

# City Council Hybrid Meeting (Closed Session - 5:00 PM and Open Session - 6:00 PM)

Meeting Time: 07-11-23 17:00

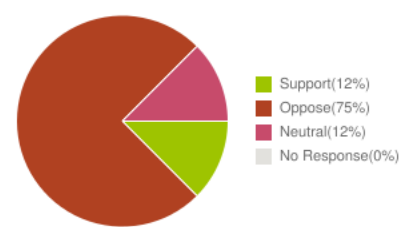
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council Hybrid Meeting (Closed Session - 5:00 PM and Open Session - 6:00 PM)	07-11-23 17:00	51	24	3	18	3

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



## City Council Hybrid Meeting (Closed Session - 5:00 PM and Open Session - 6:00 PM)

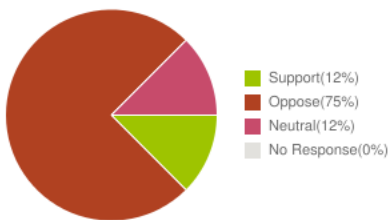
07-11-23 17:00

Agenda Name	Comments	Support	Oppose	Neutral
a) REPORT 23-0398 DISCUSSION OF GENERAL PLAN AMENDMENT (GPA 23-01) TO REVISE THE CITY'S 2021-2029 HOUSING ELEMENT (ADOPTED DECEMBER 2021) AND ASSOCIATED GENERAL PLAN SECTIONS, ZONING TEXT AMENDMENT (TA 23-02) TO EFFECTUATE PROGRAMS IN THE HOUSING ELEMENT, AND ZONE CHANGE (ZC 23-01) TO DESIGNATE HOUSING ELEMENT SITES, CHANGE ZONING FOR SITES TO ALLOW REALIZATION OF CAPACITY, AND ALIGN ZONING ON SITES WITH PLAN HERMOSA (GENERAL PLAN) (Community Development Director Carrie Tai)	24	3	18	3

### Sentiments for All Agenda Items

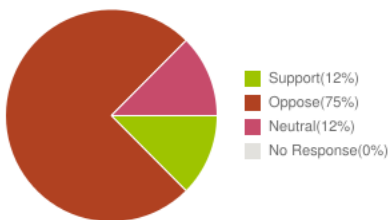
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#### Overall Sentiment



Agenda Item: eComments for a) REPORT 23-0398 DISCUSSION OF GENERAL PLAN AMENDMENT (GPA 23-01) TO REVISE THE CITY'S 2021-2029 HOUSING ELEMENT (ADOPTED DECEMBER 2021) AND ASSOCIATED GENERAL PLAN SECTIONS, ZONING TEXT AMENDMENT (TA 23-02) TO EFFECTUATE PROGRAMS IN THE HOUSING ELEMENT, AND ZONE CHANGE (ZC 23-01) TO DESIGNATE HOUSING ELEMENT SITES, CHANGE ZONING FOR SITES TO ALLOW REALIZATION OF CAPACITY, AND ALIGN ZONING ON SITES WITH PLAN HERMOSA (GENERAL PLAN)  
(Community Development Director Carrie Tai)

#### Overall Sentiment



### Robb Stroyke

Location:

Submitted At: 2:51pm 07-11-23

Dear Council,

I think the City Council adoption and vote on the 2021 - 2029 Housing Element is moving way too fast. Isn't the

final deadline to have this approved October 15th, 2023? Lets be careful and call it October 1st, 2023. I know we are past the original deadline.

I am glad we are here tonight to discuss this Housing Element. We need a little more time to carefully find and confirm additional sites if possible to include on the map and site inventories. Is the city staff site inventory map comprehensive?

Did anyone reach out to Hope Chapel? They own acres of land along PCH and Artesia. Corridors with public transportation. How about the old Roundtable Pizza site? The Frontier/GTE site. Vacant blocks of retail along PCH. the 1700-1800 block of PCH?

I found out about the Housing Agenda pending deadline a week ago and I have already found two sites, where the owner has an interest, that would be much more appropriate to include in your Site Inventories map than Saint Cross Church, which is smack dab in the heart of our sand section residential R1 neighborhood.

