone co	G	LTI ratio 0.40	Built 1956
MANHATTAN	1048 10TH ST	90266	4170037002	Capacity captu	0			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Surface parkin	G	LTI ratio 0.01	N/A
MANHATTAN	708 N SEPULVEDA BLVD	90266	4167026012	Capacity captu	10			Shortfall of Sites	0.34	CG	CG	See Program 2	See Program 2	20	TBD during Overl	10	Non-Vacant	Corner lot with	H	LTI ratio 0.87	Built 1955
MANHATTAN	1116 8TH ST	90266	4167026011	Capacity captu	0			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Two-story offic	H	LTI ratio 0.43	Built 1968
MANHATTAN	201 N SEPULVEDA BLVD	90266	4169014016	Capacity captu	12			Shortfall of Sites	0.09	CG	CG	See Program 2	See Program 2	20	TBD during Overl	12	Non-Vacant	Garden center	I	LTI ratio 0.27	Built 1954
MANHATTAN	207 N SEPULVEDA BLVD	90266	4169014048	Capacity captu	0			Shortfall of Sites	0.53	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Stand-alone ga	I	LTI ratio 0.33	Built 1974
MANHATTAN	200 N SEPULVEDA BLVD	90266	4167023013	Capacity captu	13			Shortfall of Sites	0.28	CG	CG	See Program 2	See Program 2	20	TBD during Overl	13	Non-Vacant	Stand-alone cl	J	LTI ratio 0.05	Built 1941
MANHATTAN	222 N SEPULVEDA BLVD	90266	4167023032	Capacity captu	0			Shortfall of Sites	0.37	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Auto repair sho	J	LTI ratio 0.13	Built 1964
MANHATTAN	224 S SEPULVEDA BLVD	90266	4168025008	Capacity captu	13			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	13	Non-Vacant	Two-story com	K	LTI ratio 0.75	Built 1952
MANHATTAN	204 S SEPULVEDA BLVD	90266	4168025011	Capacity captu	0			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Pet supply stor	K	LTI ratio 0.46	Built 1980
MANHATTAN	208 S SEPULVEDA BLVD	90266	4168025010	Capacity captu	0			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Auto repair sh	K	LTI ratio 0.20	Built 1953
MANHATTAN	210 Sepulveda Blvd	90266	4168025009	Capacity captu	0			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Large surface	K	LTI ratio 0.04	N/A
MANHATTAN	975 N AVIATION BLVD	90266	4164003027	Capacity captu	12			Shortfall of Sites	0.34	CG	CG	See Program 2	See Program 2	20	TBD during Overl	12	Non-Vacant	Small commerc	L	LTI ratio 0.52	Built 1984
MANHATTAN	909 N AVIATION BLVD	90266	4164003022	Capacity captu	0			Shortfall of Sites	0.16	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Small commerc	L	LTI ratio 0.39	Built 1972
MANHATTAN	1853 9TH ST	90266	4164003030	Capacity captu	0			Shortfall of Sites	0.15	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Single Family	L	LTI ratio 0.50	Built 1952
MANHATTAN	1853 10TH ST	90266	4164002032	Capacity captu	13			Shortfall of Sites	0.34	CG	CG	See Program 2	See Program 2	20	TBD during Overl	13	Non-Vacant	Cleaners, Sm	M	LTI ratio 0.20	Built 1957
MANHATTAN	1075 N AVIATION BLVD	90266	4164002001	Capacity captu	0			Shortfall of Sites	0.34	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	One-story com	M	LTI ratio 0.25	Built 1953
MANHATTAN	1021 N SEPULVEDA BLVD	90266	4170027001	Capacity captu	9			Shortfall of Sites	0.13	CG	CG	See Program 2	See Program 2	20	TBD during Overl	9	Non-Vacant	Two-story stan	N	LTI ratio 1.49	Built 1948
MANHATTAN	1048 11TH ST	90266	4170027003	Capacity captu	0			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Surface parkin	N	LTI ratio 0.05	N/A
MANHATTAN	1015 N SEPULVEDA BLVD	90266	4170027023	Capacity captu	0			Shortfall of Sites	0.19	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Stand-alone re	N	LTI ratio 0.15	Built 1992
MANHATTAN	600 N SEPULVEDA BLVD	90266	4167026014	Capacity captu	10			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	10	Non-Vacant	Surface parkin	O	LTI ratio 0.00	N/A
MANHATTAN	1117 6TH ST	90266	4167026016	Capacity captu	0			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	Auto repair sh	O	LTI ratio 0.14	Built 1970
MANHATTAN	1111 6TH ST	90266	4167026015	Capacity captu	0			Shortfall of Sites	0.17	CG	CG	See Program 2	See Program 2	20	TBD during Overl	see above	Non-Vacant	One-story stan	O	LTI ratio 0.61	Built 1944
MANHATTAN	1416 17TH ST MANHATTAN BEACH	90266	4166007013	Capacity captu	5			Buffer	0.16	MDR	RM	See Program 2	See Program 2	0	TBD during Overl	5	Non-Vacant	Duplex, 2 - Bu	P	LTI ratio 1.56	Built 1973
MANHATTAN	1410 17TH ST MANHATTAN BEACH	90266	4166007014	Capacity captu	0			Buffer	0.16	MDR	RM	See Program 2	See Program 2	0	TBD during Overl	see above	Non-Vacant	SFR, detached	P	LTI ratio 0.03	Built 1965
MANHATTAN	1420 17TH ST MANHATTAN BEACH	90266	4166007012	Capacity captu	0			Buffer	0.16	MDR	RM	See Program 2	See Program 2	0	TBD during Overl	see above	Non-Vacant	Duplex, 2 - Bu	P	LTI ratio 0.71	Built 1971
MANHATTAN	1406 17TH ST MANHATTAN BEACH	90266	4166007018	Capacity captu	0			Buffer	0.13	MDR	RM	See Program 2	See Program 2	0	TBD during Overl	see above	Non-Vacant	Duplex, 2 - Bu	P	LTI ratio 0.25	Built 1957
MANHATTAN	1411 15TH ST MANHATTAN BEACH	90266	4166007009	Capacity captu	4			Buffer	0.17	MDR	RM	See Program 2	See Program 2	0	TBD during Overl	4	Non-Vacant	Duplex, 2 - Bu	Q	LTI ratio 1.30	Built 1946
MANHATTAN	1407 15TH ST MANHATTAN BEACH	90266	4166007008	Capacity captu	0			Buffer	0.17	MDR	RM	See Program 2	See Program 2	0	TBD during Overl	see above	Non-Vacant	Duplex, 2 - Bu	Q	LTI ratio 0.21	Built 1955
MANHATTAN	1417 15TH ST MANHATTAN BEACH CA 90266	90266	4166007010	Capacity captu	0			Buffer	0.17	MDR	RM	See Program 2	See Program 2	0	TBD during Overl	see above	Non-Vacant	Duplex, 2 - Bu	Q	LTI ratio 1.72	Built 1959
MANHATTAN	1041 BOUNDARY PL	90266	4169024005	Capacity captu	8			Buffer	0.15	MDR	RM	See Program 2	See Program 2	0	TBD during Overl	8	Non-Vacant	SFR, detached	R	LTI ratio 0.01	Built 1937
MANHATTAN	1038 DUNCAN AVE	90266	4169024																		

