

GENERAL COMMENTS

Questions Asked

1. **Will there be a Noise Study in the EIR?** – Yes a noise study has been conducted and will be incorporated into the EIR
2. **How many participants were on the walking tour? Was it a mix of the community?** – Each walking tour had approximately 50 participants. There have also been numerous other opportunities for community input
3. **What is the disclaimer about exceptions to changes in land use designations?** – The only changes to land use designations proposed are to reconcile inconsistencies between the current General Plan and the Zoning Code
4. **How many people is Raimi Associates planning for in 25 years?** - The SCAG projections for Hermosa Beach for 2016-2040 match the growth projections detailed in the EIR Project Description. The current allowed density should a property owner choose to redevelop their property to the allowed density, under both the adopted and proposed plan, will result in a small increase (3%) in overall population over the next 25 years.
http://scagrtpscs.net/Documents/2016/draft/d2016RTPSCS_DemographicsGrowthForecast.pdf
5. **What are coastal related industrial uses in the Cypress District? How are they defined?** – Coastal related industrial uses in Cypress are focused on surfboard manufacturing
6. **What are the proposed setbacks for hazardous materials?** – The specific setbacks would need to be proposed and defined within the municipal code. Which would be an implementation action of the PLAN.

Overall Comments

Comments:

- Hope that each member of City Council has thoroughly read and interpreted this entire document and makes appropriate recommendations to the consultants and either change it or throw away the entire document and start over.
- People that weighed-in would like to be sure their voices are heard and action taken, with follow-up notifications pushed to them regarding upcoming meetings and revisions to the plan so they can remain informed.
- In general, I believe it captures the community vision as expressed in citizen input opportunities, many in which I participated.
- No General Plan!
- I think the proposed plans are great and really needed.
- Love how public art and design is part of the plan
- I'm proud of our council and community for thinking ahead. It is especially important to consider the effects global warming will have in the future.

Plan Layout

- The focused summary sheets by district are a wonderful community tool.
- The proposed changes are not good for our town in general – they would infringe on current development rights, reduce property values and discourage investment in Hermosa Beach.
- The plan layout looks good.
- Congratulations to all of you in creating an excellent PLAN Hermosa document for its comprehensiveness, clarity, graphic design, and readability.
- Language is too complex
- Had a very difficult time in understanding what PLAN Hermosa means for Hermosa citizens
- Provide more definitions
- Believe the document was written to confuse the reader into accepting concepts of increased density and infringement on private property rights
- Document is too long (200 pages) for most to be able to read through and understand
- Efforts should be made to make the document as accessible as possible to the average Hermosa reader
- Greater clarity could be provided with examples of actions or mechanisms for certain policies
- The vast majority of residents, property owners, and even those in real estate are not aware of the implications of this plan due to its size and complexity

Response

Community members provided comment concerning PLAN language, noting that complex terminology and complex concepts could be simplified or better explained throughout the document. Commenters asked for the use of more definitions, and greater clarity through example actions or mechanisms for certain policies. Weaving more definitions into the document, reducing jargon, and eliminating text, where appropriate, could help clarify unfamiliar terms and make the document more accessible.

Public Outreach

Comments:

- We do not believe the community at large, especially residential property owners, have been adequately represented by the 15 person working group and staff involved in creation of the PLAN. Not a single developer or member of the real estate community was a part of the working group. It is imperative that individual property owners be made aware of the changes that would impact their property before they are implemented.
- A comment was also made concerning the workshop materials that were used and felt that electronic surveys in the future would be more efficient.
- There should be a community hearing before any draft is formulated as many stakeholders have no idea this is being contemplated

Response

The General Plan Working Group was comprised of fifteen residents with a wide range of interests and expertise in the community. Since this is a comprehensive update it was critical to have participation from community members that represented multiple perspectives. Within the group, we had representatives from each of the City's commissions, a local architect, real estate professional, local business owners, urban planners, and school district officials, all of which were also local residents.

Beyond the community working group, many opportunities for input and feedback have been made available to the community at large over the course of the last three years. This included five public workshops or community events, multiple online surveys, and more than a dozen study sessions with the Planning Commission, City Council, and other Commissions.

In January of 2016 a postcard was mailed to every commercial and residential address within the City to notify the community of upcoming opportunities to participate in the development of PLAN Hermosa.

LAND USE

Height Limits and Number of Stories

Comments:

- Reductions in height limits and buildable square footage will have a significant negative impact on property values.
- It effectively gets rid of a floor of living area for all future development – it will reduce property taxes as well as building permit revenue.
- Maybe there should be a sunset provision in any program for the residents that purchased real estate here in good faith.
- Limits of 25' in an area where most homes are already 30' would decrease property value and future development would look awkwardly small.
- Existing 30' houses inconsistent + decrease property values for houses subject to new lower limits

Response

A concern of many community members who commented on the PLAN are regulations on building height and the number of stories allowed on their property. There is a concern that limiting height restrictions would decrease property values, create aesthetically unpleasing neighborhoods, and may infringe on property rights.

For any section of the City, the intent was never to lower or raise building height limits. There are a couple of places that have been brought to our attention where it probably makes sense to modify the language to be clear that height limits are determined by the underlying zoning districts and that there is no intention to change those limits through this planning effort. The height limits are something that was long ago decided by the voters and any changes to height limits would also require a vote of the people.

Allowable Density

Comments:

- Want to maintain small beach town character
- We do not want to become a crowded, congested big city with rows of matching condominiums stacked up against each other and backed up onto the sidewalks as this document suggests.
- Opposed to the rapid urbanization at work in Hermosa Beach
- Attract millennials with smaller, lower cost apartment units
- Opposed to promoting higher density in the City
- Entire document is about increasing density and infringing on individual property rights
- See congestion, high density, and stack and packing woven throughout this plan

- The RHNA report, the SCAG profile, and the local city planners agree there is no growth of people coming for 35 years. **Note that this is not correct and is explained above.**

Response

Maintaining Hermosa's small beach town character is important to the community. Many commenters of the PLAN voiced concerns on the allowable density permitted in new development. Community members feel higher density could make the City more crowded and congested, creating cookie cutter neighborhoods packed with multi-family housing and feel this would lower the values of existing housing, infringe on property rights, and reduce the City's small beach town charm.

The allowed density within each residential designation (low, medium, high density) is not proposed to change through this process. However, the overall population will not likely stay at the approximately 19,800 residents it is today, because there are several properties today that are currently underutilized and have the right to add a second or third unit while staying within their allowed density. There are approximately 300 additional units that could be built in Hermosa Beach over the next 25 years, predominantly in the medium and high density areas, while staying within the allowed densities for each property.

Setbacks, Building Facades, Scale and Massing

Comments:

- Setbacks, scale and massing should remain consistent with today's standards so new/renovated homes are consistent with neighbors, not set back farther
- Decreasing square footage will make properties more expensive and smaller
- To investors, scale and density translate to revenue and increased property value and the troubling factor is that there is flexibility within existing codes to lose our small town character in an eye blink. Our building codes were created without anticipation of the potential exploitation we now face.
- Other LA cities have addressed "mansionization", hope Hermosa can follow suit to combat this

Response

Maintaining consistent neighborhood scale and design is important to Hermosa Beach community members. Those who commented on the PLAN have concerns that larger setbacks, building facades, scale, and massing could reduce buildable square footage while increasing property prices. Commenters feel the standards should remain the same in order to maintain consistency in building design and scale in the future.

The intent of the character area section is to describe some of the unique characteristic that define a neighborhood as they exist today and provide information and recommendations by neighborhood on how some of those unique features can be integrated into new projects so they are consistent with the surrounding neighborhood. For property owners and architects that

are not familiar with the nuances or unique characteristics of the surrounding neighborhood - this is meant to provide context as they are designing new projects not requirements for larger setbacks and lower scale.

Garage Placement

Comments:

- Crazy to encourage single tandem garages vs. side by side
- Tandem garages are inconvenient, largely unused
- Would cut into coveted backyard
- Renovations should be exempt from new garage design guidelines
- Single-car-wide tandem garages are inconvenient and would lead to more street parking
- They would encourage rear garages where there's an alleyway

Response

Garage placement was a hot topic among public comments in the PLAN. Many community members disagree with limiting garage widths and that tandem garages are inconvenient, largely unused, and would take away from coveted backyard space. An increase demand of street parking would result from this change, which is already an issue in the City. Commenters recommend that renovations be exempt from new garage design guidelines.

The design and placement of the garage on a private property has an affect that extends beyond the property line - it can influence the ADA accessibility of a sidewalk, result in the loss of street trees, reduce outdoor activity from the street level by not having porches or front yards, and remove public street parking to accommodate private parking spots. Recommendations on the placement of garages on a property is meant to offer creative solutions that may or may not be feasible in all instances to minimize the effect private property has on the public street realm. When it comes to properties with alley access, it is already a policy of the current general plan to require that parking access comes off of the alley rather than breaking up the street frontage. There will of course be exceptions where this is not feasible, but that is why the City has the ability to grant a variance in those circumstances.

Neighborhood Commercial Uses

Comments:

- Appreciate the thoughts expressed in PLAN relating to neighborhood commercial zone – cluster of neighborhood commercial on Manhattan Ave is a wonderful thing.
- Recent project at 2700 Manhattan Ave is a prime example of why the General Plan needs to be changed to preserve character – really dense residential condominium project, over 87% residential that will kill of neighborhood commercial establishments
- No new stores should be added in our residential area on prospect

Response

Some community members are not in favor of land designated as neighborhood commercial, fearing it would affect street parking, increase traffic flow, and that neighborhoods are already well served. Others, however, feel commercial uses in their neighborhoods will add much needed services within walking distance of their home and take advantage of underutilized lots in the area.

The intent is to offer local neighborhood serving uses east of PCH similar to what is available to neighborhoods throughout the rest of town (note that no specific locations have been designated at this time). There are many classic examples here in Hermosa (The Green Store, Granny's, Boccatos) where neighborhood commercial services are designed to benefit the immediate neighborhood so that they do not have to get in their car or trek long distances to get coffee, or a sandwich, or other goods. This is an important strategy as the number of people working from home increase and need services nearby for a quick break, as well as an important component to becoming a carbon neutral community.

Short-Term Rentals

Comments:

- Include the regulation of short term rentals in the PLAN – restrict within areas of city, length of stay, require annual business license
- Remove short term rentals from the PLAN
- Define short-term rentals as less than 30 days
- Potential to increase crime, noise, parking, trash
- Should be confined to commercial areas like hotels
- STRs are currently operating without business standards like, licenses, or permits
- Affect long term rental rates, making unaffordable
- Creates unapproved hotel like mansions
- Should not be allowed in properties with shared security access
- Should not be allowed in apartment buildings
- Fair uses should/could include: legit (no monetary transaction) vacation swaps, rentals with owner present on property and/or residents who are utilizing home as their primary resident.
- Look at best practices in other cities-from bans to regulations.
- Create standards like: not to exceed 10% per block; Not to exceed normal occupancy- eg: 2 bedrooms: up to 2 couples plus 2-3 kids under 18; implementation of “penalties” for non-compliance (3 strikes you are out).
- Short term rentals should be limited to properties West of Valley/Ardmore in the Coastal Zone
- Include a 5-7 day minimum stay
- Require an annual business license – with fees used to fund the costs of enforcement

- Houses not in compliance will be subject to a stiff fine. City should require all licensees to watch a webinar on how to set up and run a vacation rental with a 20 question quiz
- City attorney should draw up list of rules and regulations that are included in each short term rental contract

Response

Short-term rentals in Hermosa Beach was another hot topic during the outreach and public commenting period. Overall, those who commented on this topic felt there should be more regulations set for short term rentals in the City. Locations within Hermosa Beach, length of stay, and parking requirements were all mentioned as standards that should be set in order for short term rentals to be permitted. Commenters also felt the significant rise of short-term rentals could lead to increased trash and noise, less safety, increase long term rent prices, and a reduced sense of community.

Without clear policy direction, our obligation as the staff and consulting team is to put forth a plan that we believe is certifiable by the Coastal Commission, and it is up to the decision-makers to make the policy call. Through meetings with Coastal Commission staff they have re-iterated multiple times that they have not certified a coastal plan that prohibits short-term rentals (note that Manhattan Beach has adopted a ban, but has not submitted that amendment to the Coastal Commission for approval yet). The Planning Commission is exploring several options to address the issue of short term rentals that extends beyond allow or ban, but also looks to several middle of the road options to address some of the nuisance issues. Just like any policy in the General Plan, this one could be modified through the hearing process based on specific action and recommendations made by the Planning Commission and City Council related to short-term rentals.

Historic Properties

Comments:

- Preservation of historic buildings optional and must require owner consent
- Identify the assets in the city worth saving and restoring
- evaluation of historic resources should be at the owner's discretion and that some of the regulations set in the PLAN infringe on property rights.
- Should be identified with plaques or tiles. There are other stories to highlight such as the Cypress shapers, Body Glove, etc.
- State designation of Hermosa Beach (as a whole) as a state cultural district

Response

How to balance private property rights with community values (protecting character) and community heritage has been an important consideration in the development of this draft plan. Note that nearly all of the language presented is voluntary in nature. PLAN Hermosa "encourage[s] the voluntary designation of potentially historic resources" but does not require

designation or go so far as to designate opposed to the desires of property owners. The only directive language relates to protecting landmarks that are already designated (*Bijou Theater, Bank of America Building, and Community Center) and requiring buildings to be evaluated and documented prior to demolition. With regard to evaluating and documenting potentially historic resources, such practice is already required under CEQA whenever a discretionary action is requested and the City has conducted evaluation on their own properties (i.e. the fire tower) and requested evaluations from discretionary projects where demolition of a potentially historic property is proposed. A property owner would not be prohibited from demolishing a building after it has been evaluated and documented unless it meets the detailed significance criteria identified in the City's adopted historic preservation ordinance.

Ocean Views

Comments:

- Doesn't mention protecting ocean views in Eastside Neighborhood
- High density living units could obstruct views

Response

Protecting coveted ocean views is a priority for Hermosa Beach residents. Those who commented on the PLAN are concerned that high density living units could obstruct views, especially in the Eastside Neighborhood. The identification of ocean views can be added to the Eastside neighborhood description but it should be noted that the City does not have a view protection ordinance and all discussion of views in PLAN Hermosa is focused on views from public locations.

Downtown District

Comments:

- Downtown is not the heart of commercial activity in Hermosa Beach – Goal should be to have a downtown that is vibrant all days of the week and all times of the day
- For a BID, visitors valet parking program, and city shuttles, allow more pedicabs to enhance downtown
- Would like small tables next to the chairs/benches around downtown so people can buy at places like Ashley's then eat outside
- Support creation of a new city run or city affiliated visitors bureau, open a small visitors office with official city merchandise and information

Response

Many of these ideas are identified or consistent within the discussion of the Downtown District. Some ideas are more detailed or implementation focused than is needed within the goals and policies.

Cypress District

Comments:

- Encourage creative uses, support existing businesses
- Cypress could be a totally cool enclave with carbon neutral companies, interesting buildings, cafes and shops, indoor kids play
- Look at re-use of city yard to compliment Cypress District – City should retain ownership, but find ways to monetize with compatible renovation and possible low impact development
- Rename Cypress Junction
- Allow carts in limited way to sell coffee, pastries, etc for Cypress and South Park visitors

Response

These ideas are identified or consistent within the discussion of the Cypress District. The land use designation for this area would focus on the *production* of goods and crafts, with some room for retail uses so long as they are accessory to a production use.

Public Art and Design

Comments:

- Start mapping cultural assets to encourage the ongoing rebirth of a thriving arts community
- Art should not be limited to beach-themed. – Suggest art should be compatible with a complimentary to Hermosa
- Encourage, incentivize more public art
- Create a new Cultural Preservation and Arts Commission.

Response

These ideas are identified or consistent within the discussion of Public Art and Design. Expanding the public art that may be appropriate in Hermosa Beach can be added to this section.

Other Comments

Comments:

- Scrub all exemptions and references to oil drilling except for areas where it notes the ban. *Note: The recommendations can be included as an implementation action of the PLAN*
- Look at entire city to plan and design gateway welcome signs and monuments – engage the many creatives in the community to submit designs
- Eastside and Hermosa Hills have essentially the same character and should be combined
- Attract businesses so people can live and work in HB, cut down on commuting

COMMENT CARD

What other ideas, questions, concerns would you like to share with us?

CYPRESS !

Can be a totally cool enclave → consider carban neutral companies

coffee & bagels, interesting buildings

tech / video game companies

indoor kids play, wine & cheese shop,

flower shop & cafe? indoor pool, bathing cages

8th street sidewalks - can they be widened?

Return to City Hall **OR** email generalplan@hermosabch.org

COMMENT CARD

What do you think of the proposed goals and policies?

NEW HOTEL PROJECTS SHOULD NOT
BE ALLOWED TO SERVE ALCOHOL
AFTER 11 PM. ~~WE~~ CAN THINK
CAP + TRADE, ~~NO~~ PLACE CEILING ON
DRUNKS PER NIGHT!!

Share your feedback with us on the "hot topics" poster!

COMMENT CARD

What do you think of the proposed goals and policies?

We need a new police station.

- layout / size of facility is too small
- NOT efficient
- park cars on public street ← NOT SAFE
- gym for police officers.

Share your feedback with us on the "hot topics" poster!

COMMENT CARD

What do you think of the proposed goals and policies?

SMALL BEACH TOWN CHARACTER:

- Other LA areas have addressed "McMansian"-ization, hope Hermosa can follow suit to combat this
- attract Millennials with smaller, lower cost apartment units
- attract business so people can live and work in HB, cut down on commuting

Share your feedback with us on the "hot topics" poster!

COMMENT CARD

What do you think of the proposed goals and policies?

I WOULD LIKE SMALL TABLES NEXT TO THE CHAIRS/BENCHES
AROUND DOWNTOWN. SO PEOPLE COULD BUY FOOD
AT PLACES LIKE ASHLEYS, THEN EAT OUTSIDE.
WOULD IMPROVE BUSINESS FOR THOSE TYPES OF
PLACES

Share your feedback with us on the "hot topics" poster!

COMMENT CARD

What do you think of the proposed goals and policies?

CONSIDER ~~THE~~ BUILDING TRAFFIC/
ROTARY CIRCLES @ PCH/AVIATION
AND ARTESIA/PCH INTERSECTIONS
MUCH HIGHER VOLUME TRAFFIC
INTERSECTIONS THAN THESE WORK
PERFECTLY IN AUSTRALIA +
ELSEWHERE.

Share your feedback with us on the "hot topics" poster!

COMMENT CARD

Attachment 3E

What other ideas, questions, concerns would you like to share with us?

I'm concerned about ~~an~~ underground parking proposed by hotel developers at the Mermaid Restaurant site. Please study carefully the water table + natural oil seepage way down below.

Please consider incorporation of parks, playground, athletic fields, and/or outdoor seating areas to future development.

For example, can the Big Lots Aviation section feature upgraded ^{commercial} building within a nature setting or Hope Chapel's former Albertson's lot. Think of Malibu's Country Mart where mom's + children shop + eat at restaurants + play in sand by boardwalk-type decks + playground. Return to City Hall **OR** email generalplan@hermosabch.org

COMMENT CARD

What other ideas, questions, concerns would you like to share with us?

BEHIND, 2X IN LAST YEAR, OLDER PERSON WOULD HAVE BEEN KILLED, INSTEAD OF JUST INJURED LIKE I HAVE BEEN.

Return to City Hall **OR** email generalplan@hermosabch.org

COMMENT CARD

What do you think of the proposed goals and policies?

I'm proud of our council & community for thinking ahead. It's especially important to consider the effects global warming will have on us in the future. Thank you!

Share your feedback with us on the "hot topics" poster!

COMMENT CARD

What do you think of the proposed goals and policies?