The first site is 22 11th Street, HB downtown, including the Brothers Burritos Building, the two vacant dirt lots adjacent to the east aka. AP numbers 4187-004-008 and 4187-004-009, as well as 46 11th Street, HB and 58 11th Street, HB. I know the owner well and spoke to him and he is interested in having his properties on the map for R3. He previously pursued building office space on the site and was rejected. The site consists of five contiguous sites totaling 14,203sf. It is across 11th Street from the parking lot behind Bank of America and all of the South side of Pier Avenue's shops, bars and restaurants. The downtown Hermosa already has high density hotel's, apartments and commercial properties including the boutique hotel located at 66 11th. High density residential on upper floors and possibly retail on the first floor would be a great improvement to what is there now and alleviate the need to up zone Saint Cross sites.

The second site is also owned by the same group located at 18 Pacific Coast Highway and 26 Pacific Coast Highway, HB which are currently commercial and zoned HBC3YY. The sites total 21,644sf and are situated on a busy through fare and much more suitable area to increase density than Saint Cross which is smack dab in the heart of our idyllic beach community surrounded by single family homes and duplexes.

To that end, do not adopt the Housing Element as proposed. Please remove the St. Cross Church parcels from the map and inventory. Do not upzone the church parcels to R3. Please remove lot consolidation from the Housing Element. At the very least do not allow enough lots to be consolidated in the middle of residential neighborhoods and exceed 21,000sf.

Please revise the plan to include alternative properties that the community has brought forth such as the two above.

Residents have not been properly noticed of the zoning change. While there is no minimum size to consolidate, there is a minimum for receiving the bonus incentive which triggers a horrific 20' height limit increase above the 25' R1 and 30' R2 & R3 properties all around this site. Without these revisions we could see massive 50' tall high density buildings in our neighborhoods.

This would impact everyone already living in our city, due to additional strains on Street parking, blocking sunshine and precious ocean views.

Think of the North end of the Esplanade. The city of Redondo Beach allowed massive buildings through lot consolidation and it ruined those neighborhoods. Please do not destroy our beautiful, quiet idyllic beach community.

I am pro development and private property rights. I'm just against the mid rise+ high density push that the state is trying to force on us. We don't have any more land, unless they want to take away our schools, parks and community properties. Do we really want to destroy what we have to comply to there unreasonable pressure? Huntington Beach and Redondo Beach have pushed back correct?

Thank you,

Robb

**Todd Tullis**

Location:

Submitted At: 2:33pm 07-11-23

It is past time for Hermosa to have an approved housing element. While the draft policy plan & technical report have some contentious items (and how could it not?), it is more risky for Hermosa to further delay approval.

**Rosemarie Woerner**

Location:

Submitted At: 2:29pm 07-11-23

Hermosa Beach has a city manager, deputy city manager, senior management analyst, community development director and two public information officers. But it was not until neighbors began circulating a petition that I learned about a potential upzoning and lot consolidation at St. Cross.

The city's failure to provide meaningful information to residents about this plan is unacceptable. It does little to foster participation in the planning process.

I urge you not to approve the Housing Element until the residents provide input and the city finds alternative sites in commercially zoned areas.

**Dunham Stewart**

Location:

Submitted At: 2:25pm 07-11-23

I respect that the city has to respond to demands of state law for the Housing Element, and the work involved for the city to respond. Unfortunately, after a couple years of no plan approval from the state, the city is up against the deadline (Oct 15, as I understand). I do not approve of the upzoning of the St Cross property, or lot consolidation. It is not consistent with the area, and there are other properties in the city to consider that are reflective of higher density areas. St Cross Church has property rights to redevelop any of the property they own under current zoning. And, with SB9 & SB10, they could event add extra units beyond that without upzoning. They could even put a "deed restriction" on title for some of units to be used for low income housing. Should the property be upzoned, a final developed product might include a few required low income units, but would end up being a very high percentage of newer condos/apartments selling/renting at market rates. That would be the only way a developer could make sense of the project considering the cost to build and the cost of the land. Please band with other cities to keep zoning control at the local level. There is a better solution within the city, and this sets a dangerous precedent.

**Andrew and Leanne Clifton**

Location:

Submitted At: 2:02pm 07-11-23

We are against the rezoning of the St Cross property to R3. This is a residential neighborhood and does not need large multi unit properties ever! Monterey is an over used street as it is and cannot handle such increased traffic. Parking is very difficult now on Monterey and units with no parking spaces required will make parking impossible. If we have to make changes in zoning due to our nutty State government, do it in non residential areas like PCH and Aviation.

**Nathan Cournia**

Location:

Submitted At: 12:02pm 07-11-23

I am against lot consolidation and rezoning of the St. Cross property. High density housing is more appropriate near infrastructure that can sustain it, such as PCH or Aviation. Parking, traffic, and noise along Monterey Blvd are already problematic issues. Opening the door to adding many more units along Monterey will worsen these issues and have an adverse effect on the character of the neighborhood.