Myra Maravilla

From: Kristen Roath <kristenroath@yahoo.com>
Sent: Friday, August 4, 2023 8:34 AM
To: City Clerk
Subject: Please reconsider

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

To whom it may concern,

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,000 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

Kristen Roath
2010 Bayview Dr
Hermosa Beach, CA 90254

Sent from my "smart" phone. Please excuse any typos. Sometimes my autocorrect thinks it knows better than me....

Myra Maravilla

From: Lisa Meenan <lisameenan@gmail.com>
Sent: Thursday, August 3, 2023 3:30 PM
To: City Council
Cc: City Clerk
Subject: Please Preserve our neighborhood

Some people who received this message don't often get email from lisameenan@gmail.com. [Learn why this is important](#)

To City Council:

I'm writing to request that you Please DO NOT APPROVE the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how **densely** populated we are already are.

I live 1 block away from the church and the only way I can avoid the horrible traffic on Pier Ave which is only 1 lane now is to go down Monterey the back way to get to Valley and Ardmere or Pacific Coast Highway. Adding 50 units on the corner of Monterey and 19th Street at St. Cross Church will create a huge traffic jam.

PLEASE direct City Staff to consider going back to the drawing board and find smaller sites. Thank you.

Lisa Meenan
1615 Bayview Drive, Hermosa Beach

Myra Maravilla

From: CORMAC WIBBERLEY <wibberley@aol.com>
Sent: Tuesday, August 8, 2023 11:21 AM
To: City Council; City Clerk
Subject: Heard it through the grapevine...