① TAKE BIKES OFF STRAND! TOO MANY INJURIES + TOO MUCH LIABILITY. ALT. OPTIONS INCLUDE: ① BUILD PATH ON SAND LIKE MB. ② MONTEREY BL. BIKE LANES. ③ GREENBELT ④ HERMOSA AVE BIKE LANES. I PERSONALLY HAVE BEEN WALKING ON STRAND + BEEN HIT BY BIKE FROM

Share your feedback with us on the "hot topics" poster!

COMMENT CARD

What do you think of the proposed goals and policies?

Promoting Carbon Neutrality — need actual plans for increasing renewable energy by installing solar panel on all public buildings (including schools) and use of solar heating for water & ~~space~~ buildings.

To expand the gardens that use organic principles & reduce chemical fertilizers & pesticides. The herbicides need control particularly those that contain glyphosate (a probable carcinogen) — The community garden is a great idea.

Share your feedback with us on the "hot topics" poster!

COMMENT CARD

Attachment 3E

The city should lead by example!

What other ideas, questions, concerns would you like to share with us?

Ways to be environmentally friendly

1. Electric cars & other vehicles - (no carbon footprint!) no GHE.
2. Organic gardening - saves landfill & reduces CO₂ in the air w/o destroying the fertility of the soil. Call environmentally beneficial organisms in the soil / benefit is in many ways - CO₂
3. Use of solar heating for home & community facilities can reduce use of GHE.
4. Promotion of bicycles & walking have multiple benefits:
Building codes might require more "green" improvements.

Return to City Hall **OR** email generalplan@hermosabch.org

COMMENT CARD

What do you think of the proposed goals and policies?

Promoting Carbon Neutrality need actual plans for increasing renewable energy by installing solar panel on all public buildings (including schools) and use of solar heating for water & space buildings.

To expand the gardens that use organic principles & reduce chemical fertilizers & pesticides. The herbicides need control particularly those that contain glyphosate (a probable carcinogen) - The community garden is a great idea.


Share your feedback with us on the "hot topics" poster!

Summary of Comments on Ruben Jubinsky - PLAN Hermosa Public Review DRAFT.pdf

Page: 8

 Author: rubencjubinsky Subject: Sticky Note Date: 1/11/2016 10:10:33 AM

The order of the phrasing in many of these bullets strikes me as reversed. "Guiding Principles" connotes a top-down perspective. In this section, I expect the progression to be general to detailed; instead, it is action to goal. Also, in my opinion gerunds to have less impact than the verbs themselves (e.g., "Moving to..." vs. "We will move to...").


 Author: rubencjubinsky Subject: Callout Date: 1/7/2016 2:00:40 PM

awkward phrasing

 Author: rubencjubinsky Subject: Sticky Note Date: 1/7/2016 2:08:49 PM


In general, this language strikes me as unnecessarily dense and/or comple

Page: 9


 Author: rubencjubinsky Subject: Callout Date: 1/7/2016 2:11:55 PM

If the brand is "PLAN Hermosa", should all references to the plan be "PLAN" (e.g., all caps)?

Page: 13

 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:11:45 AM


"the" or "a"?

 Author: rubencjubinsky Subject: Replacement Text Date: 1/7/2016 2:22:27 PM


to

 Author: rubencjubinsky Subject: Cross-Out Date: 1/7/2016 2:22:14 PM


Page: 14

 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:13:00 AM

this page is a snapshot, a point in time; yet waste diversion shows change over time. Why? (plus, it doesn't state over *what* time period)

 Author: rubencjubinsky Subject: Callout Date: 1/7/2016 2:26:37 PM

annual or cumulative?


 Author: rubencjubinsky Subject: Callout Date: 1/7/2016 2:28:31 PM

annual average? summer average?

Page: 15


 Author: rubencjubinsky Subject: Comment on Text Date: 1/7/2016 2:30:12 PM

Use of "in the last five years" requires to reader to know when the PLAN was created. Would it be better to state year span (e.g., "between 2010 and 2015") instead?

 Author: rubencjubinsky Subject: Comment on Text Date: 1/11/2016 10:13:59 AM


This section could be more condensed. Is this much detail necessary? The main points re the SGC grant are funding and the 11 program initiatives, correct?


Page: 16


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 3:25:39 PM

Include reference to pp. 28-31


Page: 17


 Author: rubencjubinsky Subject: Comment on Text Date: 1/7/2016 2:44:13 PM
This entire page could be made more succinct.

 Author: rubencjubinsky Subject: Underline Date: 1/7/2016 2:40:49 PM


 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:18:45 AM
Suggestion: italicize, bold, or underline the four main components

 Author: rubencjubinsky Subject: Underline Date: 1/11/2016 10:18:05 AM


 Author: rubencjubinsky Subject: Underline Date: 1/7/2016 2:39:58 PM


 Author: rubencjubinsky Subject: Underline Date: 1/7/2016 2:40:37 PM


Page: 18


 Author: rubencjubinsky Subject: Sticky Note Date: 1/11/2016 10:22:34 AM
In general, is there a way to make this section less wordy? Maybe use visuals (e.g., images) instead of text for the examples? For example, a bicycle image with an arrow to a heart.


Also, this may be a good place to cite research or scientific studies as a basis for the relationships and dependencies between the policies and actions in the PLAN.

 Author: rubencjubinsky Subject: Cross-Out Date: 1/7/2016 2:48:39 PM


 Author: rubencjubinsky Subject: Cross-Out Date: 1/7/2016 2:48:57 PM

 Author: rubencjubinsky Subject: Replacement Text Date: 1/7/2016 2:50:25 PM
which will lead to greater stability for both residents and local businesses.


 Author: rubencjubinsky Subject: Cross-Out Date: 1/7/2016 2:56:12 PM


 Author: rubencjubinsky Subject: Comment on Text Date: 1/7/2016 2:52:23 PM
are these many examples necessary?


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 Author: rubencjubinsky Subject: Cross-Out Date: 1/7/2016 2:57:42 PM


Page: 20


 Author: rubencjubinsky Subject: Sticky Note Date: 1/8/2016 11:04:00 AM
This is essential the Methodology section, correct? If so, I suggest starting off with statements explicitly stating that this PLAN is a vision for the future AS ARTICULATED BY THE COMMUNITY and interpreted by Raimi & Associates. The community provided the local knowledge, priorities and vision; Raimi provided the expertise in updated general plans with an eye towards sustainability. I would also suggest reinforcing this point throughout the document.
Page: 21


 Author: rubencjubinsky Subject: Comment on Text Date: 1/8/2016 11:14:11 AM
"The future is in your hands" is a call to action (and can sound a bit preachy). This section documents PAST community involvement. What about something to the effect of "The people have spoken" or "Your 2 cents" or "Your vision, your future". (Yes, my titles suck, but hopefully you get the idea.)
Page: 22


 Author: rubencjubinsky Subject: Sticky Note Date: 1/7/2016 3:54:21 PM
Since dates are stated for everything else the date of the Celebration should also be included.


 Author: rubencjubinsky Subject: Comment on Text Date: 1/8/2016 11:17:04 AM
~~the vagueness re who these "eight key stakeholders" are may give the appearance of non-transparency. Maybe a bit more detail on their representative roles in the community?~~
 Page: 24

 Author: rubencjubinsky Subject: Sticky Note Date: 1/8/2016 11:20:08 AM
 I suggest a few statements on how Raimi interpreted and analyzed the results of the aforementioned community participation to transform community input into the PLAN.
 Page: 27


Author: rubencjubinsky Subject: Inserted Text Date: 1/7/2016 4:02:47 PM
 (described below)


 Author: rubencjubinsky Subject: Cross-Out Date: 1/7/2016 4:01:56 PM
 Page: 28

Author: rubencjubinsky Subject: Comment on Text Date: 1/7/2016 4:10:30 PM
 larger font size (vis-a-vis Quality of Life) may give the impression of greater importance


 Author: rubencjubinsky Subject: Comment on Text Date: 1/7/2016 4:08:26 PM
 total or per capita? which makes more sense for HB?


Page: 29

 Author: rubencjubinsky Subject: Callout Date: 1/7/2016 4:14:01 PM
 what does this mean?


 Author: rubencjubinsky Subject: Highlight Date: 1/7/2016 4:14:09 PM


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 Author: rubencjubinsky Subject: Comment on Text Date: 1/7/2016 4:17:20 PM
 need specific metrics; too subjective as is
 Page: 32


 Author: rubencjubinsky Subject: Cross-Out Date: 1/7/2016 4:19:17 PM

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 Author: rubencjubinsky Subject: Cross-Out Date: 1/7/2016 4:22:22 PM

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 12:57:46 PM
 include reference to p16


Page: 34

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 12:58:31 PM
 include reference to pp 28-31


Page: 35

 Author: rubencjubinsky Subject: Sticky Note Date: 1/11/2016 10:26:21 AM
 what is the significance of the circle size (besides making print size very small)?

Page: 39


 Author: rubencjubinsky Subject: Comment on Text Date: 1/7/2016 4:37:38 PM
Why is this section imbedded w/in Governance? Doesn't this apply to all of the elements? Maybe move to after the Guiding Principles?
Page: 42

Author: rubencjubinsky Subject: Inserted Text Date: 1/7/2016 4:44:49 PM


 and representative

 Author: rubencjubinsky Subject: Callout Date: 1/7/2016 4:48:19 PM
combine w/ 2.7? or 2.2? of 2.9?

Page: 45


 Author: rubencjubinsky Subject: Sticky Note Date: 1/7/2016 4:55:54 PM
This goal seems more relevant to Land Use & Design than Governance. Only 5.2 seems directly related to governance. And maybe 5.8.
Page: 46

Author: rubencjubinsky Subject: Sticky Note Date: 1/7/2016 4:59:35 PM


 As with Goal 5, seems more applicable to Land Use than Governance per se.

Page: 47

 Author: rubencjubinsky Subject: Sticky Note Date: 1/8/2016 4:55:29 PM
Is this redundant with Land Use & Design Goal 13?
Page: 48

 Author: rubencjubinsky Subject: Sticky Note Date: 1/10/2016 3:23:06 PM
What about a policy to ensure consistency of master and specific plans to the GP, similar to 8.5?
Page: 49


 Author: rubencjubinsky Subject: Comment on Text Date: 1/8/2016 1:05:42 PM

 Author: rubencjubinsky Subject: Sticky Note Date: 1/8/2016 1:07:10 PM
I'm not sure what this means. Is this true? For example, with preservation, does this mean I can't knock down my house and build a new one? I'm confused.
Page: 50

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:09:49 PM
reference p11

Page: 51


 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:16:33 PM
legend is unreadable

 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:51:01 AM
This is the first time where land is allotted by use. It would nice to have been presented with an overview of land use first (e.g., pie chart) for context. May also be a good time to alleviate people's fear that the PLAN proposes increasing density -- unless it does plan on increasing density in targeted areas (see my comment on p88).


Page: 52

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:21:16 PM
Are roads included here? If so, please state explicitly. If not, where?

Page: 53

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:24:05 PM


Does this exclude doctor's offices? If not, Torrance Memorial has a center at 705 Pier.

 Author: rubencjubinsky Subject: Comment on Text Date: 1/8/2016 1:24:55 PM

 Author: rubencjubinsky Subject: Sticky Note Date: 1/8/2016 1:25:55 PM


Should this statement have a date, given that over time new facilities may open or existing facilities may close?

Page: 54


 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:31:30 PM

What about the hotels on PCH and Aviation? Or any hotel in Hermosa, given its small size? Aren't they ALL coastal-dependent or coastal-related?

Page: 55


 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:35:03 PM

and Aviation Blvd (e.g., Quality Inn, ET Surf)


 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:37:52 PM

Don't ordinances already exist? If so, is enforcement, or lack thereof, the issue


Page: 56

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:44:55 PM

Is the data available in the technical appendix? As written (w/o reference), may be interpreted as too anecdotal to be used as evidence.


 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:47:19 PM

What does memorabilia have to do with land use?


 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:47:46 PM

This connotes an implicit call by the Historical Society or the PLAN to designate more buildings for historical preservation. Is this the intent?

Page: 57

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:49:04 PM

include image?


 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:50:20 PM

include image?

 Author: rubencjubinsky Subject: Sticky Note Date: 1/8/2016 1:53:16 PM

Missing from this cultural description is the City's music scene (e.g., Saint Rocke) and history (e.g., Black Flag, Miles Davis at the Lighthouse)

Page: 58

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 1:54:57 PM

Suggestion: Highlight (e.g., bold, capitalize) the the Ds in the 4Ds.

Page: 59

Author: rubencjubinsky Subject: Callout Date: 1/8/2016 2:11:07 PM

This is a specific type of industrial use, correct? If so, it connotes only this type of industrial use in the City, correct? If so, an explicit statement (e.g., No heavy industrial use in currently permitted or proposed.)

Page: 61

Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:47:40 AM

Really? I thought FAR measured commercial density. Doesn't intensity refer more to the number of people generated by the use (e.g., the concentration of commercial and service activities on the ground floors along city streets)?

Page: 77

Author: rubencjubinsky Subject: Sticky Note Date: 1/10/2016 3:33:42 PM

As a resident east of Prospect (and south of Aviation), I and many of my neighbors consider our area to be part of the Hermosa Hills Neighborhood, as opposed to a separate Eastside (a term I have NEVER heard outside of the Working Group meetings). Real Estate Agents list houses in our area as in Hermosa Hills. My opinion is that everything east of PCH should be Hermosa Hills, including east of Prospect.

Author: rubencjubinsky Subject: Callout Date: 1/8/2016 2:30:56 PM

Isn't this still up for debate? Use of the word "will" says a decision has already been made.

Author: rubencjubinsky Subject: Callout Date: 1/8/2016 2:32:23 PM

difficult, if not mostly impossible to do given lot layouts

Page: 78

Author: rubencjubinsky Subject: Sticky Note Date: 1/8/2016 3:24:24 PM

For both the Downtown and Civic Center Districts, some of the terminology (e.g., Park Once) or design concepts (e.g., transparent windows on the first floor) may require elaboration for the non-planner reading the PLAN. This could be done here, or earlier in the report in a consolidated section of "Design Principles".

Page: 83

Author: rubencjubinsky Subject: Callout Date: 1/8/2016 3:29:52 PM

Should the PLAN consider consolidated parking for the Cypress District (e.g., on the City operations yard)? This would allow for increased commercial/industrial density and increased productivity for the small district.

Page: 85

Author: rubencjubinsky Subject: Sticky Note Date: 1/8/2016 3:36:19 PM

Should the PLAN explicitly address the strip mall at Prospect & Aviation (or at least the half in Hermosa Beach)?

What about addressing gateway opportunities at Aviation & Harper?

Page: 86


Author: rubencjubinsky Subject: Comment on Text Date: 1/8/2016 4:13:51 PM

Given Policy 3.3, should the PLAN be more generic in its terminology (e.g., "community-oriented service uses" vs. "auto-oriented uses)?

Author: rubencjubinsky Subject: Callout Date: 1/8/2016 3:52:02 PM

The parcels along PCH are not very deep, making this "form" more difficult to execute. Does it make sense to encourage non-street facing orientations? Don't we want to activate PCH sidewalks? Or at least encourage that these central plazas have good visual and pedestrian connections to PCH? No mini-analogous cities, please.


Page: 88

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 3:59:44 PM

This implies greater density and intensity in commercial districts. While I agree, many other NIMBY-minded residents may not (see Legado in RB, Gelsons in MB). Should the PLAN be explicit in its encouragement of increased density and intensity in specific areas?


Page: 89

 Author: rubencjubinsky Subject: Inserted Text Date: 1/8/2016 4:01:21 PM
s


 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:52:02 AM

On the flip side of the coin, what about "Preserve and maintain existing multifamily and 2-4 unit properties to ensure supply of rental housing for all income levels" or something to that effect? I use the the Lighthouse house at 8th & Hermosa, which used to be a triplex.


Page: 90

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 4:26:28 PM

what about in-law units?


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 3:35:29 PM

Very difficult for many lots. Could be interpreted as advocating for stacked parking, which would not be well received by property owners. May need to qualify applicability to lot configurations.

 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:52:33 AM


What are "home occupations"? Short-term rentals?

Page: 92

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 4:28:50 PM


Does this belong in the Mobility element?

Page: 93


 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 4:34:22 PM

The new development on 20th and the Strand may set a new standard for scale and massing. Yikes!

Page: 98

 Author: rubencjubinsky Subject: Callout Date: 1/8/2016 4:45:23 PM


precludes new technologies


 Author: rubencjubinsky Subject: Comment on Text Date: 1/8/2016 4:44:52 PM

Page: 99

 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:53:34 AM

Ohh! Does use of the word "potentially" result in the possible property rights infringement?

 Author: rubencjubinsky Subject: Highlight Date: 1/8/2016 4:49:04 PM


 Author: rubencjubinsky Subject: Highlight Date: 1/8/2016 4:49:08 PM

Page: 100

 Author: rubencjubinsky Subject: Sticky Note Date: 1/8/2016 4:52:55 PM


Once again, missing from the arts and culture conversation is the City's rich music-based heritage and economy.

Page: 104

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 3:32:09 PM


this photo is so old (how can I tell? the fronds are still tied up). and used so often. anything more current?

Page: 105


 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 3:35:14 PM


since figures 3.1 and 3.2 are rotated (albeit slightly), an indicator for true north would be helpful for orientation

Page: 106

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 3:39:11 PM


source? in general, citations seem lacking throughout the draft.

 Author: rubencjubinsky Subject: Replacement Text Date: 1/9/2016 3:38:12 PM
M

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 3:42:22 PM


190th is also a major arterial to/from the 405, 110, and 91.

Page: 107


 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 3:44:00 PM

source?

Page: 112


 Author: rubencjubinsky Subject: Comment on Text Date: 1/9/2016 3:53:33 PM
already stated (1st sentence of 1st paragraph)

Page: 114

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:00:05 PM

what about 2 other smaller lots: south side of 13th St btwn Beach Dr and Hermosa Ave; Palm Dr & 14th St?

Page: 118

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:16:54 PM

Aviation may qualify as a major arterial


Page: 122


Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:18:18 PM
source?

Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:19:40 PM
source?

Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:18:47 PM
source?


Page: 123

 Author: rubencjubinsky Subject: Comment on Text Date: 1/9/2016 4:22:08 PM
I like the reinforcement of community input into the PLAN!
Page: 124


 Author: rubencjubinsky Subject: Comment on Text Date: 1/9/2016 4:28:00 PM
What about skateboards, roller skates, segways, hoverboards, razors, unicycles, pogo sticks, and any new technology not yet developed? Would more general language be more inclusive?

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:26:40 PM
Is "wayfinding" an alternative term?


Page: 126

 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:55:58 AM
possible contentious issue: are permits too cheap? or should eligibility be tighter? (I'm targeting residents who use their garages as storage for everything but automobiles)

Page: 132

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:46:32 PM
This is good context. Why not include a similar inset in the Mobility Element re SB375, especially given the high commuter rates for residents?


Page: 133

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:51:11 PM
it strikes me as odd that the discussions for these two very related topics - adaptation and mitigation - would occur in different places in the document


Page: 135

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:58:13 PM
has "Carbon Neutral" been defined somewhere?


 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:57:27 PM
the average reader may not know what LID is

 Author: rubencjubinsky Subject: Sticky Note Date: 1/9/2016 4:59:26 PM
There should be dates for all of these items (e.g., date of adoption, date of award).

Another layout option: incorporate the text above into the graphic below


 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 4:54:16 PM
is this a timeline? if so, it should include dates. if not, the format is misleading.

Page: 137

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 5:10:52 PM


The transition from Solid Waste to Geology is awkward. Maybe it's the order of the topics.

Page: 139

 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 10:57:44 AM


would an average reader know what these types of projects are? I don't.

Page: 140

 Author: rubencjubinsky Subject: Callout Date: 1/9/2016 5:13:55 PM


include the example of no smoking on the beach?