**Andrea Garvey**

Location: 90254, Hermosa Beach  
Submitted At: 11:18am 07-11-23

I strongly oppose! I am AGAINST LOT CONSOLIDATION AND REZONING OF THE ST CROSS CHURCH'S PROPERTY. We live very close by and parking is already an huge issue. I can't imagine what will happen with a large complex! The new laws allowing development of multiple units without being required to provide parking is a poorly thought out plan in this already densely populated neighborhood. There are several other locations in Hermosa Beach that are more suitable to fulfill the RNHA requirement.

Remove the St. Cross Church parcels from the map and inventory.

Do not upzone the church parcels to R3.

Remove lot consolidation from the Housing Element.

Revise the plan to include alternative properties that our community has brought forth.. No parking- already emergency vehicles can not access our alley behind and close to the church because of parking issues this will make it impossible & even more dangerous! The safety of our children is also a huge issue! Schools are already over crowded here. Residents have not been properly noticed of the zoning change! I oppose any actions to consolidate lots.

### **Julie-Ann Forney**

Location:  
Submitted At: 9:18am 07-11-23

Please remove St Cross from the list for upzoning those lots. There are other sites in HB that are much better suited that will accommodate this need and will meet the required minimum by the state mandate. Please consider other sites instead. Thank you.

### **Preserve OurNeighborhood**

Location:  
Submitted At: 1:28am 07-11-23

1,727 people have signed the petition "Preserve Our Neighborhood and Say no to 50 New Units at 19th & Monterey/Loma." The message is loud and clear! The community is imploring you to protect the character of Hermosa.

Do not approve the Housing Element as proposed. Remove the St. Cross Church parcels from the map and inventory. Do not upzone the church parcels to R3. Remove lot consolidation from the Housing Element. Revise the plan to include alternative properties that the community has brought forth.

### **MC Guerry**

Location:  
Submitted At: 7:08pm 07-10-23

I urge you to approve the housing units at St Cross church. It is the Christian thing to do and the only option for environmentalists. You can not call yourself an environmentalist or Christian if you oppose this, We need to increase density in the housing plan on every lot in the city so to facilitate the building of a lot more housing. We should allow more people to live here and not be forcing people to live where they have to run the air conditioning a lot. We are in a housing crisis and housing costs are too high, forcing people to those hot areas. The most effective way to bring housing costs down is to build more. Increased density will also be good for businesses (more local customers) and to fight the climate crisis.

### **Thomas Turney**

Location: 90254, Hermosa Beach  
Submitted At: 4:46pm 07-10-23

I oppose any actions to consolidate lots.

### **Jon David**

Location:  
Submitted At: 3:02pm 07-10-23

The City of Hermosa is in a very tough spot because it must show removal of housing development constraints to allow for more housing or risk lawsuit from the state, loss of funding, and the loss of our own ability to write our own zoning law (via builders remedy). These are hard pills to swallow in an already built out town!

I have no doubt we will achieve a certified housing element because of all the hard work that has led us here. However, this will not actually solve an important problem...lack of housing production. The housing element has been called "an exercise" because the deliverable is only a paper certification, not actual housing. Rezoning just releases one constraint of many. Actual development is in hands of property owners. Unless the Church wants to get into the development businesses a low-income housing project will NOT likely materialize because it hard to pencil out and because of inertia. At the end, the City will be happy because they do not have to fight the state and property owners, and the St. Cross area residents will be happy because nothing changes in practical terms.

But we are all left with a massive problem that should not be overlooked nor fall out of the discussion.... few kids in Hermosa will have the opportunity to spend their adulthood in their home town....or even their home state. We have a true shortfall of housing in California. The proof is in the prices. Even hard working, older professional can not afford to live here due to lack of inventory. So here we are where the current generation of property owners want keep our slice of paradise which leaves an unmet obligation of increases our housing stock for the benefit the next generation. This is a real pickle!

There is no pretty and perfect solution. But much of the housing element is great attempt. In order to generate housing that has minimal negative impact, we need smart zoning and building standards. I think the City has done a good job at that. We need to put the right housing in the right locations...and with standards that actually promote housing production. The obvious focus, which the City is taking, should be on the downtown, which is oddly less dense than our residential zones. This results in a lack of vibrancy and economic resiliency downtown that has plagued our city for years. Now is the perfect moment to improve the housing shortage, the lack of economic vibrancy, and take the pressure off the residential zones by adding density where it is most needed and where it is most appropriate...in our downtown.