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

Hello again,

We heard through the rumor mill that tonight's vote is a fait accompli. It's going to be 3 to 2 in favor of passing the current Housing Element plan to up-zone the St. Cross Church property because "it's been mandated by the state." We hope the rumor is wrong, but we doubt it.

Since we are powerless to stop you, we are instead writing you to say two things:

1. We hope you **acknowledge** that you let the community by not making us aware of this situation two years ago. Running a legal ad in the back of a newspaper and emailing a select group of residents on a Planning Commission site is not informing the community. Clearly the city did not do their jobs in making a diligent effort to achieve public participation.
2. We hope you have plans to **fight Sacramento** on this because it's clearly not good for our already overcrowded city and also not what the people of HB want. For example, can we institute height limits on re-zoned properties? No one should be able to build 4 to 5-story buildings anywhere in HB, especially on the church property which sits atop an ancient sand dune that supports wildlife ecosystems that could be negatively impacted by new, giant construction. Where was the EIR?

Help us fight this. Let's keep Hermosa Hermosa and stop the greedy developers from lining their pockets.

Thanks for hearing us out,
Marianne & Cormac Wibberley
2162 Circle Drive

Myra Maravilla

From: CORMAC WIBBERLEY <wibberley@aol.com>
Sent: Friday, August 4, 2023 3:02 PM
To: City Council; City Clerk
Subject: Time Machine: The Future of Our Beach Town

Hello,

After the huge turnout at the last City Council meeting and the collection of more than 2,000 signatures against the proposed Housing Element, you're all probably wishing you could go back in time and handle things differently.

After all, it's been two years since this demand from Sacramento first hit your desks, and still the majority of Hermosa residents and business owners have no idea about one of the most important issues facing our community in years. How did this happen?

Maybe it was because everyone was still focused on COVID and no one was really paying attention. Or maybe our city leaders didn't think the issue was important enough for citizen involvement. Either way, our city government failed to inform and involve the community and let us decide.

A flyer should have been placed in EVERY CITIZEN'S MAILBOX explaining the situation in clear and simple terms instead of sending a link to a select few people (those who signed up for the Planning Commission email blast)—a link to a 222-page Byzantine document that seems to have been written to either scare people away or bore them into complacency.

There should have been FRONT PAGE ARTICLES about the potential up-zoning of St. Cross Church and the impact that four to five-story developments would have on the surrounding neighborhoods so the residents had a chance to react.

The Housing Element discussions should have been listed as ITEM NUMBER ONE on the agenda at every council meeting—instead of buried at the end. Why was it buried there on 7/11? Did you assume it wasn't important? Or were you hoping that residents got bored or tired or fed-up and leave before they have a chance to comment?

But we can't go back in time. We can only ask, what can we do now and going forward to safeguard our city?

Because once you up-zone these areas, THERE IS NO TURNING BACK. The inevitable changes that will follow will destroy our small beach town's character by massively increasing density and blotting out the sun with high-rises while LINING THE POCKETS of developers and the owners of St. Cross Church, who claim to "have no plans for development" on their property.

If this is true, then there is no need to re-zone St. Cross which only opens up the potential for development in the future.

By approving the current Housing Element Proposal, you—our city's leaders—will be saying that you only care about appeasing Sacramento TODAY and that you don't care about Hermosa's TOMORROW.

The upcoming meeting on August 8th is your chance to re-instill our confidence in you. Please put the BEST INTERESTS of Hermosa's residents, business owners, and property owners over demands of the bureaucrats in Sacramento who clearly have no understanding of how densely populated we already are.

Even if Sacramento penalizes us for not making their arbitrary deadline, we need to say "NO" to the current proposal. We need to go back to the drawing board and either:

- **Fight this mandate.** We are already the 21st most densely populated city in the state. At only 1.4 square miles, Hermosa Beach simply does not have any room to add that much housing. Or...
- **Find alternative sites.** We need to eliminate unrealistic options like the 66 units on the St. Cross site and adopt a plan the community supports.

On August 8th, we're hoping our city leaders do the right thing this time so we don't all find ourselves a few years from now wishing we could go back in time and save what used to be our charming, little beach town.

Thank you for hearing us out.