Page: 160


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 12:21:43 PM

reference?

Page: 163


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 12:25:29 PM

what about Aviation as a view corridor?

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 12:27:19 PM


why only along the shoreline? doesn't light pollution apply to the entire city (e.g., next to Clark Field)?

Page: 166

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 12:33:19 PM


include beach tennis courts (e.g., near Noble Park)?

Page: 167


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 12:34:48 PM

"b" s/b capitalized


Page: 172

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 12:58:15 PM

footnote link?

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 1:05:32 PM

in Figures 6.1 and 6.2, this triangle west of PCH appears to be grey (instead of white), identifying the land as part of Manhattan Beach. May be optical, but should be addressed.

 Author: rubencjubinsky Subject: Cross-Out Date: 1/10/2016 1:00:00 PM

 Author: rubencjubinsky Subject: Inserted Text Date: 1/10/2016 1:00:05 PM

such as


 Author: rubencjubinsky Subject: Inserted Text Date: 1/10/2016 12:59:52 PM


s

Page: 175

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 1:17:09 PM
acreage may be a more relatable unit to lay-readers


 Author: rubencjubinsky Subject: Cross-Out Date: 1/10/2016 1:12:53 PM

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 1:18:11 PM
don't projections updated since 2012 now place the max of the range at 66 inches?


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 1:15:23 PM
source?

Page: 176


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 1:27:15 PM
need sources for all of these stats

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 1:27:50 PM
I thought several studies showed overall water consumption in SoCal decreased over the past decade of so, despite increases in population. If so, does this statement conflict with those findings?


Page: 180

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 1:31:59 PM
this data is snapshot. given the long-term perspective of a General Plan, does it make sense to instead present evolutionary data over a 5-10 year timeframe instead of a 2-yr snapshot?


Page: 181


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 1:33:54 PM
would comparisons to other similar cities (e.g., Manhattan Beach, Solana Beach) be more helpful?


Page: 183

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 2:21:26 PM
Given the small difference between scenarios in Table 6.2, I don't see much value in devoting much space to the scenario analysis (e.g., pp 184-186). If anything, the result seems to devalue the PLAN. If this analysis is required by law, maybe move to the Technical Appendix?

Page: 184


 Author: rubencjubinsky Subject: Sticky Note Date: 1/10/2016 2:13:51 PM
color scheme is a bit intense, and may be difficult for some with color blindness issues.
Page: 185

 Author: rubencjubinsky Subject: Sticky Note Date: 1/10/2016 2:15:24 PM
any difference between Figures 6.6 and 6.7 are indistinguishable. I don't see ANY differences.
Page: 186


 Author: rubencjubinsky Subject: Sticky Note Date: 1/10/2016 2:22:57 PM
if this table is to be included, I suggest a variance column to highlight the differences between the scenarios, however, miniscule.

That being said, see my comment on p183.

Page: 191

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 2:29:05 PM

include links or citations to all of the references mentioned?


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 2:33:45 PM

to what level? 100yr flood? 55" SLR? 66" SLR? the latest vetted scientific studies?


Page: 192

 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 11:00:10 AM

does this belong in the Infrastructure element?

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 2:35:49 PM

to what standard?


 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 2:36:11 PM

already outdated?

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 2:37:35 PM


at some point this may become cost prohibitive. should the language be more flexible to allow for allow for a planned retreat?

Page: 194

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 2:38:54 PM


homeless?

Page: 195

 Author: rubencjubinsky Subject: Callout Date: 1/11/2016 11:01:45 AM

what type of "physical design standards"? an example or 2 would be helpful.

Page: 203

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 2:56:28 PM


given the annual contribution to City coffers, should this also be included in previous discussions re a diversified economy?

Page: 208


 Author: rubencjubinsky Subject: Sticky Note Date: 1/10/2016 3:05:06 PM

given the regional nature of stormwater management, does it make sense to include a policy re implementation of the EWMP and coordination/cooperation with other municipalities and agencies sharing the same watersheds?

Page: 212


 Author: rubencjubinsky Subject: Cross-Out Date: 1/10/2016 3:09:48 PM

 Author: rubencjubinsky Subject: Cross-Out Date: 1/10/2016 3:10:03 PM

 Author: rubencjubinsky Subject: Comment on Text Date: 1/10/2016 3:11:35 PM

bold?

Page: 213

 Author: rubencjubinsky Subject: Callout Date: 1/10/2016 3:16:24 PM

Is this sufficient detail? Should there be a table itemizing which department s/b responsible for

implementing which policy, along with potential funding sources and any dependencies that may affect the timeframe? Of would such a table be too granular for a General Plan?

Page: 214



Author: rubencjubinsky Subject: Sticky Note Date: 1/11/2016 11:02:41 AM

dates for all of these plans would be helpful to know how current or stale they are

Page: 219



Author: rubencjubinsky Subject: Callout Date: 1/10/2016 3:21:44 PM

Draft plan available (see http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/watershed_management/beach_cities/index.shtml)

Comments Regarding PLAN Hermosa

Karynne Thim <kt@ktbeachproperties.com>

Thu 2/25/2016 5:06 PM

To: Elaine Doerfling <edoerfling@hermosabch.org>; City Council <citycouncil@hermosabch.org>; Ken Robertson <krobertson@hermosabch.org>; Kent Allen <kentjallen@gmail.com>; Kim Chafin <kchafin@hermosabch.org>; Leeanne Singleton <generalplan@hermosabch.org>; Marie Rice <marierice@gmail.com>; Mike Flaherty <mikeflaherty2010@gmail.com>; Peter Hoffman <phoffman@lmu.edu>; Rob Saemann <rsgc1@aol.com>; Christa Lyons <christalyons@verizon.net>;

📎 4 attachments (489 KB)

PLAN Hermosa Petition Supporter Comments.pdf; PLAN Hermosa Letter to City regarding specific sections.pdf; PLAN Hermosa letter from Karynne Thim Feb 25 2016.pdf; PLAN Hermosa letter from Christa Lyons.pdf;

Hi all,

The attached letters and collection of comments regarding the draft of PLAN Hermosa were delivered to Ken Robertson by Christa Lyons and I this afternoon. These comments only relate to the residential land use sections. We thought it would be useful to have a handy package with everyone's thoughts over the last few days leading into today's public comment deadline.

The four items include:

1. Copy of comments posted by community members in connection with the Change.org petition. In just three days over 150 people have signed the petition. The overriding sentiment is that community members are asking you as a City to protect their property rights. Regardless of the original intent, there are sections of the PLAN that need to be corrected to preserve current rights. The way the PLAN is written now, amongst other things, it creates a pathway for lower height limits in the future. Several city representatives have stated that isn't the intent, so it should be an area of concern that's easily remedied.
2. Letter highlighting specific areas of concern with the PLAN by page/section/goal.
3. Letter from myself with observations from the journey of the last few days and suggestions on how the community's concerns can be addressed.
4. Letter from Christa Lyons with her input.

People that weighed-in would like to be sure their voices are heard and action taken, with follow-up notifications pushed to them regarding upcoming meetings and revisions to the PLAN so they can remain informed.

Thank you for your consideration.

Karynne



Karynne Thim
Shorewood Realtors
310-753-7816 (cell)
www.KTBeachProperties.com

License #01161295

Specializing in South Bay Beach Properties Since 1993

Attachment 3E

Feedback for PLAN Hermosa

Wrdzmith@aol.com

Sun 2/21/2016 2:31 PM

To: Leeanne Singleton <generalplan@hermosabch.org>;

First, congratulations to all of you in creating an excellent PLAN Hermosa document for its comprehensiveness, clarity, graphic design, and readability. In general, I believe it captures the community vision as expressed in citizen input opportunities, many in which I participated.

After reviewing the numerous aspects of the plan, I will confine my comments to areas in which I have direct knowledge and experience.

Residential Architectural Scale

Most generally, the PLAN is an inspiring blueprint especially in its descriptions of our architectural heritage. The greatest threat to it becoming a reality in implementation is money, plain and simple. Hermosa has a great number of natural resources that potentially are for sale. Many are intangible such as scale and density. These are key factors in preserving that “small beach town character” vision that appears in just about every section of the PLAN. But the threat comes in the form of unlimited investment interest in Hermosa both residentially and commercially. To investors, scale and density translate to revenue and increased property value. And the troubling factor is that there is sufficient allowable flexibility within existing residential building codes to lose our small town charter in an eye blink.

This has happened to other beach cities, most notably Huntington Beach as an extreme example, but it is also an issue that has damaged our neighbors in Redondo and Manhattan. For example, Manhattan Beach has succumbed to the mansionization of its Strand and instead of a collection of heritage-type beach homes (as Hemosans would envision) they have a wall of edifices to height and square footage.

Our building codes were created without anticipation of the potential exploitation that we now face. These codes need to be revisited and revised with great consideration of the welfare of the community, especially residential architectural scale and character as expressed repeatedly in the PLAN. Where codes can't be revised, we must look to our city council, boards and commissions to mitigate residential construction using other regulations to preserve the vision expressed in the updated PLAN.

The challenge is that threats to often come cloaked in terms of other laudable goals such as “economic growth,” “fiscal stability,” and “property owner rights.” The defense of “property owner rights” is regularly used as a bludgeon to destroy beach neighborhoods. No individual right should trump community welfare. We need our city government leaders—and I believe they will—to place community welfare as expressed in part by our small town residential scale above these other interests.

The PLAN is an excellent vision and we now have the composition of city leaders to translate these principles into reality.

Thank you for your efforts and your consideration.

Robert Smith

2215 Hermosa Ave.

Hermosa Beach, CA 90254

Hermosa Beach: No General Plan

Arthur Christopher Schaper <arthurschaper@hotmail.com>

Fri 2/5/2016 7:53 PM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>;

To the Hermosa Beach City Council and commissions.

My name is Arthur Schaper, a resident and activist in Torrance, CA.

I am opposed to the rapid urbanization at work in Hermosa Beach.

The large construction, the efforts to remove streets and force people onto bikes or walking. . .

These efforts are inappropriate and unnecessary.

No General Plan!

Arthur Christopher Schaper is a blogger, writer, and commentator on topics both timeless and timely; political, cultural, and eternal. A life-long Southern California resident, Arthur currently lives in Torrance. Follow his blogs at [The State of the Union](#) and [As He Is, So Are We Ministries](#).
Twitter: @ArthurCSchaper
Facebook: <https://www.facebook.com/arthurchristopher.schaper>
Email: ArthurSchaper@hotmail.com

Please add the Regulation and Taxation of Short term vacation rentals to the General Plan of The City of Hermosa Beach

Betsy Ryan <rosebud5333@me.com>

Thu 2/25/2016 2:40 PM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>; Chuck Posner <Chuck.Posner@coastal.ca.gov>; Ken Robertson <krobertson@hermosabch.org>; Kim Chafin <kchafin@hermosabch.org>; Mayor Carolyn Petty <cpetty@hermosabch.org>; Hany Fangary <hfangary@hermosabch.org>; Justin Massey <jmassey@hermosabch.org>; Jeff Duclos <jduclos@hermosabch.org>; Stacey <staceyarmato@gmail.com>;

Vacation/Short Term rentals have been unregulated in the City of Hermosa Beach and therefore untaxed.

The City of Hermosa Beach Staff estimates that regulated short term rentals will bring The City of Hermosa Beach approximately \$900,000 a year on TOT tax.

That number does not include the additional tax dollars generated thru the local merchants, restaurants and shops visited by the short term rental guests.

Please include the regulation of short term rentals in the Hermosa Beach General Plan.

Regulating and taxing the short term rentals will eliminate the nuisance rentals that give all of the good ones a bad name. There were 4 reported occurrences where police were called to a short term rental last year.

Regulating and taxing the short term rentals will help fund our local schools, infrastructure and pay off the costs of the oil debt after the no vote on oil which cost the City of Hermosa Beach 17.5 million dollars.

Here are some Suggested Rules and Regulations.

Short term rentals in Hermosa Beach are limited to properties West of Valley/Ardmore, in the Coastal Zone.

5-7 Day Minimum Stay

Require an annual business license- like every other business in Hermosa Beach.

The license fees will be used to fund the costs of the Short Term Rental Dept. in the City.

30 day grace period to register for business license.

The houses that don't comply will be subject to a stiff fine.

City will require all licensees to watch a webinar on how to set up and run a vacation rental with a 20 question quiz afterwards.

City attorney will draw up list of rules and regulations that will be required to be a part of each short term rental contract.

Topics to be addressed:

Squatters-regulations that enable the police to remove trouble makers instantly, like a hotel.

Trash rules

Noise and nuisance ordinances which addresses a behavioral deposit made by each guest.

Any additional rules that the city would like to be in every short term rental contract.

(The city of Manhattan Beach has one for their vacation rentals.)

No tenant sublets allowed without the property owner obtaining a business license.

Each home owner/ licensee is to provide proof of liability insurance similar to what the city currently requires each resident for their car when they acquire a parking permit.

If owner is not in good standing, owner will be cited with substantial fines and shut down immediately.

When obtaining a license, this statement must be agreed to.

Behavioral/City deposit will be required on every rental contract.

Robert Reyes suggest the following verbiage.

"The Behavior Deposit would be \$1,000 per stay. If the police are called to the residence and a ticket is issued to the Guest then the Owners or in my case property Manager (SCVR) will be required to release \$500 from the guests Behavior Deposit to The City for Hermosa to be used to improve our City and or for The Hermosa Beach Education Foundation, if there is a second visit by the police, the remaining \$500 will be turned over to the City and If warrantied the Guests will be forced to vacate the property immediately and forfeit there rental fees for the rest of their stay and possibly their security deposit. Adding this to all of our contracts will send a clear message that we do not want the party crowd in our beautiful city and we will not tolerate inappropriate behavior in our homes. Most think you fine the Owner but that won't detour the guy causing the problem, he's the one you need to punish for his actions."

2 car parking is required for each rental.
(City parking permit is ok.)

Vacation rentals are not allowed in condo/town home developments that are precluded in their CCRs.
CCRs will monitor and prevail.
This is common in properties with 3 or more units; limiting the types of houses that can be used as a short term rental.

Many homes are in family trusts and LLCs for inheritance and tax purposes.
We do not want to be bias against homeowners and how they choose to take title, so don't disallow these houses.

It would be prejudice to say that one must live in the short term rental as most female homeowners would not feel comfortable with a stranger sleeping in one of their bedrooms. Owner occupied should have nothing to do with it.

The majority of the vacation rentals are second homes and they are not available on the rental market as the owners use them seasonally or share them with family so they do not take from the rental supply.
Vacation rentals keep squatters and robbers away.
Vacation rentals also ensure properties are kept in pristine condition to obtain the highest rents while the owner, family and friends are not enjoying the home.
Vacation rentals bring families to the area who support all of the local business and merchants.
They do not compete with the hotels as most families need more than one expensive single room.
They need a home with a kitchen and preferably bunk beds for their families.
They can not fit into one expensive hotel room.
Most families also can not take a month off of work but treasure the experience of staying in a home for a week or two at the beach.
Allowing children that live inland or from another state to enjoy our public beach and beach culture with equality should be gladly shared.
Beach access and beach culture shouldn't be limited to the wealthy.
Families from out of the area should have the same rite to rent a house and live in neighborhood at the beach for a week as we do.
Families especially love renting homes on walk streets near the water.
That way their children don't have to cross any streets to get to the beach.
Besides creating wonderful family memories together, short term beach rentals nurture environmentalists.
Loving and protecting the ocean and its culture starts with experiencing it.
Respect needs to be mutual.
"Kook Go Home" is not to be accepted while surfing, on our beaches, in our city or neighborhoods with short term rentals.

12% tot tax.

We believe this will realistically generate at least 1 million per year in additional tax revenue, not taking into consideration all of the business dollars and taxes generated in our local stores and restaurants.
Regulated Short term/vacation rentals provide an intricate part in growing our local economy, creating local jobs, paying off oil debt, building schools and infrastructure in Hermosa Beach.
Short term vacation rentals require sharing our beach and beach culture with families so that they can enjoy for just a week or two the lifestyle that we are fortunate enough to enjoy everyday.
Please regulate and tax short term vacation rentals.
When I was little, we lived near East Los Angeles.
Was so excited to be able to come and spend a week at the beach, in a cottage, in a neighborhood... Just like everybody else that lived

there..

Used to sleep in my bathing suit the night before we left....

Couldn't wait to get to the beach

Sincerely,

Betsy Ryan

Hermosa Beach Resident :)

Rosebud5333@me.com

Sent from my iPhone

Please do not add height or roof top deck restrictions to our
General Plan

Betsy Ryan <rosebud5333@me.com>

Thu 2/25/2016 2:51 PM

To: Leeanne Singleton <generalplan@hermosabch.org>; Kim Chafin <kchafin@hermosabch.org>; Ken Robertson
<krobertson@hermosabch.org>;

Please do not add height restrictions or roof top deck restrictions to the general plan of Hermosa Beach.
Thank you,
Betsy Ryan

Sent from my iPhone

Comments on the General Plan

rjones526@gmail.com

Tue 1/26/2016 1:37 PM

To: Leeanne Singleton <generalplan@hermosabch.org>; Ken Robertson <krobertson@hermosabch.org>;

Cc: mattburris@raimiassociates.com <mattburris@raimiassociates.com>;

First, the plan looks good and the meeting was well done.
Below are some thoughts.

Page 120, figure 3.8

We should go out of our way to inform people who live and/or own property on 5th St., 21st St., Monterey Blvd. and other streets that are being turned into "bike boulevards" or having "sharrows" added to their streets, that traffic flows on their street will change. We now have enough of sharrows and "buffered bike lanes" that people know what they are. Bike Blvd needs to be explained. I recommend mail, email and leafleting to inform these folks. Otherwise the retired, and people living on other streets can designate whatever they wish.

BTW, a good point was made about "equal access" for all modes of transportation. Perhaps a better goal is to set a number we want to reach, like reducing autos from 80% to some lower number.

Also please be reminded that there are FAR more pedestrians than bikes in HB. Not much is said about the difficulty of walking in HB because pedestrians are not militant and have no spokespeople or organization.

Page 129, Goal 7

It seems the goal of moving people who are traveling outside HB has been ignored. Of course we need to keep everyone safe but again the silent majority is being ignored while we cater to a vocal minority. 90% of residents work outside the city (I may have that number wrong but I am close) and need to drive to work. I see no one using public transport except people coming TO work in HB.

Page 138, Item 1.4

This item specifies an expenditure of city funds and is totally inappropriate for a 30 year plan. When is it "necessary" to buy our way into carbon neutrality? I did not see another statement in the plan that specifies an expenditure and we should not allow this to stand in order to placate one person or a small group of people.

Sent from my iPad

Feedback on PLAN Hermosa

Brett Malkin <brett@whitesandscoastaldevelopment.com>

Mon 2/8/2016 3:00 PM

To: Leeanne Singleton <generalplan@hermosabch.org>;

I would like to object to the following


- Alter height limits in the "north end" sand section (north of 26th to the MB border) to be 25'. As you know, there are several streets currently zoned R2 with a 30' height limit, so this would reduce the limit currently in place. The PLAN encourages this area to be 1-2 stories, not 3, so it equates to a down-zoning for many properties. Critical to object to this! See page 69.
- Changes to the design and placement of garages would be significant. See page 90 where the goal is stated to be *"Encouraging homes to engage the street and integrate with the neighborhood by requiring the design of new carports/garages to be subordinate in scale to the primary dwelling, to minimize views from the street, and to not occupy the majority of the street frontage of buildings."* They would encourage rear garages where there's an alleyway (fine for walk streets and The Strand, but not great for larger lots that would have a nice back yard now consumed by a garage). They'd encourage single tandem garages vs. side by side in areas like the sand section so there are fewer curb cuts.
- Sand Section - discourage flat box-like facades and encourage "greater articulation and stepbacks." The dreaded "mansionization" term is being used in discussions to de-bulk structures. See page 72.
- Encourage larger setbacks on 5,000+ sf lots in the area adjacent to the MB Hill Section. See page 70.
- Alter the way height limits are calculated in the "greenbelt neighborhood." According to Leeanne Singleton, the City's PLAN consultant, they are considering a formula more similar to Manhattan Beach. She said the goal is to maximize views, but I'm not sure how to evaluate it. See Page 75.
- Encourage 2-4 unit properties detached structures that resemble SFR's in the "greenbelt neighborhood." Presumably this means less square footage. See page 73.
- Introduce neighborhood commercial to areas surrounding Prospect. See page 77.