To be effective we need building standards that actually support housing production as well as our City Plans lifestyle, environmental and character preservation goals. Two concepts, support these goals that I do not see written into the ordinance are:

1 -Lessen residential parking standards for studios and 1brms in the DOWNTOWN to allow the substitution of a car parking spot for bike parking spots. This open up the ability to produce housing units on small lots and also support our living streets goals. By reducing residential parking downtown we are selecting our downtown residents to be ones that live, work, and play in Hermosa. That puts more feet on the street for vibrancy and increase affordability because units where parking is not offered are less expensive.

2 - Building standards that encourage the retention of our downtown character. City code should allow for conversions of portions of existing commercial structures to residential use without conforming to new R-3 building standards, unless needed for health and safety reasons. Forcing the dismantling or demolition of downtown structures is counter-productive to housing production and directly opposes our character retention goals.

Lastly, as to the question of will adding more housing to Hermosa bring down prices? Mathematically yes. Price is where the supply and demand curve meet. If we add 500 housing units, and every city in the region does their proportional amount, supply would increase and prices would come down. It's simple economics. Arguing against this is the equivalent of saying "Why should I vote because it won't make a difference." It matters on the margins. The bigger issue is that since many view there houses as investments as well as places to reside additional housing a may not be a good thing for them. We also may not want to share our precious space with more people. So an honest question we all need to ask ourselves is "how self-serving do we want to be?" then decide our position accordingly.

### **Kent allen**

Location: 90254-3323, Hermosa Beach  
Submitted At: 1:39pm 07-10-23

Dency Nelson is correct that the Greg Breen Letter was good. I called Greg myself to tell him so. What Dency failed to mention, is that this is what you get when you vote for Democrats. Democrates run this state and you get

exactly what you vote for. Elections do have consequences. I wanted to ask his wife Moria some additional questions, but I figured it's better to go straight to Dency to get her opinions. Like one of my planning commissioner, friends said: STOP VOTING FOR DEMOCRATES AT THE STATE LEVEL. This entire mess was caused by poor leadership.

**Concerned Resident**

Location: 90254

Submitted At: 11:58am 07-10-23

Why would our City approve a plan that is not good for Hermosa-at-large?! We need a GOOD plan — and not just any plan — to comply with the State's RHNA requirement. Let's look at parcels that actually make sense for the Housing Element... and not those that are merely convenient.

**Tony Higgins**

Location:

Submitted At: 7:37am 07-10-23

I fat fingered my position on the housing element in my comment below. I should have selected OPPOSE not NEUTRAL.

I believe any large scale housing developments should be placed in newly zoned mixed use commercial/residential locations along Pier Ave, PCH or Aviation and must include underground parking.

The idea that a developer might have the option to place 50-100 units in an area without devoid of easy east/west highway access is wrong

Anthony Higgins

**Anthony Higgins**

Location:

Submitted At: 7:10am 07-10-23

Dear City Council

Dear Planning Commission

Well here we are in another fine mess.

Despite spending many millions on consulting, hiring two different community development directors in the past couple of years, staffing increases, more salary for our city manager than you can shake a stick at, countless job reclassifications and a King's buffet of budget increases the city hasn't taken care of basic core-competencies like completing its Housing Element on time.

And because of this, the city is at increased risk from predatory developers among other things as described in the LA Times article below:

<https://www.latimes.com/homeless-housing/story/2022-10-24/santa-monica-housing-apartment-boom>

Are we going to blame covid again?

Well most other California cities either have HCD approved Housing Elements or at least submitted their Housing Elements to HCD.

And this is just the tip of the iceberg in terms of risks and penalties our city and ultimately our residents are now facing for not having an approved Housing Element in place.

Running the City is a very demanding job. I will grant you that.

But having an on-time approved Housing Element is just a core competency for a City Manager.

But at this point it should be clear the problem is a matter of priorities not resources and accordingly i believe our

city manager is just not up to the job.

The draft Housing Element should have been submitted long before former Director Ken Robertson retired.

The Housing Element draft should have been submitted to HCD by January 2021 if we were to have an HCD approved Housing Element by October 2021 as required by State Law.

And our City Council has abjectly failed to provide any meaningful oversight and continues to coddle our City Manager with rosy accolades & raises instead of a pink slip.