Best,
Marianne & Cormac Wibberley
2162 Circle Drive, HB

From: [Mark Ford](#)
To: [City Clerk](#); [City Council](#)
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting
Date: Tuesday, August 8, 2023 1:39:50 PM

You don't often get email from mford1609@yahoo.com. [Learn why this is important](#)

General Objection

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,100 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

Take the church off the list

I'm writing to request that you do not approve the Housing Element on August 8th if it includes rezoning of the St. Cross Church site to R3 high density zoning. The consequences could alter our neighborhood forever with 5 story buildings. The community has brought alternative sites to staff that are better suited locations. Please direct staff to utilize them and smaller sites to meet the State required mandates. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

Regards,
Mark Ford
310-793-6855

Myra Maravilla

From: Mary Ann Benson <mabenson3@outlook.com>
Sent: Friday, August 4, 2023 11:41 AM
To: City Council; Suja Lowenthal
Cc: City Clerk
Subject: Addendum to my August 2nd letter regarding Church Rezoning on the August 8 City Council Agenda

Some people who received this message don't often get email from mabenson3@outlook.com. [Learn why this is important](#)

Friday, August 4, 2023

Dear City Council Members and City Manager,

After sending my first letter to you concerning your agenda item to vote on the upzoning of St. Cross Episcopal Church from R-2 to R-3, I realized that there are a couple of city-designated programs that may prohibit you to do that. Here they are:

- *The location of the property of St. Cross Episcopal Church, located on 19th and Monterey Boulevard, is part of our city-designated "Safe Route to School" network for both Hermosa Valley and Vista Schools.*
- *The city also delegated Bike lanes on Monterey Boulevard which surround the church.*

Please consider these additional items and its future impact of this location before your vote.

Best Regards,

Mary Ann Benson

August 1, 2023

To Hermosa Beach Council Members and City Manager:

I was prompted to write you after reading the request by the leadership of the St. Cross Episcopal Church (the “Church”) to upzone their property from R-2 to R-3 to help Hermosa meet its State of California’s mandate for the required housing plan.

While the Church has stated they have no “current” plan to rebuild or sell any of the property, the 2000 residents that signed the petition against rezoning, are concerned rezoning inevitably will lead to building of a dense multi-family property, causing impact to the R-1/2 community, with limited egress options (congested Gould and Pier).

In fact, the Episcopal Church in San Diego just redeveloped their church property and built a 204-unit multi-use property after having requested and getting approval a few years earlier for rezoning, including a 25 percent additional height allowance. The San Diego property density increase was significant and is detailed in the two links below, one link is by their Planning Commission.

<https://timesofsandiego.com/business/2022/08/11/525-olive-tallest-residential-building-in-sd-celebrates-grand-opening-in-bankers-hill/>

<https://www.sandiego.gov/sites/default/files/pc-18-072.pdf>

St. Cross Episcopal Church is surrounded by six square blocks in a Hermosa residential community of R-1 properties:

- North - R-1 for six blocks (to 25th Street)
- West – R1- to Palm drive (just east of Hermosa Avenue)
- East – R-1 to Valley Drive and most of Ardmore.
- South – R-1/R-2 for 3 blocks, until 16th street.

While we understand the city needs to come up with locations for multi-unit development, we believe there are alternate and more appropriate locations to consider. As representatives of your residents, we ask that you pursue the following actions before voting or approving the Church’s rezoning request:

1. Consider an Environmental Impact Report (EIR).
2. Provide residents time to review the consultant’s recommendations and propose alternative sites for rezoning that meet the state requirements, via committee or some other forum.
3. If no other sites are determined available, restrict the density and impact of any potential R-3 property as a part of the rezoning,

I ask that you look at the above items and delay today’s vote so that all options are considered. Your vote will have long last implications. Please complete thorough diligence to protect residents as well as the city’s interests before adopting any zoning change.

Mary Ann Benson – one of the 2000 petitioners

Myra Maravilla

From: Megan Arora <meganarora@gmail.com>
Sent: Thursday, August 3, 2023 7:41 PM
To: City Clerk
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting

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

Hi there:

As a condo owner for the past 9 years, I'm writing to request that you do not approve the Housing Element in its current form on August 8th.

Please prioritize preservation of Hermosa's amazing & unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,000 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone.

Please Preserve Our Neighborhood and Say No to 5 Story Buildings in beautiful Hermosa!?