Respectfully,

BRETT R. MALKIN

WHITE SANDS COASTAL DEVELOPMENT | MANAGING PARTNER
141 ARENA STREET | EL SEGUNDO | CA 90245

OFFICE 310.607.0176 | FAX 310.919.3558 | CELL 424.634.2127
EMAIL brett@wscoastal.com | WEB WhiteSandsCoastal.com

 *Think Green - when in doubt, don't print it out*

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Hermosa Beach PLAN

Bruce Bartlett <brucebartlett@me.com>

Mon 2/22/2016 7:37 AM

To: Leeanne Singleton <generalplan@hermosabch.org>;

Hello,

I've been a Hermosa Beach resident for over 20 years and I'm also a professional real estate investor. I think the proposed plans are great and really needed.

Bruce Bartlett

1036 2nd st
Hermosa Beach, CA

Comments regarding draft of PLAN Hermosa

Calen Lopata <calen.lopata@gmail.com>

Thu 2/25/2016 12:59 PM

To: LeeAnne Singleton <generalplan@hermosabch.org>; +krobertson@hermosabch.org <+krobertson@hermosabch.org>;

Hello,

I had a chance to go through the PLAN Hermosa document, specifically related to sections that affect my residence. We own 2216 Hermosa Ave and have lived here for 3 years, and plan to live here for many, many more. We love this area, and our goal is to build our dream home right here.

We are very concerned with the changes proposed specifically in our area. One has to do with height limits. Page 72 of the plan specifies that our area would be limited to 2-story, 25-foot-tall residences. We live across the street from 2215 Hermosa Ave, one of the tallest houses in Hermosa, and we are surrounded by 30-foot-tall houses. This would severely limit the opportunities we have to build, and would decrease our property value. Also, any future development on this location would look awkwardly small.

Another concern is the note on Page 90, where the plan reads, "Encouraging homes to engage the street and integrate with the neighborhood by requiring the design of new carports/garages to be subordinate in scale to the primary dwelling..." Since we are on a half-lot with no alley access, I understand this to mean that our garage could not be the full width of our property. Instead, we would need to have a single-car-wide tandem garage. This is very inconvenient and would lead us to park on the street. Also, this limits our driveway to only 1 car parking, which would mean any guests also need to find street parking. Our ideal is to have a typical 2-car garage like our next door neighbors. This enables 2 garage spaces, 2 driveway spaces, and 1 street space (blocking the driveway) - 5 total spaces. A tandem garage allows 2 garage spaces (with one being very difficult to access), one driveway space, and we lose any potential street parking in front of our house. This means we have 2 fewer parking spaces due to a tandem garage, plus it encourages us to park at least 1 car on the street.

I know this is just one letter, but I hope you understand that these proposed changes have a major negative impact specifically to residents in our situation. We want to make the most of this location that we purchased and live here for a long time.

Best,

Calen Lopata
2216 Hermosa Ave
Hermosa Beach, CA 90254

input on PLAN Hermosa.

Zehnpfennig, Carrie <Carrie.Zehnpfennig@shorewood.com>

Sat 2/13/2016 11:20 AM

To: LeeAnne Singleton <generalplan@hermosabch.org>;

To whom it may concern,

I am writing to address my concerns "in red" over the following sections of the plan, as follows:

1. Alter height limits in the "north end" sand section (north of 26th to the MB border) to be 25'. As you know, there are several streets currently zoned R2 with a 30' height limit, so this would reduce the limit currently in place. The PLAN encourages this area to be 1-2 stories, not 3, so it equates to a down-zoning for many properties.

This would impose greatly to homeowners of properties with a westerly neighbor built to 30' - the new height limit of 25' would mean their view potential is taken away. This would create a huge loss in value, which is not fair tho the homeowners who pay huge prices to have the ocean views.

2. Changes to the design and placement of garages would be significant. The goal is stated to be *"Encouraging homes to engage the street and integrate with the neighborhood by requiring the design of new carports/garages to be subordinate in scale to the primary dwelling, to minimize views from the street, and to not occupy the majority of the street frontage of buildings."*

They would encourage rear garages where there's an alleyway (fine for walk streets and The Strand, but not great for larger lots that would have a nice back yard, which would now be consumed by a garage). They'd encourage single tandem garages vs. side by side in areas like the sand section so there are fewer curb cuts. Very inconvenient for homeowners who paid high prices to have a 2 car side by side garage.

3. Sand Section - discourage flat box-like facades and encourage greater articulation and setbacks. The dreaded "mansionization" term is being used in discussions to de-bulk structures. Encourage larger setbacks on 5,000+ sf lots in the area adjacent to the MB Hill Section.

Again, this would be unfair to the homeowner, they pay millions of dollars for these lots and homes and their rights would be severely diminished.

4. Alter the way height limits are calculated in the "greenbelt neighborhood." The goal is to maximize views.

How could this be evaluated on such an "overall" plan? This should be evaluated on each individual plan for new construction.

5. Encourage 2-4 unit properties detached structures that resemble SFR's in the "greenbelt neighborhood."

Presumably this means less square footage, the lots are too small to build detached structures and property value would be effected greatly, again, not fair to the homeowners.

6. Introduce neighborhood commercial to areas surrounding Prospect.

This would diminish nearby residential property values, not fair to homeowners who have purchased their homes prior to any imposition of new commercial zoning.

Thank you for your consideration in discouraging an unfair Plan to current homeowners, as their current property value should not be severely diminished by the imposition of "new zoning or usage" provisions in any PLAN.

Carrie 'Z'ehnpfennig

"I have your Best Interests at Heart"

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Re: PLAN Hermosa - Joint Commission Study Session -1.25.16

Cheryl Cross <cacrosscomdotcom@yahoo.com>

Tue 1/26/2016 10:51 AM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>; Ken Robertson <krobertson@hermosabch.org>; Tom Bakaly <tbakaly@hermosabch.org>;

Cc: Kim Chafin <kchafin@hermosabch.org>; Kelly Orta <korta@hermosabch.org>; Erin Concas <econcas@hermosabch.org>; Pete Bonano <pbonano@hermosabch.org>; Dave Buckland <dave.buckland@hbdsw.org>;

Leanne,

Thank you so much for being available to the Commissioners - it was an excellent workshop.

I'm glad you laughed at the 'drinking' joke - with all kidding aside, my notes from my of the draft Gen Plan review are as follows.

1. Public Safety - needs not only to be a main goal and priority (7 Elements), but away from anything that may move it to another category.

a. Public Safety and Noise? No. Public Safety should be Police/Fire/Community Services/Lifeguards, period.

b. I understand Noise is a public health concern, and the State Law puts it under the Health and Safety of the community, but the term public safety is a key phrase in as it applies to Hermosa Beach and I would like it steered more toward the agencies that are working 24/7 toward the protection of this community.

1b: Will there be a noise study in the EIR? Or, is the EIR only on the draft Gen Plan? I know ambient noise levels and proposed noise levels were done for the oil project EIR, both by the applicant and the City.

2b: Include forward thinking language that includes a vision of continuing to promote safety levels (staffing and resources) for crime, population growth, building growth and our influx of visitors at high-volume tourist holidays (Memorial, Labor Day and 4th of July to name a few)

c. Public Safety and natural hazards? Ok. Let's go there and speak specifically about the natural hazards by name. Let's not be vague and call it "climate change" - say it - Earthquakes, Tsunami's, Weather Related Events,

1c: Earthquakes: It's not if, it's when. If a major earthquake above 5.0 were to be centered in or near Hermosa Beach, it would cause significant damage to structures, possible loss of life and potentially shut down our business community for several days to weeks, which would have a tremendous economic and quality of life impact on this community. How does the City of Hermosa Beach envision a "public safety and contingency plan" for the residents? What happens when the residents (who are responsible for their own preparedness ie: food and water) run out of resources? What does the City propose as a back up plan and what outside agencies are partnering with them? Utilities? FEMA? Mutual Aide with Area G Agencies (El Segundo, Manhattan, Redondo, Torrance)

2c: What about non natural, or biologic hazards? With a major transportation road running right through our city (PCH/Hwy 1), and because we are adjacent to one of Southern California's largest downstream facilities/oil refineries (Chevron) the chance of a hazardous materials spill or chemical release should be outlined, Again, back up and contingency language. Partnerships (I'll give you a hint -

LA County Fire Department HAZMAT is our phone call)

d: Public Safety and Accountability as it applies to the vendors/utilities that are near us, and service us. So Cal Gas, Edison, West Basin Water District, each has emergency contingency plans, how do we support it in our Gen Plan?

e: Public Safety and Acts of Terrorism - explosives and terrorism are happening today and show no signs of slowing. The Red Cross Disaster Preparedness academy in Orange County hosted four breakout sessions on ways communities could be prepared for active shooters or other acts of terrorism (biologics/explosives). What is the City's commitment to train our first responders and emergency preparedness staff on these realities? Worthwhile to include.

Quick Summary - more focus on the spine of what Public Safety is to the Hermosa Beach community:

1. Commitment to appropriate levels of staffing and resources for Police/Fire/Community Services and a robust commitment to our partners and agencies (LACoFD Lifeguards, LACoFD HazMat, Los Angeles Sheriffs Department, our Dispatch Center)
2. Contingency plans and back ups (plans A B C) for natural and manmade disasters (biologic, terrorism)
3. Use language that is specific, not non specific (Earthquakes vs. Climate Change)
4. Keep Climate Change, but list it where it belongs - where erosion or drought may affect the landscape/coastal zones, etc.

Please call on me to answer any questions or elaborate. I welcome you to our Hermosa Beach community, and know how difficult it is to include all voices. I look forward to the final product, and am honored to be a part of this significant document for our City.

In continued safety and health,

Cheryl A. Cross, MPH

Commissioner - City of Hermosa Beach - Emergency Preparedness Advisory Commission

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On Tuesday, January 12, 2016 5:23 PM, Leeanne Singleton <generalplan@hermosabch.org> wrote:

EPAC and Parks and Rec Commissioners,

As a follow up, we have hard copies of the Public Review Draft of PLAN Hermosa available to you at the Community Development Department. You may come by anytime during normal business hours to pick them up Monday - Thursday 7AM - 6PM. If you are unable to make it during that time, please let us know and we can make alternative arrangements or we can bring it to the meeting on 1/25 at 7PM.

Leeanne Singleton

Hermosa Beach General Plan Coordinator

Email: generalplan@hermosabch.org

Phone: 310.318.0242

1315 Valley Dr, Hermosa Beach, CA 90254

From: Leeanne Singleton
Sent: Thursday, January 7, 2016 11:48 AM
To: Ken Robertson
Cc: Kim Chafin; Kelly Orta; Tom Bakaly; Andrew Brozyna; Erin Concas
Subject: PLAN Hermosa - Joint Commission Study Session -1.25.16

Greetings Commissioners,
The Planning Commission, Public Works Commission, Parks and Recreation Commission, and Emergency Preparedness Advisory Committee of the City of Hermosa Beach will hold a joint study session to learn about and discuss the Public Review Draft of PLAN Hermosa, the City's integrated General Plan and Local Coastal Program. Based on availability responses from commissioners, this meeting will be held at 7 PM on Monday January 25 at City Hall in Council Chambers.

The Public Review Draft of PLAN Hermosa is available on the City's website now (<http://www.hermosabch.org/index.aspx?page=858>) and we are in the process of making paper copies to distribute to all commissioners in advance of the meeting.

This will be the first of several study sessions, workshops, and public hearings regarding PLAN Hermosa. To find additional meeting dates and events, please visit the PLAN Hermosa webpage (<http://www.hermosabch.org/index.aspx?page=767>)

Should you have any questions regarding this meeting, related workshops, or the public review draft of PLAN Hermosa, please do not hesitate in reaching out to the Community Development Department (generalplan@hermosabch.org) or 310.318.0242.

Ken Robertson

Director, Community Development Department
City of Hermosa Beach
(310) 318-0242

FW: PLAN Hermosa

Ken Robertson

Mon 2/29/2016 11:34 AM

To: Leeanne Singleton <generalplan@hermosabch.org>;

Cc: Kim Chafin <kchafin@hermosabch.org>;

 7 attachments (21 MB)

HB 2 new community building 2.jpg; hermosa Beach rotary.jpg; Kiwanis building.jpg; HB community services.jpg; Hb new library vision place holder .jpg; HB community services 2.jpg; Clark Building.jpg;

I told Chris that we will still consider these.

Ken Robertson

Director, Community Development Department
City of Hermosa Beach
(310) 318-0242

From: Chris Miller [mailto:chrismillerphotography4@gmail.com]

Sent: Saturday, February 27, 2016 11:53 AM

To: Ken Robertson

Subject: PLAN Hermosa

Ken,

I am submitting my points for PLAN Hermosa on Saturday, February 27, 2015. It is my hope that since the City is closed on Friday anyway you might consider adding my observations after the deadline.

The PLAN Hermosa all 228 pages was a considerable amount to get through in the first place.

I realize this effort is multi faceted so I will keep my ideas to the points that interest me.

I am attaching examples of these ideas with this email in order for you to get a visual on what you may consider in the future.

After over fifty years of living, working and going to school in Hermosa Beach I feel I have a unique perspective of my hometown. My resource as a historian into account for these comments. I have observed and believe I have an extensive background on the needs based on the past but with a view for the future.

Clark Building

Under utilized facility with an extensive place in the history of Hermosa Beach. As a far as I know has not had a substantial modernization in many years, if ever.

Other than new paint and of course you would know best. Its what I think it could be with new bathroom facilities and a new updated kitchen for use by the community. I see the building becoming more of a resource for the senior population that is continuing to grow. Possibly a use for teens on weekends and evening for movies, dances, etc. combined with the current users this facility would actually become cornerstone for the city.

Community Resources Building

Originally built for the Parks and Recreation department for its location and proximity to Clark Stadium, basketball courts and Lawn bowling. This building seems under used for the intended area. Athens offices and the parking enforcement that could be anywhere in the city. Offices for city staff. With an updated facility that gave back to the community and supported the community with services that were supported by the area would seem a better use.

(See attachment Hb community services 2)

If you continue down Valley Drive towards City Hall:

The current City owned **Public Storage** facility is an amazing possibility to the current and future needs of the city. (see Attached HB 2 new community)

If the City were to replace the storage facility with a multi use building. Parking with adjacent office spaces, conference rooms for public use and possible over flow office needs from the city it could expand and satisfy the cramped conditions that exist by the restraints in actual square footage available at city hall.

Now with the new parking spaces available in this new structure/office building with the additional parking spaces would afford new design possibilities for the area surrounding City Hall .

The ten parking spaces along Valley Drive on the East side of City Hall would now be covered to allow a move of the **County Library** and a new building (see attachment HB new library) at that location. The move of the library would free up the space where the current library sits for a possible upgrade for the **Police and Fire Department**. With the amazing resources available in Hermosa Beach of architects such as Dean Nota I believe a building could be designed and with the \$900,000 set aside for the library currently the foundation for this effort would create a strong conversation in the community.

I didn't find any **Police and Fire Department** place holders to share an example of the new facility. But this is just a vision at this point for that matter most of what I am sharing with you in this email is my vision.

Last on this virtual tour is the **Kiwanis and Rotary** buildings near Valley Park. These facilities are old with little or no upgrades from the city. The use of these facilities must be grand fathered to the clubs for use by the Kiwanis and Rotary alone without sharing their income with the city. I believe they pay you \$1 a year for the lease on this building which is the same price you charge many non profits in the area. But this property is a loss for the city that has so much potential.

With a new single structure built to accommodate the actual needs for the future of the residents and the City of Hermosa Beach. One that could continue to be shared by the Kiwanis and Rotary but, could be leased by interested parties for events. The close proximity to the near by park could allow for Weddings and other parties to be rented to give the city the revenue. Similar to the Old Redondo Library which currently rents for \$15,000-20,000 for a wedding with a modern catering kitchen.

Of course all of these ideas are dependent on \$\$\$ what would stop the city from asking the tax payers of Hermosa Beach for a community bond in the future to create a modern version of Hermosa Beach that would allow a future that gives the city places to grow for all that actually addresses the needs of many of the under served within the city. I know that one of the aspects of this grant is dependent on accessibility and green house gas component. All of these locations are central to the community. Expand the presence of facilities throughout the city. Allow for mobility and growth without burdening one section of the city over another. Something that is currently lacking in the current status of buildings.

In closing, I was disappointed there wasn't any discussion of building a **dog park** for the animals of Hermosa Beach to create spaces for many of the families of the city that would allow for their family pets to feel welcome within the city limits.

I appreciate your time to read over my suggestions. I have been out of the conversation for over a year now and its been difficult not participate in the future when I have invested so many years to the health and well being of my hometown. The countless hours and dedication to the City of Hermosa Beach has been at the heart of my life for so long I can't keep from dreaming and hoping for the best for Hermosa.

Thank You,

Chris Miller

PLAN Hermosa

Christa Lyons <christalyons@verizon.net>

Mon 2/22/2016 2:19 PM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>;

Dear Planning Commission,

I have been a resident of Hermosa Beach for almost 18 years and I have been selling residential real estate in Hermosa Beach for over 10 years. I am very much against the proposed changes that are part of PLAN Hermosa. The height limits and loss of square footage in particular I find unnecessary and upsetting.

I do not understand the reasoning when there are already many homes at the 30 foot height limit. This would seem to create aesthetically displeasing results. It will have a great impact on the property values. There have been quite a few sales of properties in the past few years. The following are some sales that should be noted:

2324 Hermosa Ave was purchased for \$3 million
 2824 Hermosa Ave \$3.4 million
 2464 Hermosa Ave \$3.750 million
 2722 Hermosa Ave \$3.959 Million
 3224 Hermosa Ave \$6.425 Million
 2924 Hermosa Ave \$3.4 million.

These properties were sold with intentions of rebuilding in the future. These property owners bought those properties for a premium sales price knowing that their height limit was 30 feet allowing beautiful views. To take away their views with a height reduction would be very unfair. Their property values will decrease so greatly as a result. The property they bought will no longer be the property they wanted and they won't be able to sell for even close to what they paid. Who will make that up to those property owners? I understand, as a property owner in the sand section and as real estate professional, that losing views can happen. It has happened to me. However, I bought my home knowing that could happen. These people secured premium real estate where their views would be protected and they paid a lot of money for it.

Another reason I am against PLAN Hermosa's changes is that the reduction of the sizes of homes is another bad idea. Demographics have changed. People are having more children and in particular high income families are having more children. Most buyers want at least a 4 bedroom home these days. We want people to buy a home and stay here in Hermosa. That is how a community is made. Not one where the families grow out of their space and need to move as children get older. A three bedroom home no longer suits the needs of the majority of buyers. Another factor in the need for larger homes is the amount of people who now work from home. People need that extra bedroom for office space.

I also think the proposed idea of tandem parking garages is very unreasonable. Tandem parking is such an inconvenience to a property owner. I understand there is a parking issue in Hermosa Beach, but, it seems that must be created by the income properties. I wonder how many units are rented with no parking spaces.? Are there any regulations that require income units to provide parking or could we reduce the number of units that are rented with no parking?