Anthony Higgins

**Alysa Brennan**

Location:

Submitted At: 12:07am 07-10-23

I am AGAINST LOT CONSOLIDATION AND REZONING OF THE ST CROSS CHURCH'S PROPERTY. I live close by and parking is already an issue. I can't imagine what will happen with 50 units. The new laws allowing development of multiple units without being required to provide parking is a poorly thought out plan in this neighborhood. There are several other locations in Hermosa Beach that are more suitable to fulfill the RNHA requirement.

**Richard Healy**

Location: 90254, Hermosa Beach

Submitted At: 8:04pm 07-09-23

I strongly oppose any plan to rezone the St Cross Church property. I have lived down the street from St Cross for 24 years and adding density to an already overly dense area is insane! Parking is a nightmare already; what on earth are you trying to impose on the current neighbors who enjoy a safe and reasonably quiet area. Additionally, Loma Drive, which runs through the St Cross property, is a popular route for young children heading to/from Valley and Vista schools. Don't endanger their safety with increased traffic from unnecessary additional housing units. Keep Hermosa Hermosa! The only ones to benefit from such a move are the developers - certainly not the residents!

**KATHLEEN GARDNER**

Location: 90254-2837, HERMOSA BEACH

Submitted At: 5:17pm 07-09-23

I am AGAINST LOT CONSOLIDATION AND REZONING OF THE ST CROSS CHURCH'S PROPERTY because building high density at that site will ruin the character of our neighborhood. Parking already is a problem for residents before you add 50 more units. Several other parcels along major thoroughfares near public transportation within the city have been identified to fulfill the RHNA requirement. Please select among those options and preserve our neighborhood. Over the years we have worked to keep Hermosa Hermosa. Let's not stop now.

**Cara Looney**

Location: 90254

Submitted At: 3:43pm 07-09-23

Firstly, there are several other parcels that will get HB to its RHNA requirement without St. Cross on the list. Let's keep those large-scale developments -- whether realized or merely on paper -- in commercial zones and not in dense residential areas. Secondly, consolidating and upzoning the St Cross properties is NOT good for Hermosa Beach's future. I agree that St Cross is an asset to this neighborhood and trust that St Cross will continue to do right by its neighbors. However, I do not trust that developers will share our same ethos. Keep Hermosa Hermosa.

**Dency Nelson**

Location: 90254, Hermosa Beach

Submitted At: 12:38pm 07-09-23

Moir & I draw your attention to the excellent letter published in this past week's Easy Reader by longtime



Hermosa Beach resident and homeowner and former HB City School District Board of Trustees Member Greg Breen. In that letter Mr. Breen reminds us that "state law requires all cities -- including our beloved Hermosa -- to have a housing plan. The upzoning of St. Cross is an integral part of Hermosa's proposed Housing plan," He goes on to say that his understanding of the rules is that "failure to have such a plan means a builder can ignore local development guidelines to build affordable housing. Opponents don't want an 'albatross project similar to the 79-unit Highrose project in neighboring Manhattan. The irony here is that failing to have a housing plan means exactly that a developer can build such an albatross project." He also suggests in that letter that all the fury over having a project like this might be more about letting "people with cooties live near us." In a personal correspondence with Mr. Breen where Moira & I thanked him for his letter, he replied to us "thanks for the kind words. We've lived across the street from St. Cross for 30+ years now and I appreciate what they've done and what they continue to try to do. They're really good neighbors, as are the tenants they have living in the 18 units they own. My personal belief is that Hermosa is a richer, more vibrant community for the economic diversity of our populace." Moira & I wholeheartedly agree with all of these points and support this General Plan Amendment.

**kelly Kinnon**

Location:

Submitted At: 9:18am 07-08-23

The upzoning of the St. Cross Church is not appropriate for the neighborhood for a multitude of reasons. Current zoning should remain unchanged. Poor site for dense housing.

**Christopher Kinnon**

Location: 90254, Hermosa Beach

Submitted At: 9:16am 07-08-23

The upzoning of the St. Cross Church is not appropriate for the neighborhood for a multitude of reasons. Current zoning should remain unchanged.

**Michele Hampton**

Location: 90254, Hermosa Beach

Submitted At: 2:46pm 07-07-23

Please take off St. Cross Church properties from the Housing Element list.

This would be an eyesore in the center of our community in a residential neighborhood.

There is already very, very limited parking for those of us who live next to St. Cross Church.

Please look into others locations that would be better suited.

Corridors along PCH/Seuplveda where there is better public transportation, markets, restaurants, etc.