Thank you,
Megan Arora

Sent from my iPhone

Myra Maravilla

From: Michael Clemens <mike.h.clemens@gmail.com>
Sent: Monday, August 7, 2023 5:59 PM
To: City Clerk
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting

You don't often get email from mike.h.clemens@gmail.com. [Learn why this is important](#)

I am opposed to the zoning change of the St. Cross Church property to appease the ridiculous State requirement. I am also opposed to raising the height limit ANYWHERE in the City. We all live here and have abided by the City's downzoning requirements when we built our homes. An upzone and height limit relaxation is a slap in the face to all existing homeowners. DO THE RIGHT THING PLEASE

Myra Maravilla

From: Michael Garvey <mgarvey@dumbellman.com>
Sent: Tuesday, August 1, 2023 12:00 PM
To: City Council
Cc: City Clerk
Subject: Objection to Use of St. Cross Church

Some people who received this message don't often get email from mgarvey@dumbellman.com. [Learn why this is important](#)

I'm writing to request that you do not approve the Housing Element on August 8th if it includes rezoning of the St. Cross Church site to R3 high density zoning.

Please direct staff to review alternative sites to meet the California State required mandates.

Please preserve the Loma Drive neighborhood and the safety of our first responders', elderly residents, and school children.

The increased street traffic will be a liability for those in need of extra consideration.

Michael Garvey
President
The Dumbell Man
655 Hawaii Ave
Torrance, CA 90503
T: 310.381.2900 x101
M: 310.345.6990
E: mgarvey@dumbellman.com
W: www.dumbellman.com

"Doing well by Doing good."



Myra Maravilla

From: Michael.L.Molnar <michael.l.molnar@gmail.com>
Sent: Wednesday, August 2, 2023 2:33 PM
To: City Clerk; City Council
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting

Some people who received this message don't often get email from michael.l.molnar@gmail.com. [Learn why this is important](#)

Spend tax dollars on homeless tweakers NOT increasing density.

Michael L. Molnar
#0F18489 / 8854462
310-800-5818
Michael.L.Molnar@GMail.com

Myra Maravilla

From: mlhca1 <mlhca1@aol.com>
Sent: Friday, August 4, 2023 5:09 PM
To: City Clerk; City Council
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting

You don't often get email from mlhca1@aol.com. [Learn why this is important](#)

If you truly love Hermosa Beach as much as I do all of you at the city planning and city commission should NOW be helping our community to dig down harder to find better suited properties and take St. Cross off the zoning map. Since the July 25, 2023 meeting at city hall our NOW informed community, on their own with no help for our city government, have reach out to property owners who have stepped up to offer their properties. The 1/2 acre minimum is a ridiculous ask for Hermosa Beach. Manhattan Beach accepted less than 1/2 acres for their Housing Element and so should Hermosa Beach.

I understand that all California city must be apart of the Housing Element. But can you also explain to me why Laguna Beach only has to have 394 units with a California density ranking of 535 (9.86 sq. miles). Hermosa Beach is at 558 units and number 21 (1.43 sq. miles) on California density rank. Does not make sense. We need to fight the unit numbers we have been given.

Let's get back on track with you serving your residents you are supposed to be serving.
Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

Myra Maravilla

From: Peter Indelicato <peter_indelicato@yahoo.com>
Sent: Thursday, August 3, 2023 4:15 PM
To: City Council; City Clerk
Subject: Please - just don't do it (A customize letter from a long time resident)

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

Hi everyone -

I typically trust the council to make wise decisions without getting involved, but in this case of the plan for additional "Housing Element" development around town needs to be shut down. We don't need more people or more density, and it will change the character of our little beach town. I've been living in Hermosa since 98. Im raising my family here. We're very involved in the community and have a huge local hermosa network. But if this goes through and changes the nature of our city, I (amongst others) will leave.

Please do the right thing here and other ways and places to expand.

Thank you -

From: [Rich Healy](#)
To: [City Clerk](#); [City Council](#)
Subject: Do your job and respect your constituents
Date: Thursday, August 3, 2023 12:57:59 PM

You don't often get email from rchealy@verizon.net. [Learn why this is important](#)

I urge Hermosa Beach to rescind the proposed R-3 designation for St. Cross Church. Please find other more suitable sites for low-income housing in the city. Realtors and residents had just two weeks to find alternate sites and located three potential sites. There are more out there. More than 2,000 local residents have signed a petition asking the city to block any high density apartment complex at the St. Cross site. A project like this will increase traffic, exacerbate parking issues, and endanger children in our already dense residential neighborhood. Stop ignoring the concerns of residents and stakeholders!