I wonder who or what group it was that came up with these proposed changes? It seems perhaps they are unaware of the area and what it is that makes Hermosa Hermosa. If we want to keep Hermosa Hermosa, we need to create homes

that accommodate families needs and maintain the neighborhood's aesthetic beauty by keeping height limits as they are. We want people to go through our school systems, get to know their neighbors and stay in Hermosa. The proposed changes would be detrimental to the appeal of the city. We don't need reasons for a buyer to say "no" to Hermosa, we need to create more reasons for people to want to live here.

I would be happy to volunteer on a committee, to provide information on the demographics of our buyers and the feedback I get from people about Hermosa Beach. Perhaps we can come up with alternative ways to make positive, well received changes where necessary. Please let me know if I can help in any way. But, most importantly, please DO NOT make the changes that are currently in PLAN hermosa.

Thank you for your time and consideration in this matter.

Christa Lyons
BRE #01489213
Shorewood Realtors
310-722-7115

February 25, 2016

Ken Robertson
Community Development Director
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Christa Lyons
320 16th Street
Hermosa Beach, CA 90254

Dear Mr. Robertson,

I hope that you, the planning commission, and the City council take the time to review the letter's and the comments made online at change.org. The proposed changes stated in PLAN Hermosa do not represent what the property owners want.

We were able to collect over 150 signatures opposing the changes in a very short period of time. I am very thankful that Karynne Thim brought this to my attention. The majority of the property owners who would feel the impact of these changes had no idea that these proposals to change were even made. They are buried deep in a very long document that hard working community members simply don't have the time to read.

I echo everything that Karynne has stated and also would volunteer to offer opinions and give input.

Thank you for your time, and again, I hope you take the time to read what we have presented so that you may better serve the hard working citizens that make up the community of Hermosa Beach.

Christa Lyons

Comments regarding draft of PLAN Hermosa

Christian D Haase <chaase@burnetthaase.com>

Wed 2/24/2016 5:41 PM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>; +KROBERTSON@HERMOSABCH.ORG <+KROBERTSON@HERMOSABCH.ORG>;

Ken Robertson, Community Development Director

City of Hermosa Beach

1315 Valley Drive

Hermosa Beach, CA 90254

Dear Director Robertson,

Below is a list of comments regarding residential-related sections of PLAN Hermosa that we believe need to be corrected or eliminated in order to preserve Hermosa's property owners' rights, values, views and their ability to feasibly develop and renovate. Reductions in height limits and buildable square footage will have a significant negative impact on property values. The vast majority of residents, property owners, and even those in real estate and development community, are not aware of the implications of the PLAN, and due to its size and complexity, it's difficult to locate and interpret its far-reaching ramifications.

We do not believe the community at large, especially residential property owners, have been adequately represented by the 15 person working group and staff involved in creation of the PLAN. Not a single developer or member of the real estate community was a part of the working group. It is imperative that individual property owners be made aware of the changes that would impact their property before they are implemented.

Neighborhood Land Uses

1. Page 69. North End Sand Section. Eliminate the bullet point "Buildings are one or two stories or up to 25' in height." This area currently has both R1 (25' height limit) and R2 (30' height limit) zoned properties. A "one size fits all" height limit of 25' would be extremely damaging to the value of properties zoned R2 with a current height limit of 30'. Any R2 property not currently developed to the height limit with a westerly neighbor built to 30' would forever lose its view potential, be overshadowed and have sunlight blocked. Huge loss in value. Critical that this change not be

instituted. One local home builder estimates a 33% loss in property value as a result of only being able to build a two story home rather than three where currently allowed, with 40% less above ground square footage. This doesn't even account for the lost view value. This would also create aesthetically unpleasing results with some properties much taller than others.

2. a. Page 72. Sand Section. Eliminate bullet point “ Most buildings are one or two stories or approximately 15-25 feet tall.” This area currently has a mix of R1, R2 and R3 zones. Similar to the comments above, limiting the height to 1-2 stories with 15-25 feet represents a significant down-zoning, as current height limits range between 25'-30'. Any reduction in the height limit for a given zone will result in a loss of view potential and significant loss of property value for properties not currently built to current height limits. Critical that this change not be instituted. This would also create aesthetically unpleasing results with some properties much taller than others. b. Eliminate requirement for “greater articulation and step backs” to the front facade. On a practical basis, this means one's view could be impacted if their neighbor built according to today's setbacks as their building would protrude farther than your home could. Manhattan Beach residents suffered many unintended consequences of a similar change. We should learn from their mistakes, not duplicate them. c. Regarding garages: In the case of single family homes on half lots, where there is no rear alley access, it would be crazy to encourage single tandem garages vs. side by side so there are fewer curb cuts. Tandem garages are inconvenient, largely unused, and would be counterproductive to the City's goal of increasing available street parking as residents would be more apt to park on the street if they have a tandem garage rather than a standard double garage. Double garages that face the street should be allowed in those cases.

3. Page 70. Hermosa View Neighborhood. Setbacks, scale and massing should remain consistent with today's standards so new/renovated homes are consistent with neighbors, not set back farther. Properties currently zoned R2 on Longfellow should not be down zoned to 2 story max for same reason as #1 and #2.

4. Page 73. Valley Neighborhood. a. Setbacks, scale and massing should remain consistent with today's standards so new/renovated homes are consistent with neighbors, not set back farther. b. Properties in this area generally don't have rear alley access. Properties with a width of less than 50' should be exempt from garage minimization requirements as a tandem garage is undesirable and a garage at the back of the lot would cut into coveted

back yard

space. c. Renovations should be exempt from new garage design guidelines.

5. Page 75. Greenbelt Neighborhood. a. This area currently has R1 and R2 zoned properties. Delete reference to building being one to three stories. This is ambiguous. Height limits should not be changed for the same reasons as stated in #1 & #2. b. This neighborhood should really be split up into a North Greenbelt Neighborhood for properties north of the Pier and a South Greenbelt Neighborhood south of Pier as they are quite different in character. Alternatively, the northerly section could be incorporated into the Hermosa View Neighborhood as it is much more similar. c. Many lots south of the Pier aren't wide enough to accommodate single family home style town homes such as the one in the photo on 21st Street. d. Last bullet point refers to a change in the way height limits are calculated, "as buildings step down to match building height limits." Whenever height limits are changed or the method of calculation is changed, surrounding properties built to previous standards can be negatively affected. Further clarification is needed.

6. Page 76. Hermosa Hills Neighborhood. a. Delete "renovations" from front garage minimization requirements. b. Garage minimization should not be required for lots less than 50' wide. No tandem garages should be encouraged, nor rear garages that would cut into coveted back yard space. c. Height limits aren't specified, but this area has R1, R2, and R3 properties in it, and it should be clarified that height limits will not change from current standards.

7. Page 77. Eastside Neighborhood. a. Introduction of neighborhood commercial to this area could negatively affect values for nearby properties due to increased traffic. b. Delete "renovations" from front garage minimization requirements. c. Garage minimization should not be required for lots less than 50' wide. No tandem garages should be encouraged, nor rear garages that would cut into coveted back yard space. d. Properties currently zoned R2 should not have height limit reduced (see items 1 and 2 above).

Goals and policies

1. Page 90. Goal 2.12. Garage minimization and/or garage placement at the back of the property is not feasible in many cases and should not apply to narrow lots and/or those without rear alley access (see above). Conflicting language in same sentence - "encouraging" vs. "requiring."
2. Page 93. Goal 5.6. Preservation of historic buildings optional and require owner consent.

3. Page 95. Goal 6.8, bullet point 3. Curb cuts should be allowed in cases where their elimination renders the development or renovation of the property infeasible.
4. Page 97. Goal 8.6. Remove short term rentals from the PLAN. The City is addressing these separately.
8. Page 99. Goal 10.1. Add “owner consent required” for historic designation.
9. Page 99. Goal 10.4 to be deleted. Not consistent with 10.1. City should not mandate whether a property can be torn down or not. This would be an overreach and violate property rights.
10. Page 99. Goal 10.5. Delete. Evaluation of historic resources at owner’s discretion.

Respectfully,

Christian D Haase

2909 Hermosa View Drive
Hermosa Beach, CA 90254

chaase@burnetthaase.com

c. 702.210.1895

o. 702.547.9000 x222

f. 702-547-9100

PLAN Hermosa Feedback

Decision-Making Tool

It would be good to be more specific on when/how the decision-making tool is used. For example, city staff and commissions should use this tool in their reports to city council when recommending significant policy changes and expenditures, and the results of this tool should be included in their reports. City Council should use the decision-making tool for significant decisions in policy and expenditures and the results of the decision-making tool should be made publically available. We've had this tool a while now, but it seems that it hasn't really been used.

Goal 1 A high degree of transparency and integrity in the decision-making process. 1.1 Open Meetings

Today we have very open meetings, reports are publically available, and meetings are recorded. This is all really good. I would also like to see "City council voting results published". It is too difficult expect people to watch all the meetings, and there's not easy way to know what was the result of the meetings. We should add simple, accessible meeting results. For example, results of city council votes should be published after city council meetings. If a vote resulted in a new or changed policy, there should be a link to that policy.

Goal 2 Policy 2.1 Multiple Outreach Methods

I would like to see more electronic surveys as an outreach tool. Calling this out specifically would be helpful.

Goal 6. A broad-based and long-term economic development strategy for Hermosa Beach that supports existing businesses while attracting new business and tourism

I'd like to see a policy that economic development for businesses need to be compatible with residential living. Business development should not be at the expense of the quality of life of permanent, year round residents.

Public Art + Design, Create Economy

I love how this is part of the PLAN. I think Hermosa is very close to losing our quirkiness, and promoting art can help to ensure our "best little beach city" vibe. Art can help Hermosa distinguish herself from other cities.

Mobility Downtown Town (and the rest of Hermosa)

Access to downtown should be not just parking. We need to promote access in a changing world. There needs to be stronger wording to promote and IMPROVE public transportation, ride sharing, and new transportation services (e.g. Uber, Lyft). I would like to see a coordinated approach to improve costal business access. The Beach Cities

Transit is abysmal. Listing it as a transportation option does not mean that it is usable. We need to work with Manhattan and Redondo (as a minimum) to revamp this service. We need to look into new ways to get people around. Maybe a bike-sharing program in the beach cities like <http://santamonicabikeshare.com> would be a fit. Our favoring of parking structures (we'll never have enough) and taxi lanes (who even uses taxi's?) is so old school. Yes, we need parking, but we need to be smart about it, like having Smart Meters to show where the open spaces are. People will only drive around so long. Some of this may be too detailed for PLAN Hermosa, but I do think the wording needs to be stronger on 1) using technology 2) Being more innovative on mobility options 3) Looking on mobility trends.

Downtown District (pg 78)

This sentence is not really accurate: "The Downtown District is the heart of social and commercial activity in Hermosa Beach,..." Downtown is not the heart of commercial activity. PCH is. Our downtown is DEAD in the daytime M-F and especially in winter. We have lost breakfast places due to rent increases. Most restaurants aren't even open for lunch M-Thu. Our downtown businesses are skewed to drinking, dining 5PM or later, and services. I don't know how our retailers even stay in business. I think we need to have a goal to have a downtown that is vibrant all days of the week and all times of the day, and all times of the year, not just night time or summertime.

Goal 11. A proud and visible identity as an arts and cultural community. 11.1 Beach-Themed Art

Why on earth would art be limited to "Beach-Themed"? This is much too specific for a plan and should be removed. Perhaps phrasing like "Art should be compatible and complimentary to Hermosa".

Thanks for listening,
Claudia Berman
Hermosa Beach Resident

Feedback on PLAN Hermosa

Claudia de Fries <claudiadefries@me.com>

Wed 2/17/2016 4:44 PM

To: LeeAnne Singleton <generalplan@hermosabch.org>;

Hello,

I am gravely concerned about the following items in the new Plan Hermosa. I oppose these changes to the zoning code:

1. Alter height limits in the "north end" sand section (north of 26th to the MB border) to be 25'. As you know, there are several streets currently zoned R2 with a 30' height limit, so this would reduce the limit currently in place. The PLAN encourages this area to be 1-2 stories, not 3, so it equates to a down-zoning for many properties. It would be devastating to a property with a westerly neighbor built to 30' - the new height limit of 25' would mean their view potential is taken away. Huge loss in value.
2. Changes to the design and placement of garages would be significant. See page 90 where the goal is stated to be *"Encouraging homes to engage the street and integrate with the neighborhood by requiring the design of new carports/garages to be subordinate in scale to the primary dwelling, to minimize views from the street, and to not occupy the majority of the street frontage of buildings."* This would encourage rear garages where there's an alleyway (fine for walk streets and The Strand, but not great for larger lots that would have a nice back yard now consumed by a garage). You appear to want to encourage single tandem garages vs. side by side in areas like the sand section so there are fewer curb cuts.
3. Encourage larger setbacks on 5,000+ sf lots in the area adjacent to the MB Hill Section. I am not convinced this is a good idea. With our drought and global warming large yards are out of favor. Back "yard" areas are much more usable family space. Isn't the current requirement sufficient.
4. Encourage 2-4 unit properties detached structures that resemble SFR's in the "greenbelt neighborhood." Presumably this means less square footage. But why? This will make properties still more expensive and smaller just to have a tiny separation and a largely unusable space between two town homes....

Thanks for your time.

Claudia de Fries

Shorewood Realtors
2141 Rosecrans Suite 1160 El Segundo CA 90245
Direct: 310-729-2813
claudiadefries@me.com
License #01858330

[Click here](#) to search the MLS for listings

[Shorewood Living iOS App](#) See all SHOREWOOD listings quickly and interactively on the new Shorewood APP

[ShorewoodLiving.com](#) Interactive magazine

[Market Insight Palos Verdes](#) snapshot of the current Real Estate market

[Market Insight South Bay](#) snapshot of the current Real Estate market:

proposed general plan comments

Getchel Wilson <getchelwilson@hotmail.com>

Wed 2/24/2016 11:30 AM

To: Leeanne Singleton <generalplan@hermosabch.org>;

Hello,

I own a property in North Hermosa. In reviewing the changes proposed in the general plan I object to the overall reach of the city government to:

1. reduce height limits in North Hermosa
2. add bike lanes on roads
3. any mixed use development downtown or elsewhere
4. attempt to control use of automobiles – most people work outside of the city and need improved access to the city (not less)
5. bike lanes on streets are dangerous and confusing....why not promote a bike lane on the walk path that runs from one end of the city to the other? There is plenty of room to do that.
6. promote higher density in the city – it is already a very densely populated city for it's size.
7. change garage exteriors to one door per house – tandem parking is a nightmare! I realize you think this will promote 1 car per household but firmly believe you are wrong!

Thank you for your consideration,

Getchel Wilson, CRS, e-Pro
Vista Sotheby's International Realty
[2501 N Sepulveda Blvd.](#)
[Manhattan Beach CA 90266](#)
BRE000544433
Getchel.Wilson@VistaSIR.com
310.717.8038

Feedback on PLAN Hermosa

James McKinnell <dr.mckinnell@yahoo.com>

Mon 2/22/2016 8:55 PM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>;

Cc: kt@ktbeachproperties.com <kt@ktbeachproperties.com>; Rob McGarry <Rob@BeachHomeBroker.com>;

Dear Sirs,

It is not often that I hear from real estate professionals. But, when I hear vociferous objections to new zoning rules from multiple sources, I must ask for clarification.

Please respond to the following comments:

Below is a list of comments regarding residential-related sections of PLAN Hermosa that we believe need to be corrected or eliminated in order to preserve Hermosa's property owners' rights, values, views and their ability to feasibly develop and renovate. Reductions in height limits and buildable square footage will have a significant negative impact on property values. The vast majority of residents, property owners and even those in real estate and development community, are not aware of the implications of the PLAN, and due to its size and complexity, it's difficult to locate and interpret its far-reaching ramifications.

We do not believe the community at large, especially residential property owners, have been adequately represented by the 15 person working group and staff involved in creation of the PLAN. Not a single developer or member of the real estate community was a part of the working group. It is imperative that individual property owners be made aware of the changes that would impact their property before they are implemented.

Neighborhood Land Uses

1. Page 69. North End Sand Section. Eliminate the bullet point "Buildings are one or two stories or up to 25' in height." This area currently has both R1 (25' height limit) and R2 (30' height limit) zoned properties. A "one size fits all" height limit of 25' would be extremely damaging to the value of properties zoned R2 with a current height limit of 30'. Any R2 property not currently developed to the height limit with a westerly neighbor built to 30' would forever lose its view potential, be overshadowed and have sunlight blocked. Huge loss in value. Critical that this change not be instituted. One local home builder estimates a 33% loss in property value as a result of only being able to build a two story home rather than three where currently allowed, with 40% less above ground square footage. This doesn't even account for the lost view value. This would also create aesthetically unpleasing results with some properties much taller than others.
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Goals and policies

Page 90. Goal 2.12. Garage minimization and/or garage placement at the back of the property is not feasible in many cases and should not apply to narrow lots and/or those without rear alley access (see above). Conflicting language in same sentence - "encouraging" vs. "requiring."

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Page 99. Goal 10.5. Delete. Evaluation of historic resources at owner's discretion.

Respectfully,

Karynne Thim, 1734 The Strand

--



Karynne Thim

Shorewood Realtors

[310-753-7816](tel:310-753-7816) (cell)

www.KTBeachProperties.com

License #01161295

James A. McKinnell, M.D.

Assistant Professor of Medicine, David Geffen School of Medicine
University of California, Los Angeles

Infectious Disease Clinical Outcome Research Unit (ID-CORE)
Los Angeles Biomedical Research Institute at Harbor-UCLA

T [\(310\) 707-3631](tel:(310)707-3631)

F [\(310\) 861-8125](tel:(310)861-8125)

"Pick your travel partners wisely. You walk this road only once."

Care to see what I am writing?

www.ncbi.nlm.nih.gov/sites/myncbi/collections/public/1LG3gpHFTC4c1InNAFPQPkVAn/?sort=date&direction=ascending

IMPORTANT WARNING: This email (and any attachments) is only intended for the use of the person or entity to which it is addressed, and may contain information that is privileged and confidential. You, the recipient, are obligated to maintain it in a safe, secure and confidential manner. Unauthorized redisclosure or failure to maintain confidentiality may subject you to federal and state penalties. If you are not the intended recipient, please immediately notify us by return email, and delete this message from your computer. Moreover and specifically, I have an express expectation of privacy in this and all email communication. Any and all unauthorized reading, review, data extraction, or other use will be considered an invasion of privacy

PLAN Hermosa Feedback - Meugniot 656 24th Place

Meugniot, Jason <jason@guidance.com>

Thu 2/25/2016 11:06 AM

To: Leeanne Singleton <generalplan@hermosabch.org>;

Cc: Mayor Carolyn Petty <cpetty@hermosabch.org>; Heather Meugniot <heather@meugniot.com>;

Hi Ken,

My wife, Heather Meugniot, our two school-aged sons, and I reside at 656 24th Place in Hermosa Beach. We have been residents for many years.

1. We are opposed to any downward changes in building height limits for Hermosa Beach residences.
2. We also want to make sure that the top of our street (24th Place & PCH) remains blocked with the city gate currently in place. While we understand PLAN Hermosa's intention of creating "successful transitions" between residential areas and local businesses, we do not want added traffic on 24th Place between Ardmore and PCH.
3. Our house was built in the 50's. We do not want our private property rights imposed upon with standards regarding historic preservation. We would not oppose an opt-in option for those who wish to do so. However, we do not want outside parties (government or otherwise) imposing standards on us as residents and property owners.

Thank you for your consideration,

Jason & Heather Meugniot
Hermosa Beach Residents
656 24th Place
Hermosa Beach, CA 90254
310-567-4129

Re: Resident parking permit areas

Leeanne Singleton

Tue 1/19/2016 11:53 AM

To: jennifer <jwrosenfeld@yahoo.com>;

Hi Jennifer,

I was able to get some information from the Community Services Officer on where time limits are and aren't enforced on a seasonal basis. It appears that this policy has not changed for several years but is applicable in just some areas of the coastal zone.

