

**From:** jon@biorenewlabs.com <biorenew415@gmail.com>  
**Sent:** Wednesday, November 2, 2022 11:50 AM  
**To:** DG\_PlanningCommission <DG\_PlanningCommission@hermosabeach.gov>  
**Subject:** Comments on Administrative Provisions

Dear Commissioners,

Please find attached my comments on the topic of tonight's planning commission meeting.

Thank you for taking the time to receive my input.

Best Regards  
Jon David

Staff and Martha Miller are making great progress on the zoning updates. Please find my thoughts on tonight's Administrative Provisions section. I hope they are of value:

**17.04.040 and 17.05.040** allows the Community Development director to make certain decisions that are ordinarily made by the Planning Commission. This would add simplicity and efficiency. I am greatly in support of this concept. However, I did want to point out that according to the chart from prior zoning meeting, ground floor office on Pier Avenue only requires a "Minor Use Permit". Therefore, from a practical perspective, the Community Development Director will solely decide if there is a ground floor office ban on Pier Ave. I have not heard a census on an office ban on Pier Ave.

**17.05.110** allows for revocation of permits for restaurants if alcohol permits if a restaurant exceeds 50 gross sales. I believe this rule already exists in some form but am not sure. Regardless, I am not for or against this rule because I don't know enough about the topic. However, in theory, if ever enforced regularly, I can see where this type of rule has the unintended consequence of decreasing alcohol cost and increasing food costs at an establishment. I don't think cheap alcohol is the goal.

**17.10** applies to Modifications. Flexibility was a recurring theme, by myself and others on the economic development advisory team. There are times when a difference in fraction of an inch or foot just simply does not matter. I love empowering the community development director having the authority to help our residents and business in those circumstances.

**17.15.040** deals with inspection and right of entry of suspected violations. The City should have rights to enter spaces used by the public to ensure safety. However, unless already codified, additional entry rights to private offices and private homes simply based on suspicion seems like a slippery slope. I believe even the police need a warrant.