St. Cross Allocation is Not Realistic and Shouldn't be Accepted by the HCD

St. Cross Church is on record saying they will maintain a fully functional church so the City's RHNA allocation of 66 units on their site is impossible and unrealistic. An allocation of 66 units would require use of every square inch of St. Cross' 2.5 acre site for development. This constitutes an Existing Use that the city must factor-in to the Housing Element. There is no getting around this. State HCD clearly demands realistic solutions saying: *If the inventory identifies non-vacant sites to address a portion of the regional housing need allocation, the housing element must describe the additional realistic development potential within the planning period.*

Utilize Sites Less than 0.5 Acre for Realistic Solutions to Housing Needs

Please direct City Staff to go back to the drawing board to justify sites in commercial corridors with less than 0.5 acres (small sites) as a core strategy to meeting the RHNA numbers. Manhattan Beach's Housing Element was just approved with small sites. Hermosa Beach simply does not have enough sites greater than 0.5 acres. We are the 21st most densely populated city in the state. We are 1.4 square miles.

Stand-up to unreasonable one size fits all state low income housing requirements by developing a housing plan based on realistic solutions not empty promises. The city should rescind its plan to upzone St. Cross to R3 and come up with realistic RHNA low income housing numbers as required by law.

Lack of Community Engagement

Community engagement is vital to the Housing Element process. According to the Housing and Community Development website, housing issues affect the entire community — residents, employers, and the public and private sectors. The public participation requirement of housing-element law presents an opportunity to engage constituents in a dialogue — defining problems and creating solutions. That has not occurred in Hermosa Beach.

Residents have been shut out of the process. Our concerns have been ignored. Most residents have never even heard about the Housing Element.

City Staff, City Council and Planning Commission should take a closer look at the HCD website, which states clearly: "Broad participation and true engagement of the public increases the likelihood that the community members involved in the discussion and planning processes will support new housing strategies and housing development." We want to be involved in the discussion and planning processes. The question is...does the city want us to be involved?

Running a legal ad in the back of a newspaper and emailing a select group of residents on a Planning Commission site is not informing the community. Clearly the city is not making "a diligent effort...to achieve public participation."

Do your job! Represent Hermosa Beach residents. Stand up and fight to preserve our unique beachside town. Push back against the bureaucrats in Sacramento with their one-size-fits-all ridiculousness!

Sincerely,
Rich Healy
2040 Loma Dr

Myra Maravilla

From: Rob Kole <Rob@koleimports.com>
Sent: Sunday, August 6, 2023 4:40 PM
To: City Clerk
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting

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

I am Rob Kole and live at 1900 the strand in hermosa and we are 22 year residents of beautiful Hermosa...My wife is Mindy Kole and she also feels the same way as me.

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,000 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone.

Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

Rob Kole
President



24600 Main Street, Carson, CA 90745

Office: (310) 834-0004 ext.119

Cell: (310) 678-7652

www.koleimports.com

Myra Maravilla

From: Rosemarie Woerner <rmwoerner39@gmail.com>
Sent: Tuesday, August 8, 2023 1:04 PM
To: City Clerk; City Council
Subject: St. Cross site

Some people who received this message don't often get email from rmwoerner39@gmail.com. [Learn why this is important](#)

Dear Councilmembers,

I have lived on Monterey Boulevard for more than 50 years.

I am opposed to a massive development in my residential neighborhood. It seems like the city tried to push this project through with as little public notification and input as possible. But when the neighbors heard about the St. Cross upzoning, they protested.

Please listen to their concerns. Remove St. Cross from the Housing Element and look for other sites. Realtors found three alternate sites in just two weeks. Imagine what they could do if they had more time.

Thank you.

Myra Maravilla

From: Stephanie Kelley <stephkelley1@yahoo.com>
Sent: Tuesday, August 8, 2023 10:18 AM
To: City Clerk; City Council
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting

You don't often get email from stephkelley1@yahoo.com. [Learn why this is important](#)

Dear Council & Staff,

I am opposed to the Housing Element in it's current form. Our parking is already extremely limited especially during the summer! I can't imagine having to find parking if this gets passed. There has got to be a better option. Please come back with an updated plan the community supports.

The best thing about Hermosa is that it is a little beach town that is so unique - adding 50 units will begin the process of tearing apart our small-town character. The council's job is to protect our future, protect our neighborhoods, and protect the businesses that service our community! Please do not pass this as there will be no going back for Hermosa!

Thank you for your time in reading and reconsidering!