The one hour residential zone from the North side of 6th Street to the South side of 16th Street, from Manhattan Avenue to Cypress is enforced year round. Anything North from 16th Street and South from 6th Street is "seasonal" and only enforced from May 15th – September 15th.

All meters, (yellow and silver) are enforced year round. However, if someone has a residential parking permit they are exempt from having to pay the "yellow" pole meters.

The property in front of the Coastal Commission last week is north of 6th Street, part of the area that is enforced year round, presumably to prevent overflow parking from Downtown rather than limiting access to the beach.

Either way, more efficient parking management and proposed changes to parking regulations to enhance coastal access are both on the table as part of the General Plan/Local Coastal Program update and I would encourage you to continue to contribute your insight to the process.

Hope this helps to clarify, please let me know if you have additional questions.

Leeanne Singleton

Hermosa Beach General Plan Coordinator

Email: generalplan@hermosabch.org

Phone: 310.318.0242

1315 Valley Dr, Hermosa Beach, CA 90254

From: jennifer <jwrosenfeld@yahoo.com>

Sent: Friday, January 15, 2016 4:30 PM

To: Leeanne Singleton

Subject: Re: Resident parking permit areas

Thank you.

I look forward to seeing what you find. I tried to research this a little bit and know that the seasonal restrictions were still in place in 2014.

I became aware of this change well listening to the California coastal commission meeting this week. The

one hour limit was cited by Coastal Commission as a reason to override its staff recommendation and allow additional curb cuts, resulting in loss of a public parking space, for a new home project. In the course of that hearing the commission stated that the residential parking restrictions in the coastal zone had been approved by the California Coastal Commission. Any change, therefore, from the seasonal restriction to year-round should have been approved by the Coastal Commission. Similar limitations have been challenged in other communities.

I will certainly be commenting on the proposals.

Jennifer
(iPhone)

On Jan 15, 2016, at 3:06 PM, Leeanne Singleton <generalplan@hermosabch.org> wrote:

Hi Jennifer, Thanks for reaching out. I am trying to do some research on when this change occurred. I will follow up with you with the information I find regarding when that change in policy began.

Within the Public Review Draft of PLAN Hermosa, there are proposed changes to both employee and residential parking programs (and potentially the time limits in those places) to enhance greater coastal access for all residents and visitors. A parking study conducted as part of the development of this plan has indicated that most of the parking near the coastal zone are predominately occupied by vehicles with residential parking permits at various times of day and days of the week.

If you're interested in this topic, we would encourage you to look at the parking related discussion and policies in PLAN Hermosa beginning on page 112:

http://issuu.com/planhermosa/docs/plan_hermosa_public_review_draft_hi/113?e=22493721/31998069

Leeanne Singleton
Hermosa Beach General Plan Coordinator
Email: generalplan@hermosabch.org
Phone: 310.318.0242
1315 Valley Dr, Hermosa Beach, CA 90254

From: Rosenfeld Jennifer <jwrosenfeld@yahoo.com>
Sent: Wednesday, January 13, 2016 6:25 PM
To: Leeanne Singleton
Subject: Resident parking permit areas

When did the one hour resident permit areas become year around rather than seasonal? This is unfair to other residents outside of the coastal zone and an inconvenience to people visiting people within the coastal zone.

HB Plan Draft 12/2015 - OBJECTION attached

jim furlan <jef743@hotmail.com>

Wed 2/17/2016 1:24 PM

To: LeeAnne Singleton <generalplan@hermosabch.org>;

 1 attachment (137 KB)

2924Hermosa.OBJECT.letter0001.pdf;

Ken Robertson, Community Development Director
City of Hermosa Beach Ca

James Furlan (310.658.8980 cell)
February 17, 2016

Mr. Robertson,

I am objecting to the "City of Hermosa Beach PLAN Hermosa Public Review Draft 12/2015" ('Draft').

In September 2015, I purchased 2924 Hermosa Avenue and the Draft will greatly degrade my property value. Of note is the change of "Buildings of one or two stories or up to 25 feet height" and "single residential" (Page 69).

I again walked my neighborhood of north Hermosa Avenue and inventoried the EXISTING homes:
My block (eastside of 29xx Hermosa Ave) – 4 of the 5 homes are 3 stories.
The block south (eastside of 28XX Hermosa Avenue) – 5 of 6 homes are 3 stories.
The block north (eastside of 31xx Hermosa Avenue) – 5 of 5 homes are 3 stories.

In summary, 14 of 16 (88%) of my EXISTING neighborhood homes ARE 3 stories and 30' tall! And several/most appear multiple family.

The Draft states this existing infrastructure by mapping north Hermosa Avenue as **"HIGH DENSITY RESIDENTIAL"** unlike the areas a few blocks east being labeled Medium and Low Density (page 60). Plus, the North Hermosa Avenue neighborhood is zoned as R3 – 30' heights and Multiple Family Residential.

So why will you disadvantage my lot compared to virtually all of my existing neighborhood homes?

Drawing north Hermosa Ave into the "North End Neighborhood" ignores the fact that the EXISTING north Hermosa Avenue homes are significantly different than the blocks to the east.

I can only conclude that placing north Hermosa Avenue into the North End Neighborhood map without comprehending the preponderance of EXISTING 3 story homes is an oversight/simplification in the Plan.....seems you are mixing apples & oranges & watermelons!

Please note, I bought 2924 Hermosa to build my 3 story ocean view in compliance with the code and matching my neighbors. If limited to 25 feet height or 2 stories or single family, my house will NOT fit in with the surrounding in place homes. And my lot will lose significant value due to a questionably drawn map that ignores the EXISTING structures.

Finally, as I evaluated my possible purchase last year, I discussed with the Hermosa Building Department code requirements and nobody mentioned changes. I would never have bought 2924 Hermosa Ave if I was told there was going to be such draconian changes to the zoning rules.

I strongly object to these proposed change and ask the City not to change the zoning in such a punishing manner that ignores the EXISTING neighborhood of north Hermosa Avenue. I trust such is an oversight and will be corrected.

Sincerely, James Furlan (email - jef743@hotmail.com)

ps - attached is a signed pdf copy

RE: Feedback on PLAN Hermosa

BCCClub <jim_hannon@bccclub.org>

Mon 2/1/2016 9:04 PM

To: 'Steve Gerhardt' <slgerhardt@gmail.com>; LeeAnne Singleton <generalplan@hermosabch.org>; Jeff Duclos <jeff@jeffduclos.com>;

Cc: Ken Robertson <krobertson@hermosabch.org>;

Hi Ken and Steve,

Excellent input Steve, and yes we have seen many innovative bike route designs closer to the ocean and separated from heavy foot traffic areas (like Hermosa Bch). This concept is very popular in nearby South Bay cities and they are receiving raving reviews from the local residents and visitors.

I want to confirm the South Bay Bicycling Coalition and the Beach Cities Livability Committee will support and advocate for this concept to be in the Hermosa Beach Mobility Plan.

Thank you,

Jim Hannon

USA Cycling Coach • League Cycling Instructor • Beach Cities Cycling Club • South Bay Bicycling Coalition • Redondo Beach Public Works • (310) 341-8701

From: Steve Gerhardt [mailto:slgerhardt@gmail.com]

Sent: Monday, February 1, 2016 10:57 AM

To: generalplan@hermosabch.org

Cc: Ken Robertson <krobertson@hermosabch.org>; Jim Hannon <jim_hannon@bccclub.org>

Subject: Feedback on PLAN Hermosa

Hi Ken,

The plan looks great! I'm sure it was a lot of work to get it to this point.

One thing I'd like to see considered in the Mobility section is an important addition to the bicycle network. Years ago, there was discussion about having a separate bike path paralleling the Strand through Hermosa Beach. The additional pathway would provide improved safety for bikes and peds, and better connectivity within the region for bikes, as well as more publicly accessible hardscape at the beach for peak periods.

As I recall, the most prevalent configuration being discussed at that time was just on the other side of the wall, which would be good. However, I always thought that the bike path should be mid-beach, west of the volleyball courts since that tends to be the least used portion of the beach. The beach is more than wide enough to accommodate an additional path 12-16' path. This is the configuration north of El Segundo along the Marvin Braude Bikeway, and seems to work well. There are many other examples of similar projects, for instance, Long Beach added a new walking/jogging path last year from the Villa Riviera eastward to

alleviate ped/bike conflicts on busy weekends along their beach path.

Especially since the completion of the Harbor Drive cycle track and improvements from the Redondo Pier up to Herondo through the parking lot, I think it is high time to design and build a separate bike path from the Strand in Hermosa Beach. The PLAN document seems like the right place to have this discussion again. And if supported at the policy level, then implemented for the enjoyment of all.

Thanks!

--

Steve Gerhardt

SLGerhardt@gmail.com

(310) 614-0258 (cell)

PLAN Hermosa

JJ Johnson <wsualumni1969@gmail.com>

Wed 2/24/2016 9:16 PM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>;

I feel that I must respond to the Hermosa Beach's draft plan, PLAN Hermosa.

I have completed a college master's degree and have worked in private industry for 40 years and have had a very difficult time in understanding what PLAN Hermosa means for Hermosa's citizens. Most Hermosa citizens will just give up when they try to understand PLAN Hermosa. Letting elected officials decide what's best has not proven to be in the best interests of ordinary citizens.

PLAN Hermosa will definitely increase the population of Hermosa (often referred to as "Densification"). Traffic will become horrendous with no way to improve the flow of vehicles due to the increase of bicycle lanes and walk only areas. Hermosa's elected officials and city administrators will have increased powers to implement their socialistic interests, not the citizens of Hermosa's interests.

PLAN Hermosa should be rejected if the citizens of Hermosa want to keep their freedoms and their city; otherwise it will become the "People's Republic of Hermosa Beach".

Fwd: Suggestions for the General Plan

Leeanne Singleton <leeanne@raimiassociates.com>

Wed 1/27/2016 1:41 PM

To: Leeanne Singleton <generalplan@hermosabch.org>;

--

Leeanne Singleton, AICP, LEED AP

direct: 951.801.5351 | cell: 619.788.2131

3600 Lime Street, Suite 226 | Riverside, CA 92501



[APA 2015 Emerging Planning + Design Firm Award Recipient](#)

----- Forwarded message -----

From: **Matt Burris** <mattburris@raimiassociates.com>

Date: Wed, Jan 27, 2016 at 12:44 PM

Subject: Fwd: Suggestions for the General Plan

To: Leeanne Singleton <leeanne@raimiassociates.com>

From Julian

Matthew Burris, AICP, LEED AP

direct: [951.530.3577](tel:951.530.3577) | main: [951.801.5350](tel:951.801.5350) | cell: [909.260.7015](tel:909.260.7015)

3600 Lime Street, Suite 226 | Riverside, CA 92501



[APA 2015 Emerging Planning + Design Firm Award Recipient](#)



----- Forwarded message -----

From: **Julian Katz** <juliank@msn.com>

Date: Wed, Jan 27, 2016 at 11:04 AM

Subject: Suggestions for the General Plan

To: matt burris <mattburris@raimiassociates.com>

Matt,

Very nice job last evening. The Plan looks very good and I'm sure the end results will have been worth the effort.

Here are a few changes I'd recommend:

Page 7, circle 3, "walking and biking"

Page 44, goal 4.2, "compact, walkable and bikeable". Also, as we discussed last evening, replace "reduce vehicle trips" with "decrease vehicle miles traveled (VMT)" .

Page 72, under public realm design, use future tense in the last bulleted sentence.

Page 73, same comment as page 72.

Page 76, Public realm design, Where did the wide planting strip come from? Use future tense in last bulleted sentence.

Page 77, same comment with regard to buffer strip.

Page 220-221, Bikeway classifications. I'd recommend including the new Class IV, protected bikeways, in order to be up-to-date for the next 30 years and in the vague hope we could find a way to make one happen. You might also want to put them in numerical order.

That's it, Matt. Once again, thanks on behalf of the bicycling and walking communities.

Julian

Kim Komick
KKC Fine Homes
3216 Manhattan Avenue, Suite E
Hermosa Beach, Ca 90254

February 25, 2016

Dear Plan Hermosa

As a lifetime resident of Hermosa and Manhattan Beach, I have intimate knowledge of the lifestyle and the community. My parents both went to Mira Costa High School as did my siblings and my children. My father donated the Vetter Windmill to the city when I was a child. He made his living in the South Bay, just as I do.

First off, I believe that the hard working families with children are who we want as the core base of the community while also having opportunities for younger people who are working hard to afford to live in the community. This contingent is hard working and busy providing for their families and/or growing their income enough to buy in such a great place. Unfortunately, this group is the least likely to make it to the planning meetings because there is just not enough time.

The meetings can have a majority of retired and underemployed who have more time and therefore their wishes have more weight than is the real sentiment from the community.

I appreciate this process of reaching out via social media, mailer, flyers etc. and allowing people to weigh in via email is a great step in the right direction; so long as this information is processed, tallied and published. Many items in the Plan Hermosa greatly affect property values that these young people and families worked so hard to accumulate.

I appreciate the city attempting to deal with a broad scope of changes in one forum, rather than hitting us up in little bits and pieces that we may not have notification or the ability to weigh in. The Plan Hermosa has many positive aspects and I think there are some contentious issues too so I must share my expertise. Much of this has been outlined in a petition that I also signed so I will try not to be too redundant.

When you change building codes in residential areas, there can be big winners and big losers. And I doubt the city or the winners want to compensate the losers. That is not fair. Picking areas to lower the height limit is not fair. Many of the lots are 30x70 and unless you build a basement, which adds 6 months to construction, and a lot of cost and hassle to the neighboring homes, it is not possible to build a house that a family of four can live in. Not to mention any areas mentioned as one story. That is a joke!

To further this point you see that on the north side of Longfellow, there are nice new houses that were built and many families have moved in to what has been traditionally a pretty transient street. On the other side of the street where the height limit is 25 feet and the lots are 30x70, it is much more difficult to sell a home and as a result many are become very run down and look very shabby.

Also, what if all the homes on one street are built to 30 feet under the current code and the code changes now to 25. How is that fair. I understand that is how people feel when they don't build and others around them do, but they still have the opportunity to build or sell. An existing property right that would be lost with the new code.

Some other thoughts are outlined below:

Page 23 - how many participants on the walking tour? was it a mix of the community?

Page 39- small town character "city must carefully monitor the scale and type of new and existing development. Maintaining current building limits.... EXACTLY!

Page 41- Consensus oriented: Yes. is this a vote or another council meeting that may not be fully representative? Should only the neighborhood affected be allowed to vote on their issue?

Page 90 - 2.12: Slippery slope. Do we want to city or neighbors limiting what can be built and have projects held up forever like in West Torrance or PV. NO!!

And of course, historic designation must be voluntary. Even the city tore down the Siren Tower claiming it was not safe or to current codes. What old structures are? So why should the owner bear the responsibility of maintaining their old property forever? They should be able to do what they wish as the needs of their family changes.

Sincerely,



Kim Komick

Re: Historic Properties

Kris Terrill <kristerrill@gmail.com>

Mon 2/22/2016 11:11 AM

To: LeeAnne Singleton <generalplan@hermosabch.org>;

Thank you. Who decides regarding potentially historic homes? There was recently quite a uproar in Manhattan Beach as the language in the Historic Ordinance did not allow for owner opt-out. This was in relationship to Historic Landmarks (city council could override owner) and districts (in which a 66% of owners could create a district, and a district could be as few as 3 homes, so it only took 2 out of three to create). The city council inserted an owner opt-out and removed the 66% owner vote.

I just want to clearly understand the Hermosa Proposal, because it becomes a property rights issue as well as a disclosure issue..... if at anytime a property can be added to the list, how does a homeowner disclose that potential? What has the city put in place regarding disclosure? You can imagine the number of lawsuits stemming from a situation in which a lot is sold then the buyer finds out there is a proposal for historic preservation that severely limits what he/she can do with the property. Even though a few properties will be affected, it does place a cloud and lower value on those lots. Since I would assume the historic list is ongoing and can be added to at anytime, this is a real concern.

Thank you for your time and response.

Kris

Kris Terrill
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www.beachcityshomes.com

For local updates, Like me on Facebook:

<https://www.facebook.com/KrisTerrillRealEstateAtTheBeach>

> On Feb 22, 2016, at 10:44 AM, LeeAnne Singleton <generalplan@hermosabch.org> wrote:

>

> Hi Kris,

> As currently written, the intent is that all participation in a historic landmark program would be voluntary and likely offer incentives such as the Mills Act program.

>

> The one exception is related to demolition of potentially historic properties - generally properties over 50 years in age and with some architectural significance. A historic evaluation of the property may need to be completed before a demo permit is issued, and there may be a request to salvage some of the materials or allow the historical society to take photos (something that was done at the recently redeveloped Matteson house at Manhattan and 19th Street).

>

> Hope this helps, please let me know if you have any additional questions!

>

> LeeAnne Singleton

> Hermosa Beach General Plan Coordinator

> Email: generalplan@hermosabch.org
> Phone: 310.318.0242
> 1315 Valley Dr, Hermosa Beach, CA 90254
>
>
> _____

> From: Kris Terrill <kristerrill@gmail.com>
> Sent: Sunday, February 21, 2016 8:16 AM
> To: Leeanne Singleton
> Subject: Historic Properties
>

> I have a question regarding the Historic Plan for Hermosa. Is it completely voluntary? Recent activities in Manhattan Beach cause me to ask this question, as Manhattan Beach attempted CLG status which allowed for homes to be involuntarily (no owner opt out) included in historic districts or to be designated landmarks. This was changed in the final draft, allowing owner opt out. I have read the Hermosa Plan, but do not see any provision addressing voluntary/involuntary. Please advise and thank you.

> Kris Terrill
>

February 25, 2015

Ken Robertson
Community Development Director
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

RE: GENERAL PLAN/PLAN Hermosa Public Comment

Dear Ken,

First of all, kudos to you and your team. The December 2015 General Plan Draft is a document that you should all be proud of. Additionally, the focused summary sheets by district are a wonderful community tool. Thank you!

I am submitting my “place holder” comments which I hope will have some value. Some are “in the weeds” but it seems that we are throwing everything of all sorts on the table for this broad discussion of our General Plan and how we move forward, policy-wise as a city.

Public Comments:

Visitors and Tourism

- Embrace Hermosa’s heritage and identity as a special beach city destination
- Encourage eclectic, friendly, local and homegrown to differentiate from bland and overbuilt communities. Arts and Creativity. Incubator and local unique businesses.

Historic Preservation, Cultural and Arts Commission

- Identify the assets in the city worth saving and restoring. An example, in my opinion, would be the Lighthouse, which has a rich historic and cultural value. This is also a way to support branding of our city as unique with a story to tell.
- Some sites have been identified with plaques or tiles. There are other stories to highlight, such as the story of the Cypress shapers, Body Glove, etc.
- Work towards a state designation of Hermosa Beach (as a whole) as a state cultural district. Start mapping and connecting cultural assets and encourage the ongoing rebirth of a thriving arts community. Hermosa Beach has its roots in the arts.

- Encourage, incentivize more public art. I don't agree that priority should be for beach-themed art. Why stifle creativity?
- Create a new commission, the **Cultural Preservation and Arts Commission**.

Hermosa Beach Visitors Bureau

- It is time to free up the "Visitors Bureau" from the Hermosa Beach Chamber of Commerce so that the Chamber can continue their focus on their core mission. Their area of strength and passion is with the city's business community, especially downtown which keeps them busy.
- Support creation of a new city run or city-affiliated Visitors Bureau. There is a wealth of talent in our city that is behind this and would offer their expertise.
- Open a small Visitors office, which will be open on weekends and holidays...the times that it is most needed. Official City Merchandise could be developed, trademarked, and sold as well as "maps", information on special events, promotions.