Best,
Stephanie Kelley

Myra Maravilla

From: Stephen Magoffin <smagoffin@msn.com>
Sent: Saturday, August 5, 2023 12:37 PM
To: City Council; City Clerk
Subject: Upcoming Council Meeting on the Rezoning of St. Cross Church and School

Some people who received this message don't often get email from smagoffin@msn.com. [Learn why this is important](#)

I am not able to attend the meeting on August 8th but will be there in spirit and send this message with my considered opinion. I expect our city council to represent the will of the people of Hermosa Beach and therefore include my message to the council below:

To: The City Council and City Clerk of Hermosa Beach:

I am writing to you, the city council of Hermosa Beach requesting that you do not approve the Housing Element in its current form on August 8th. Changing (or more likely ruining) Hermosa Beach's current quality of life, albeit in a crowded beach city would harm all residents' quality of life (renters and homeowners alike). I have both rented and owned property in this city; I moved here from San Diego in 1989 and chose Hermosa Beach for its quality of life – despite having to leave San Diego to get a job in LA. (I can tell you many a story of how development ruined many parts of San Diego in the 1980's and 90's)

The current housing density with current zoning makes Hermosa Beach what it is today. Tinkering with the density through zoning changes and/or height limits will permanently harm that quality of life all Hermosa Beach residents cherish.

The 550 odd required additional housing units mandated by Sacramento is a top-down number and does not reflect what our city can or should provide. The rezoning/increased density of the St. Cross property would ruin the entire neighborhood and would set a bad precedent for further rezoning in the rest of Hermosa Beach.

If the city must "find" 550 odd more housing units to satisfy Sacramento's demands, they should look at areas where the density of an apartment house would fit better. How about along Aviation or Pacific Coast Highway where there are more than several empty or under-utilized commercial sites. How about the Hermosa Mall north of Vons? (one of our city's embarrassing developments that never added to the charm of our town).

I am writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already. Look beyond the half acre requirement to find those "550" units, but do not increase the height limits or other zoning requirements that would set a precedent of rezoning that could make Hermosa Beach like the most horrible "redevelopment" areas along the Esplanade in "Recondo"

Beach to the south or the 5+ story "canyons" along Lincoln in Santa Monica. We do not want to be another Santa Monica or "Recondo" Beach!!

Regarding St. Cross, the zoning there should be no different than the surrounding neighborhood if the church choses to convert its school buildings and apartments into residential areas.

The decisions we make now will impact the future of our community forever. Once properties are rezoned, it can never be undone.

Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

Sincerely,

Steve Magoffin

From: [Thomas Schelly](#)
To: [City Clerk](#); [City Council](#)
Subject: Comment regarding the Housing Element. Please include in the record for the Aug 8 City Council Meeting
Date: Tuesday, August 8, 2023 10:15:30 AM

Some people who received this message don't often get email from thomas@kallaw.com. [Learn why this is important](#)

I'm writing to request that you do not approve the Housing Element in its current form on August 8th. Please prioritize preservation of Hermosa's unique character and the best interests of our town, its neighborhoods, residents, business owners and property owners over demands of bureaucrats in Sacramento. These bureaucrats have not visited Hermosa and have no understanding of how densely populated we are already.

Please direct City Staff to go back to the drawing board, justify new sites brought forth by the community, include "small sites" of less than 0.5 acre, eliminate unrealistic allocations like the 66 units on the St. Cross site, and adopt a plan the community supports. Over 2,100 people have signed a petition against the current plan.

The decisions you make now will impact the future of our community forever. Once properties are rezoned, it can never be undone. Please Preserve Our Neighborhood and Say No to 5 Story Buildings in Hermosa!

Sincerely,

Thomas Schelly

Sent from [Mail](#) for Windows

From: [Carrie Tai](#)
To: [City Clerk](#)
Subject: FW: Misinformation on RHNA < 0.5 acre lots
Date: Wednesday, August 2, 2023 9:29:03 AM

Public Comment for CC 8/8 Meeting

Carrie Tai, AICP | *Community Development Director*
City of Hermosa Beach
O: 310-318-0231
E: ctai@hermosabeach.gov

From: tony higgins <tony.higgins123@gmail.com>
Sent: Wednesday, August 2, 2023 9:11 AM
To: City Council <citycouncil@hermosabeach.gov>
Cc: DG_PlanningCommission <DG_PlanningCommission@hermosabeach.gov>; Suja Lowenthal <suja@hermosabeach.gov>; Carrie Tai <CTai@hermosabeach.gov>
Subject: Misinformation on RHNA < 0.5 acre lots

Dear City Council.
Dear Planning Commission

I would like to draw your attention to misinformation being circulated by city staff regarding the feasibility of using less than 0.5 acre lots to satisfy RHNA low income housing requirements.

The fact is Manhattan Beach in their recently approved Housing Element relied on <0.5 acre commercial corridor lots to meet its RHNA allotment and the same justifications used by Manhattan Beach likely apply to Hermosa.

This must be investigated.

I've taken a quick look at the Manhattan Beach 6th Cycle Housing Element focusing on Table B on page 320.

<https://www.manhattanbeach.gov/home/showpublisheddocument/49139/637811344209330000>

Table B on pg. 321 identifies 1573 total Low Income Units.

75% of parcels in Table B are less than 0.5 acres and these sites account for 14% [223] of the total low income units.

25% of the parcels in Table B are greater than 0.5 acres and these sites account for 86% [1350] of the total low income units.

Note: Table B [pg 321] Identifies Candidate Sites Identified to be Rezoned to Accommodate Shortfall

Housing Need

Counting these less than 0.5 acre lots would allow the city to put forth realistic low income housing numbers for St. Cross and the HCD demands *realistic* numbers.

City Staff's plan of allocating 66 low income units to St. Cross would require every inch of St. Cross's 2.3 acres and is a simply scandalous act given St. Cross's public statements that they will retain a fully functioning church and there will be no large scale low income housing projects.

Including > 0.5 acre lots in the RHNA count would also open the door to rescinding the wildly unpopular R3 upzoning at St. Cross while allowing the city to pursue a sensible strategy of putting low income housing in mixed-use commercial corridors near major transportation hubs.

Anthony Higgins



City of Hermosa Beach

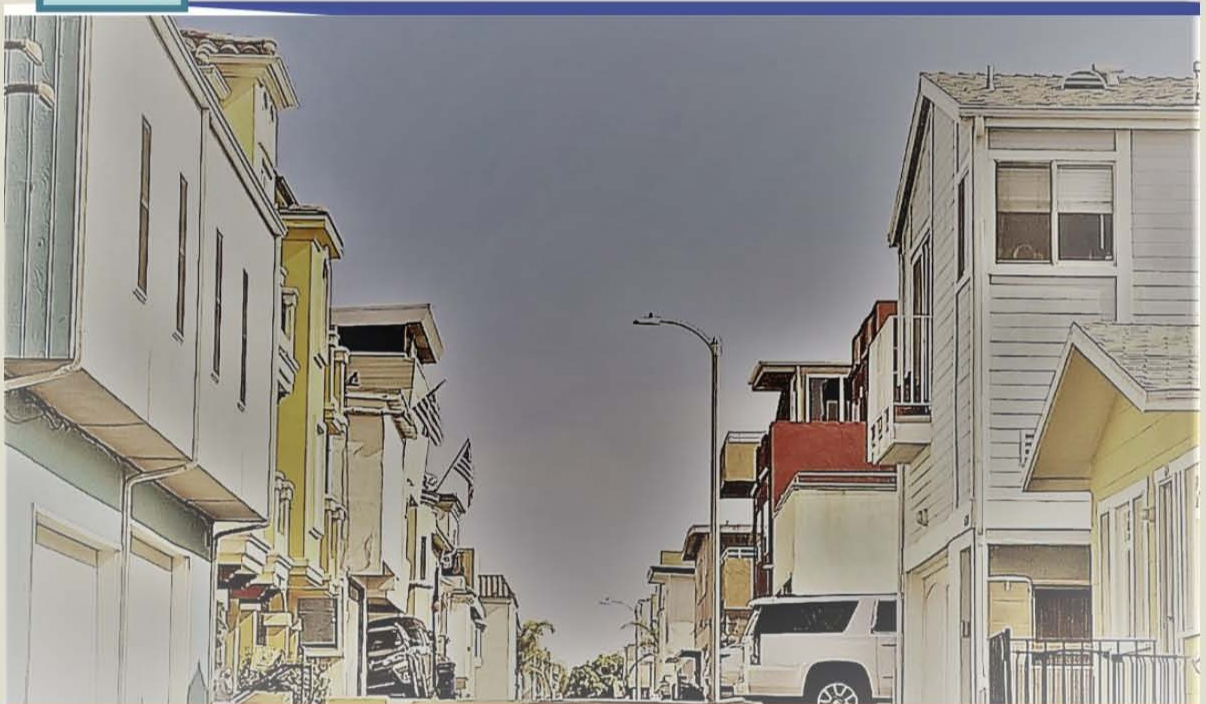
July 27 at 4:30 PM · 🌐



Curious about the next steps in the Housing Element? Keep up to date on all Housing Element meetings by visiting the City's website: <https://loom.ly/v72CMrg>



Housing Element



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HERMOSA BEACH



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