Zoning code updates and Municipal code amendments

- Scrub codes of all "exemptions" and references to oil drilling, except the code language that notes the ban. Examples that are still incorporated in code are: height exemption, fence exemption, corner sight and setback exemptions, etc.

Sample #1 from existing code:

D. Under no circumstances shall any fence, wall, or hedge be constructed or altered to add razor wire, barbed wire, broken glass or other similar material. Exception. Security fences around **oil** development facilities may be installed with barbed wire during the active life of the **oil** wells.

- E. Walls, or fences,

Sample #2 from existing code:

D. Building Height. Any building may have a maximum of thirty-five (35) feet in height and have a maximum of two (2) stories. **Oil** and gas operations may exceed this height for a temporary period of time and to a height as set forth in an approved conditional use permit pursuant to Ordinance No. 85-803.

- E. Front Yard Setback. No lot need provide a front yard except

Questions from PLAN Hermosa December 2015 Draft

Regarding “Goal 3: Page 193”. Protection from Hazardous materials:

- What are “coastal-related industrial uses” in the Cypress District? How are these defined. Specifically.
- How are hazardous materials defined?
- Hazardous material setbacks. What are the proposed setbacks? *Specific setbacks are needed based on materials and/or materials definition and should be codified.* Where are the areas that adequately minimize risk to residents? And I would also include in this, workers and visitors.

Hot Topics (this is from memory from attending recent walking tour event-I believe these were some of the “hot topics” for discussion and input from the community. Outside of parking, I am not clear as to why these would be part of a General Plan/Land Use discussion.)

- **City Commissions and Boards (Standing Commissions: Planning, Public Works, Parks, etc.): Should non-residents be allowed to apply for city commissions?**

I strongly feel that the appointment requirements of residency for our commissions and boards should not be changed. I do not agree with changing this policy and allowing board seats to go to people who are residents of other outside cities. They are less accountable and should not be placed in the position of determining or recommending major policy issues.

This proposed idea originated from “business interests” who would like non-residents to populate our commissions. I’d like to point out that we have many smart and innovative business owners that are also residents, so they already have an opportunity to serve on a commission if they so choose. Business owners and interests are often appointed to special advisory task forces and have a strong voice of advocacy in the city thru the Chamber of Commerce. Non-city residents/local businesses can also join the many great community organizations as other ways to get

involved with the community (Kiwanis, Women's Club, etc.). Involvement in the city is commendable and many avenues to do so already exist.

- **Short term rentals (STR)/vacation properties/AirB2B**
There is not a quick and easy solution to this. Further study and community input is needed. Here is my growing (expanding, changing) list of the problems, challenges, food for thought, and possible compromises:
 - Defined as less than 30 days; often one to two days
 - STRs render zoning meaningless in residential zones when you permit what in some cases becomes a constant year-round use of residential properties by visitors. More hotel. Not a "home".
 - Some of negatives: possible less safety re: neighbors to watch out for each other (Neighborhood Watch), concerns of strangers not known neighbors if you have children, noise (one day party or event rentals), parking (guests do arrive in their or rental cars and utilize the resident parking permits), trash (not sure where to toss, ends up in neighbors' bins), loss of sense of community and neighborhood.
 - Allows a business segment (STRs) to operate with a different set of rules (or lack thereof) than hotels, and other businesses which needs licenses, permits, must meet health standards for welfare of guests, etc. The hotels and other businesses operate in properly zoned commercial districts. STRs operate in commercial and residential areas.
 - There has been a significant rise in long term rental rates... everywhere. The impact on long term residential renters is of concern. This becomes particularly acute in a smaller market like Hermosa Beach, where this increase in SRs is making long term rents unaffordable (they have skyrocketed), forcing people out and shrinking the supply of residential long term rental properties.
 - Just an fyi: I spoke with a builder who told me that most of the properties that he is working on, especially the ones west of PCH, are being purchased by out-of-town investors who tear down existing homes to build a place they can monetize for short term rentals (basically an unapproved hotel).
 - Should STRs be allowed in properties with shared security access etc.? Probably not.
 - Should not be allowed in apartment buildings
 - Fair uses should/could include: legit (no monetary transaction) vacation swaps, rentals with owner present on property and/or residents who are utilizing home as their primary resident.
 - I am sure that the city is undertaking this research: Look at best practices in other cities-from bans to regulations. Poll other cities to

see what works; For example, not to exceed 10% per block; Not to exceed normal occupancy-eg: 2 bedrooms: up to 2 couples plus 2-3 kids under 18; implementation of “penalties” for non-compliance (3 strikes you are out). Another fyi: a residential street (block) near me is now either a ghost town or full of strangers. Half of the properties are being used as STR properties. Visitors generally keep to themselves and/or are nice, but it is a bit weird when so much of the block falls in this category.

- Give everyone a chance to earn so extra income, so rotate/apply so that isn’t overwhelming in a neighborhood eg: can rent out a certain number of times per year (like garage sales)?
- Where are the properties on Hermosa Avenue, Pier, PCH that Kim mentioned?
- Compare our hotel rates to Manhattan and Malibu. Hermosa Beach has many family friendly hotel options (Sea Sprite, along PCH, etc.). Keep in mind that Hermosa is a very small city.
- Whatever works best for the health of the community. The Coastal Commission can suggest but cannot dictate what we do in this regards. For a small town, we already offer many accessible options.

- **Parking**

Parking for residents

- Maintain the annual parking permits for residents, especially those in the coastal zone.
 - There are many lots with multiple homes and/or units per lot. The residential units adjacent to the alley usually have less-than-adequate parking. The home unit/s on the “front end” of the lots (eg: those on the walk streets) in these split lots, do not have any designated parking. It would be an incredible burden to constantly have to move cars and feed meters for residents.
- Hermosa Beach parking is generally very reasonable compared to other cities with recreational beaches.
- Allow residential privileges for parking at Community Center, near Clark, Valley Park, etc. Eventual underground parking at Community Center – with visitor parking charge like other cities (exempt residents). Parking at the Community Center is competitive-residents, visitors, and also used extensively by workers at Pier Avenue businesses.

Gateways/Whole City Planning

- Look at entire city to plan and design “gateway welcome” signs/monuments:
North and south ends Hermosa Ave, PCH, Aviation, Herondo
 - Redondo Beach has signs on Herondo; Manhattan Beach on PCH. Where can Hermosa Beach place signs? We are invisible.
 - Hotel Hermosa new Neon Octopus sign is great/fun.
 - Why not a neon mermaid at Herondo point towards Hermosa at Herondo and Hermosa Avenue?
 - Engage the many creatives in the community so submit designs

City Areas:

- **City Owned Properties**
Use the additional TOT to enhance funding for infrastructure needs.
 - **Community Center**-In addition to larger maintenance and renovation needs, some smaller projects could make a big difference in enjoyment of facility and appearance. We will be hosting new events, such as more film screenings, etc. City should find ways to match funds with the Community Center Foundation (now known as the Arts Foundation) and prioritize projects.
Examples:
 - Restrooms nearest to the theatre have been seriously neglected. This shouldn't be a big deal to upgrade. Should be scheduled soon.
 - Display cabinets/signs in lobby areas need fixing. They've been sitting around with broken or missing glass panes, etc. for a very long time. The city, I am sure, could find some cool things to display in them or should remove them if they serve no purpose.
 - **Clark Building**-Also needs renovation. Again, outdated, ugly restrooms. Outside is beautiful. Inside, redesign and renovate. Make the stage area nicer and install better lights. This facility should be used for more than jazzercise. It is a community asset and if it is renovated could generate revenue for the city as well as provide a nicer venue for local community events.
 - **Lawnbowling**-next to Clark Building. Seems like lawnbowling would be lots of fun. How many people in Hermosa Beach actually use it? While I think it is really cool, can't help visualizing a community pool there. Just a thought.
 - **City Hall/Municipal Rebuild**- incorporate a teen/youth center into a new library adjacent area. Also look at a new use for building near Clark Field.

- **City-owned Buildings at Valley Park**-leased to Kiwanis and Rotary. What can be done to improve those?
- **Downtown Business District**
 - Form BID as city's (prior) economic development director had previously suggested
 - Visitor's valet parking program (funds generated could go back into area improvements)
 - City shuttles (downtown and connecting other parts of city; electric, quiet)
 - Allow more pedicabs
- **Hermosa Avenue**
 - Replace bus benches (several different old ones in disrepair) to match Upper Pier
 - Provide trash cans next to bus stops
- **The Strand**
 - Safety on Strand needs improving: Cannot see posted bicycle speed signs
 - There are no transition signs from RB new bike path to "caution shared use with walkers" upon entering Hermosa Beach Strand
 - Have Athens pay for damage to pavers and Strand from their street cleaning trucks
- **Cypress Area**
 - Encourage creative uses; support existing businesses
 - Look at re-use of City Yard to compliment Cypress District. The land is not being fully utilized; seems to be more than the city needs. To this point, Athens seems to have taken over half of it as a staging area/dumping and sorting ground. That wasn't the case in prior years. Consider shared yard idea with Redondo Beach if possible in another location. City should retain ownership, but find ways to monetize with compatible renovation and possible low impact development.
 - Rename (Eg: Cypress Junction)
 - Allow carts in limited way to sell coffee, pastries etc. for Cypress and South Park visitors

Beach/Open Spaces/Parks

- **Greenbelt:**
 - More plantings of native vegetation; another community project to plant more trees; butterfly zone and find natural pathway options so that it is more handicap usable, while allowing it to be a green space and running, walking, strolling path
- **Parks:**
 - Complete redo of Nobel Park; Accessible/flexible for small events, gatherings, Could make it a “wedding friendly” site
 - Allow small beach weddings – in mornings, weekend, limited.
 - Noticed that prosecuted fines from public urination, etc. are now directed into a fund to renovate public restrooms. The restrooms at South Park, Valley Park, Clark and the Community Center are all in need of renovation.
 - Use the current funds towards renovation of South Park restrooms

Doggie Issues

- Doggie parkettes?
 - The unsightly and intrusive block planters along Hermosa Avenue
Could be re-designed, freeing up existing spaces near current street crossings/openings along Hermosa Avenue for mini-green spaces and dog parks. Could encourage dog owners to take dogs there and minimize dog messes in other parts of city. Make trash cans convenient as well as doggie bags.
- **Beaches:**
 - Keep commercial / permit events in the commercial zone
 - Maintain balance in all uses which is important. City needs to determine overall beach plan and vision, not let it be subject to constant lobbying for one special use over another.
 - Add in minimalistic way, play features for kids in one or two more kids zones on beach
 - Access to our beach is great (compared to other beaches) ; there are no gates, many entrances and access points, there is handicap accessible to The Strand.
 - Improvements can be made by increasing access and enjoyment of the beach by seniors, handicapped and others
 - Create a walkway out/onto the beach. Could also use it for small morning wedding ceremonies.
 - Beach Grooming. Minimize. A perfectly over-groomed beach is outdated and intrusive. During winter nesting periods and grunion season, strictly limit beach grooming (especially near the tide zones) unless needed due to storms and beach erosion.

- Look at natural dunes

Beaches/Volleyball – Increase accessibility for all

- Whether resident or visitor, the courts need to communicate that they are public courts available for all to use. Some seem unapproachable.
- All nets should be replaced with “City of Hermosa Beach” or “Hermosa Beach Parks and Rec” nets not corporate sponsored nets. No “Bud Light” nets.
- Volleyball rules should be posted (if they aren’t) including that they are “contested courts”
- Enforce rules re: private parties cannot take over courts and charge fees for public to play
- VB Courts and “public art”: The courts near 7th with the “lightening rod”, “pelican”, “sun” etc, are cool. But because they are on just a few courts, they looked like they are private. I’d invite the community to submit designs for the other courts and bling out all the courts. Would be a fun community event.

Comments on PLAN Hermosa

Lorie Armendariz <lorie90254@yahoo.com>

Tue 2/23/2016 4:45 PM

To: Leeanne Singleton <generalplan@hermosabch.org>; City Council <citycouncil@hermosabch.org>;

I have the following comments regarding the Hermosa Beach PLAN document and I'd like these to be considered by both the City Council and the consultants who wrote this document. Thank you.

After reading the PLAN Hermosa document I am convinced that the consultants are out to destroy our little beach town. This entire document is all about increasing density in the city and infringing upon individual property rights. I also think this document was written to confuse the reader into accepting the concepts of increased density and infringement of private property rights through the use of phrases such as "guide the continuing evolution of the urban form". What does that even mean? "Urban form"? We are a sleepy little beach town with unique character and we want to stay that way. We do not want to become a crowded, congested big city with rows of matching condominiums stacked up against each other and backed up onto the sidewalks, as this document suggests.

I sincerely hope that each member of our city council has thoroughly read and interpreted (as opposed to "understood" since you really have to read between the lines) this entire document and makes appropriate recommendations to the consultants who wrote this thing to either change it to reflect maintaining our unique beach charm and preservation of property rights or to throw away the entire document and start over.

Lorie Armendariz
Hermosa Beach

To Hermosa Beach City Council and Planners.
 Re: The Hermosa Beach Plan, Public Review Draft

1) The east side of Prospect Avenue also has coveted ocean views:

A clarification is needed to correct the error in the description difference between the two sides of Prospect Avenue. The description of the “Eastside Neighborhood” indicates it has Los Angeles city views with no mention of its more important coveted ocean views. Even the one story homes right on the east side of Prospect have potential ocean views that are reflected in their property values. Many houses east of Prospect are also up on the next hill and have great ocean views as well. My concern is that if the report becomes official, then it may very well be used later for zoning modifications that could justify blocking our ocean views for the “Eastside Neighborhood” single family homes as well as cause a drop in our property values. This lack of recognizing the ocean views on both sides of Prospect seems like the city is planning something without revealing it to the residents such as possibly raising height limits and adding new stores, apartments, or other high density living units with the possible excuse that we did not have ocean views to protect.

2) No new stores should be added in our residential area on Prospect:

There is no need to put stores or services on Prospect or in any of the residential areas either as is the plan of the outside consultants. From my home on Prospect, I currently walk a few minutes to Aviation to reach the Ocean Diner, Big Lots, Auto mechanic, Auto-body repair, or the other way to Artesia for Amigos Tacos and 711, and I can easily walk to PCH for the soon to come Trader Joe's as well as other stores. We are surrounded by city. The whole point of the zoning laws is to protect the already small residential areas from encroaching city. No one wants to live next to services or stores with the associated loud sounds, smells, garbage bins, or people traffic. And many of my neighbors have also said they would not necessarily be using what ever store gets put in because they want to choose where they want to go. New stores will diminish our quality of life in the residential areas.

3) Restructuring our street on Prospect to accommodate more bicycles would be bad as it would increase traffic jams for the residents:

The bike plan was fought back a few years ago by the residents but came back with the City General Plan. We have not heard it has gone away with the latest brief description of the draft plan so we assume that is still proposed for Prospect and maybe that is linked to widening of planter strips mentioned in the draft plan. We have heard a variety of vague plans and don't want to give up some combination of traffic lane, sidewalk, or cutting into everyone's yard which would thereby reduce the buffer for our homes. We also want to maintain full use of our cars.

4) Increasing both people and building density is not wanted:

In a recent January 2015 meeting with city planners and the outside consultants, Ramie and Associates, I believe the lead consultant, Matt Burris, had indicated that his consultants had heard the residents and that they were not going to add more density but then in the next sentence, he immediately gives a disclaimer that there would be a few exceptions. Correct us if we are wrong but after some inquiries it now seems that the consultants still want to increase both density of people and density of buildings and may still want to do it with mixed-use structures that incorporate commercial and living spaces. The very thing the previous city council, our local city planners, and many residents agreed that they did not want. Increasing density will decrease our quality of life. The RHNA report, the SCAG profile, and the local city planners agree there is no growth of people coming for the next 35 years. It is essentially flat as has been explained to the outside consultants. The city goal for 25 years should be a zero density growth and no mixed use living space. Even if there was a potential increase, we should just say no to it. It is our town and any increase will be felt heavily in this little 1.3 sq mile community.

Here is the question that the residents deserve to have answered.

How many people is Ramie and Associates planning for in 25 years?

The simple answer should be, what ever the exact number of residents is now. The delta increase should be zero other than any increase for what current zoning allows individual residents to currently do. In addition, we see throughout the Public Review Draft that density is a big theme of the grant with words like wanting to “promote infill and compact development.” I feel we need to all push back otherwise the outside consultants won't stop pushing density.

Thank you,
Mark Hopkins
Hermosa Beach Resident

More General Plan problems including: Eastside R2 properties should not have height limit reduced

Tracy and Mark Hopkins <hopkinsbb@dslextrreme.com>

Thu 2/25/2016 12:03 AM

To: LeeAnne Singleton <generalplan@hermosabch.org>; City Council <citycouncil@hermosabch.org>;

Dear City Council and Planners,

These issues are in addition to the ones I previously raised regarding the vague General Plan draft.

Page 77. Eastside Neighborhood.

- a. Properties currently zoned R2 should not have height limit reduced.
- b. No widening of planting strip. That would take away either street parking, or a driving lane, or part of the yards that would reduce the buffer for residence from pedestrian, auto, or bike traffic. Leave the street and sidewalk configuration as is.
- c. Delete “renovations” from front garage minimization requirements.
- d. Garage minimization should not be required for lots less than 50’ wide.

Thank you,
Mark Hopkins

Neighborhood Commercial Zoning

Ned Dewey <NDewey@mills-group.com>

Wed 2/24/2016 2:03 PM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>;

Greetings Planning Department!

I would like to comment on the draft PLAN Hermosa. My name is Ned Dewey and I have a home at 218 33rd St. in the North End district of Hermosa Beach. I appreciate the thoughts expressed in the PLAN relating to neighborhood commercial zone. Our little cluster of neighborhood commercial on Manhattan Avenue is a wonderful thing for us and our neighbors. It is so nice to be able to walk and not have to drive to so many quaint little establishments serving our neighborhood. It seems that the draft PLAN is headed in the right direction on neighborhood commercial zoning . The new development at 2700 Manhattan Ave. is a prime example of why the General Plan needs to be changed to preserve the character of our neighborhood . The development is actually an incredibly dense residential condominium project with the only vestige of commercial use remaining being a "snack shop" in the lobby! It is over 87% residential !!! What happened ??? I understand the economics that are driving this type of development. With residential values in excess of \$1000 per square foot, any redevelopment of neighborhood commercial will be dominated by residential use since that is where the big money is . Over the years this will eventually kill off our neighborhood commercial establishments. In my opinion, residential use should not be allowed in the neighborhood commercial zone even under a CUP. We already have a very dense residential community in the North End. What we really need is to preserve our wonderful neighborhood grocery, restaurants, dry cleaner, gym, hair salon, real estate office etc. etc. I know that planners are enamored with the idea of mixing residential uses with commercial but in this case, our little North End neighborhood is better served without it.

Thank you for your consideration,

Ned Dewey

PS: I would appreciate your letting me know you received this.

Comments regarding draft of PLAN Hermosa

Pat Ayau <payau@leewestla.com>

Tue 2/23/2016 3:34 PM

To: Leeanne Singleton <generalplan@hermosabch.org>; +krobertson@hermosabch.org <+krobertson@hermosabch.org>;

Ken-I think there should be a community discussion on this since it effectively gets rid of a floor of living area for all future development and planning should be more genuine to the community as to its intended affects. It will reduce property taxes to the area as well as building permit revenue and if there are to be historically significant buildings then everyone of us should be aware of which buildings exist today as they will only be more significant tomorrow. This is also an affront to personal liberty for all the residents that purchased real estate here in good faith so maybe there is a sunset provision in any program. There should be a community hearing before any draft is formulated as many stakeholders have no idea this is being contemplated. best Pat

--

Patrick Ayau
Founding Principal
Lee & Associates / West LA
[1508 17th Street](#)
[Santa Monica, CA 90404](#)
DRE#887794
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Fax. 310.899.2701
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www.leewestla.com



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February 25, 2016

Ken Robertson, Community Development Director

Leeanne Singleton, General Plan Coordinator

Mayor and Members of the Hermosa Beach City Council, Carolyn Petty, Hany Fangary, Justin Massey and Jeff Duclos

Hermosa Beach Planning Commission, Kent Allen, Peter Hoffman, Michael Flaherty, Marie Rice, Rob Saemann
City of Hermosa Beach

1315 Valley Drive

Hermosa Beach, CA 90254

Attached is a comment letter regarding residential-related sections of PLAN Hermosa from a large group of Hermosa Beach residents. In addition to this letter, there are many comments posted on the Change.org petition. Please take the time to carefully consider these comments and implement them as you are correcting the draft of PLAN Hermosa.

The overwhelming community response is clear – property owners and residents object to a new General Plan that would change (or serve as a future visioning pathway to change) height limits, height limit calculations, buildable square footage, lot coverage ratios, setbacks, stepbacks, articulation, garage design/curb cuts or require involuntary compliance with new historic guidelines. Some label the PLAN as an “overreach” and liken it to imposing “homeowner association” type design oversight.

Although not focus of these two documents, it is my understanding that residents near areas where the introduction of “neighborhood commercial” is proposed are not in favor of such a change. In addition, it is my understanding that City Council has already directed staff to remove short term rentals from the PLAN as an issue that will be dealt with separately.

People purchase property with an expectation of consistency. When development guidelines are changed midstream, inequities and injustices are created. The proposed changes are not good for our town in general – they would infringe on current development rights, reduce property values and discourage investment in Hermosa Beach.

Regardless of intent on the part of the City to lower building heights, there is no other way to interpret the language of PLAN Hermosa as drafted. At page 23, a visioning statement that indicated a “lack of interest in development higher than two stories” was clearly carried forward in the roadmap for the PLAN. As one example in the “North End Neighborhood” at page 69, within the residential neighborhood land use and design section (pages 69-77), the PLAN utilizes headings “Future Vision,” “Intended Distribution of Land Uses,” “Desired Form and Character,” then proceeds to read “buildings are one or two stores or up to 25’ in height.” Similar language exists at page 72 for the “Sand Section Neighborhood” which reads “most buildings are one or two stories or approximately 15-25 feet tall” under the heading “Desired Form and Character.” Specific references to the number of stories or height are referenced for virtually every neighborhood.

If there is no intent to change number of stories, building heights, buildable square footage, lot coverage ratios and setbacks allowed under current zoning, ***all such references should be removed*** in the sections that ***follow*** the heading “Future Vision.” Make it crystal clear, not muddy. If reference to the current mix of properties in each neighborhood is desired, it should be contained within the first descriptive paragraph, not confused with future vision or references to intended uses or desired form.

As the City and its residents embark upon the finalization of PLAN Hermosa over the coming months, greater public awareness and communication will be vital. For whatever reason, Speak Up Hermosa is a flop and people aren't using it. My recommendation is to create an email push notification prior to meetings on the topic, and proactively send revisions of the PLAN as it's changed and corrected. Previous outreach was directed to "stakeholders" but all residents and property owners are stakeholders in our small town. Ken and his staff could collect all the email address of people that weighed-in to establish a distribution list. The real estate and development community would like to stay informed as well, and I'd be happy to help with that piece.

The 220 property owners identified as potentially having a historic property should be proactively notified if they haven't already.

The general plan is one of the most significant documents and issues in our city, which greatly impacts property rights and values. With 150 people signing a petition in 3 days, it's clear people are highly interested and this is important to them. Most people are working like crazy to afford life in Hermosa Beach and had no idea of the changes that could result from the PLAN.

Together as a community, I'm sure it will be possible to arrive at a PLAN that's good for our town and good for property values, one that residents will support.

I'm here to assist in the process.

Thank you for your consideration,



Karynne Thim
1734 The Strand, Hermosa Beach
310-753-7816
kt@ktbeachproperties.com

February 25, 2016

Ken Robertson, Community Development Director
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Below is a list of comments regarding residential-related sections of PLAN Hermosa that we believe need to be corrected or eliminated in order to preserve Hermosa's property owners' rights, values, views and their ability to feasibly develop and renovate. Reductions in height limits and buildable square footage will have a significant negative impact on property values. The vast majority of residents, property owners, and even those in the real estate and development community, are not aware of the implications of the PLAN, and due to its size and complexity, it's difficult to locate and interpret its far-reaching ramifications.

We do not believe the community at large, especially residential property owners, have been adequately represented by the 15 person working group and staff involved in creation of the PLAN. Not a single developer or member of the real estate community was a part of the working group. It is imperative that individual property owners be made aware of the changes that would impact their property before they are implemented.

Neighborhood Land Uses

1. **Page 69.** North End Sand Section. Eliminate the bullet point "Buildings are one or two stories or up to 25' in height." This area currently has both R1 (25' height limit) and R2 (30' height limit) zoned properties. A "one size fits all" height limit of 25' would be extremely damaging to the value of properties zoned R2 with a current height limit of 30'. Any R2 property not currently developed to the height limit with a westerly neighbor built to 30' would forever lose its view potential, be overshadowed and have sunlight blocked. Huge loss in value. Critical that this change not be instituted. One local home builder estimates a 33% loss in property value as a result of only being able to build a two story home rather than three where currently allowed, with 40% less above ground square footage. This doesn't even account for the lost view value. This would also create aesthetically displeasing results with some properties much taller than others.
2. **Page 72.** Sand Section. a. Eliminate bullet point "Most buildings are one or two stories or approximately 15-25 feet tall." This area currently has a mix of R1, R2 and R3 zones. Similar to the comments above, limiting the height to 1-2 stories with 15-25 feet represents a significant down-zoning, as current height limits range between 25'-30'. Any reduction in the height limit for a given zone will result in a loss of view potential and significant loss of property value for properties not currently built to current height limits. Critical that this change not be instituted. This would also create aesthetically displeasing results with some properties much taller than others. b. Eliminate requirement for "greater articulation and step backs" to the front facade. On a practical basis, this means one's view could be impacted if their neighbor built according to today's setbacks as their building would protrude farther than your home could. Manhattan Beach residents suffered many unintended consequences of a similar change. We should learn from their mistakes, not duplicate them. c. Regarding garages: In the case of single family homes on half lots, where there is no rear alley access, it would be crazy to encourage single tandem garages vs. side by side so there are fewer curb cuts. Tandem garages are inconvenient, largely unused, and would be counterproductive to the City's goal of increasing available street parking as residents would be more apt to park on the street if

they have a tandem garage rather than a standard double garage. Double garages that face the street should be allowed in those cases.

3. Page 70. Hermosa View Neighborhood. Setbacks, scale and massing should remain consistent with today's standards so new/renovated homes are consistent with neighbors, not set back farther. Properties currently zoned R2 on Longfellow should not be down zoned to 2 story max for same reason as #1 and #2.

4. Page 73. Valley Neighborhood. a. Setbacks, scale and massing should remain consistent with today's standards so new/renovated homes are consistent with neighbors, not set back farther. b. Properties in this area generally don't have rear alley access. Properties with a width of less than 50' should be exempt from garage minimization requirements as a tandem garage is undesirable and a garage at the back of the lot would cut into coveted back yard space. c. Renovations should be exempt from new garage design guidelines.

5. Page 75. Greenbelt Neighborhood. a. This area currently has R1 and R2 zoned properties. Delete reference to building being one to three stories. This is ambiguous. Height limits should not be changed for the same reasons as stated in #1 & #2. b. This neighborhood should really be split up into a North Greenbelt Neighborhood for properties north of the Pier and a South Greenbelt Neighborhood south of Pier as they are quite different in character. Alternatively, the northerly section could be incorporated into the Hermosa View Neighborhood as it is much more similar. c. Many lots south of the Pier aren't wide enough to accommodate single family home style town homes such as the one in the photo on 21st Street. d. Last bullet point refers to a change in the way height limits are calculated, "as buildings step down to match building height limits." Whenever height limits are changed or the method of calculation is changed, surrounding properties built to previous standards can be negatively affected. Further clarification is needed.

6. Page 76. Hermosa Hills Neighborhood. a. Delete "renovations" from front garage minimization requirements. b. Garage minimization should not be required for lots less than 50' wide. No tandem garages should be encouraged, nor rear garages that would cut into coveted back yard space. c. Height limits aren't specified, but this area has R1, R2, and R3 properties in it, and it should be clarified that height limits will not change from current standards.

7. Page 77. Eastside Neighborhood. a. Introduction of neighborhood commercial to this area could negatively affect values for nearby properties due to increased traffic. b. Delete "renovations" from front garage minimization requirements. c. Garage minimization should not be required for lots less than 50' wide. No tandem garages should be encouraged, nor rear garages that would cut into coveted back yard space. d. Properties currently zoned R2 should not have height limit reduced (see items 1 and 2 above).

Goals and Policies

1. Page 90. Goal 2.12. Garage minimization and/or garage placement at the back of the property is not feasible in many cases and should not apply to narrow lots and/or those without rear alley access (see above). Conflicting language in same sentence - "encouraging" vs. "requiring."

2. Page 93. Goal 5.6. Preservation of historic buildings strictly optional and require owner consent.

3. Page 95. Goal 6.8, bullet point 3. Curb cuts should be allowed in cases where their elimination renders the development or renovation of the property infeasible.

4. Page 97. Goal 8.6. Remove short term rentals from the PLAN. The City is addressing these separately.

8. Page 99. Goal 10.1. Add "owner consent required" for historic designation.

9. Page 99. Goal 10.4 to be deleted. Not consistent with 10.1. City should not mandate whether a property can be torn down or not. This would be an overreach and violate property rights.

10. Page 99. Goal 10.5. Delete. Evaluation of historic resources at owner's discretion.

Respectfully,

Karynne Thim, 1734 The Strand, Hermosa Beach
Christa Lyons, 320 16th Street, Hermosa Beach
John Wallace, 1734 The Strand, Hermosa Beach
Steve Lazar, 1071/1074 7th Street, Hermosa Beach
Molly Graw, 2507 Valley, Hermosa Beach
Dan O'Connor 526 24th Place, Hermosa Beach
Robert & Buckita Leff, 1700 The Strand, Hermosa Beach
Kathy Kernochan, 2126 The Strand, Hermosa Beach
Nader Chahine, 934 7th Street, Hermosa Beach
Robb Stroyke, 2420 Hermosa Avenue, Hermosa Beach
Robert & Beth Flanders, 713 4th Street, Hermosa Beach
Kim Komick, 133 31st Street, Hermosa Beach
Karen Ulman, 1712 The Strand, Hermosa Beach
Dave Salzman, 217-229 PCH, Hermosa Beach
Rob McGarry, 1534 Golden, Hermosa Beach
Evelyn Conley, 60 17th Street, Hermosa Beach
Denise Anello, 530 24th Street, Hermosa Beach
James McKinnell, 2451 Silverstrand, Hermosa Beach
Ron Newman, 3312 Hermosa Avenue, Hermosa Beach
Dan & Becky Inskeep, 79 16th Street, Hermosa Beach
Emily Piemonte, 837 9th Street, Hermosa Beach
Fred Zuelich, 325 28th Street, Hermosa Beach
Audrey Judson, 669 Longfellow, Hermosa Beach
Rob Depaoli, 1807 Manhattan Avenue, Hermosa Beach
Roger Lamont
Mark and Tracy Hopkins, Prospect Ave., Hermosa Beach
Colleen Shepherd, 2451 Silverstrand, Hermosa Beach
Calen Lopata and Mimi Cheng, 2216 Hermosa Ave., Hermosa Beach
Marty and Teresa Molina, 442 33rd Street, Hermosa Beach

Petitioning Community Development Director Ken Robertson

Preserve your Property rights and say NO to height limit reductions

[Karynne Thim and Christa Lyons](#) Hermosa Beach, CA

The city of Hermosa Beach is considering changes to it's general plan that would be detrimental to your property rights and property values. In its draft form, PLAN Hermosa would:

- Reduce height limits in several parts of town. For properties not built to current maximums, their view potential can be lost forever. This will result in a significant loss in property value.
- Reduce Scale and buildable square footage
- Require that garages not occupy street frontage which would mean tandem parking garages or garages at the rear of the property.
- Impair owner's ability to tear down older homes by designating them historic

To view a full copy of PLAN Hermosa, go to <http://www.hermosabch.org/index.aspx?page=339>

The City is accepting public comment through this Thursday, February 25th. It is critical to weigh in immediately to preserve your property values and property rights. Please sign this petition. WE MUST ACT NOW!

Email your comments to: generalplan@hermosabch.org

Please help us spread the word as most Hermosa Beach residents are unaware of the implications.

Generalplan@hermosabch.org: Preserve your Property rights and say NO to height limit reductions

by Karynne Thim and Christa Lyons · 148 supporters

Add your voice

Supporters

- Top-rated
- Most recent
- My comments

I am a homeowner in Hermosa for years. I feel that homeowners should keep the same rights as allowed when the land was originally purchased. These proposed changes will likely result in reduced land values, and that is unfair.

john zelasko, Hermosa Beach, CA

21 hours ago

2

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It is not right to make people conform to some ideal of what Hermosa should look like. Property values will be adversely effected. As a home owner, I place more value on how my house uses the lot (back yard for my kids) than how it looks to a passer by. Lets not turn Hermosa into a homeowners association. No one should be able to tell anyone what shape or size or color their house can be. We already have zoning and building codes for that. This seems like a thinly veiled attempt to stop new home building in Hermosa. The price of building a home here is already high. With all these new 'considerations', building price will become prohibitive. But I think that is really the point.

Andrew Leighton, Hermosa Beach, CA

24 hours ago

2

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I don't think it is fair to restrict height limits at this stage of the game. If my neighbor is at 30 feet and now I am restricted to 25 you have seriously negatively reduced the value of my property.

Terri Leighton, Hermosa Beach, CA

1 day ago

2

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I am signing because I believe these proposed changes are not good for my property and hermosa in general. I feel like the negative effects of this greatly outweigh any possitives.

Dan O'Connor, Hermosa Beach, CA

2 days ago

2

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I believe in homeowners property rights!

Kim Komick, Hermosa Beach, CA

3 days ago

2

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[Tweet](#)

I do not want the development rules to change and hurt values for those who purchased property under the current rules,

Patrick Panzarella, Hermosa Beach, CA

3 days ago

2

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I own property in Hermosa and this will dramatically reduce the value of my properties and other properties that haven't been developed yet. This plan will make Hermosa far less desirable than other areas and is very inconsistent from other homes in the area.

Matt Morris, Manhattan Beach, CA

3 days ago

2

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I do not want our future building options restricted when we have lived through four tear downs in our neighborhood with few restrictions.

cathy chambliss, Hermosa Beach, CA

16 hours ago

1

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This proposed legislation could have negative impacts on my home value and the home values for other properties in the area. I could not have a garage at the rear of my property and forcing tandem parking is simply going to increase usage and demand for our already limited street parking.

Property tax revenues could be impacted and I do not see good justification for these modifications to current zoning rules.

James Mckinnell, Hermosa Beach, CA

18 hours ago

1

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I want to preserve propriety value in Hermosa Beach! I like the new developments happening in Hermosa!

Judi Carroll, Hermosa Beach, CA

18 hours ago

1

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I represent clients in Hermosa Beach and want to protect their property values.

Barbi Pappas, Manhattan Beach, CA

19 hours ago

1

[Report](#)

This would negatively affect my clients property values

Lynn Range, Manhattan Beach, CA

19 hours ago

1

Report

As a realtor I am extremely concerned how this will effect my clients

Christina Schlank, Manhattan Beach, CA

20 hours ago

1

Report

I am signing on behalf of clients that I represent who own are are looking to buy property in Hermosa Beach.

nicole peters, Manhattan Beach, CA

20 hours ago

1

Report

The changes reduce property values and it's extremely unfair to people that haven't built their properties.

Bob Lane, Manhattan Beach, CA

20 hours ago

1

Report

Completely unfair to people who have not yet developed their property

Dennis Moloney, Manhattan Beach, CA

21 hours ago

1

Report

These changes will devalue properties of many friends and clients of mine, and discourage investment in the Hermosa Beach communities to improve communities. It's simply not right. Other guidelines can be put in place to guide building better more human and comfortable communities within Hermosa Beach! Thank you!

Rick Bender, Manhattan Beach, CA

23 hours ago

1

Report

Oh yay! ..more ridiculous regulations?

Just what we need right now.

Wow, does the city really have the resources to explore ways of making things more difficult for its people?

Its time for a change in favor of homeowners and businesses

Chris Williams, Hermosa Beach, CA

24 hours ago

1

Report

Patrick J. Burke
129 Manhattan Ave.
Hermosa Beach, Ca. 90254

Elizabeth Ansel-burke, Hermosa Beach, CA

1 day ago

1

Report

Dear Planning department be genuine as to intent that a 5' reduction in height takes out a full floor of living space..This is just social engineering and an affront to property rights for the same folks that have been paying extremely high property taxes to employ the very folks that are looking to tinker with their lifestyle.. bizarre

patrick ayau, Hermosa Beach, CA

2 days ago

1

Report

I don't want property value to decrease!

heather aitken, Manhattan Beach, CA

2 days ago

1

Report

Suggestions on how to regulate Short-term rentals in Hermosa Beach:

I don't think much thought has been put into the amount of business and revenue that those families that stay in 200+ STR homes generate on a daily basis, and I'm not just talking about the 12% bedroom tax either.

1. How do we control and monitor the Vacation Rental Homes in our community?
The first thing we need to do is hire a staff to police and monitor all the STR's properties. We cover the additional cost to the city by adding annual licensing fee to all register homes just like we do regular businesses and of course we collect the 12% bedroom tax and fines when necessary.
2. There are currently 200+ Homes in Hermosa Beach on VRBO, Home Away and Airbnb; Our Manhattan Beach homes at SCVR average approximately \$1000 a month per property in bedroom taxes. That's \$200,000 a month if the city were to require licenses and monitor all homes. Notices should be sent to every property advertised on VRBO, Home Away and Airbnb stating that if they are not registered in the next 30 days they will be fined \$500, lose their right to be licensed in the future and be forced out of business.
3. How do we eliminate the party crowd;
First we enforce a 5-7 day minimum. The 2-3 day crowds are the ones that are most likely to cause problems in the neighborhood. A family that stays at least 5 nights are not here to party they are here on vacation.

Another good idea would be to incorporate a Behavior/City Deposit in every STR's homeowners Guest Contract. The Deposit would be \$1,000 per stay. If the police are called to the residence and a ticket is issued to the Guest then the Owners or in my case property Manager (SCVR) will be required to release \$500 from the guests Deposit to The City for Hermosa to be used to improve our City and or for The Hermosa Beach Education Foundation, if there is a second visit by the police, the remaining \$500 will be turned over to the City and If warrantied the Guests will be forced to vacate the property immediately and forfeit there rental fees for the rest of their stay and possibly their security deposit. Adding this to all of our contracts will send a clear message that we do not want the party crowd in our beautiful city and we will not tolerate inappropriate behavior in our homes. Most think you fine the Owner but that won't detour the guy causing the problem, he's the one you need to punish for his actions.

4. Parking:
Require at least 2 parking spaces (1 street permit is OK) per home and have parking enforcement ticket those that park illegally as they should.

Each licensed STR home would be required to incorporate City rules such as the following generated by The City of Manhattan Beach, which are now part of our SCVR Contracts.

MB City Ordinance rules: Guest(s) agree to abide by and be responsible for all fines and related cost if they don't.

1. The trash pick-up day is Tuesday morning. Please deposit all trash in the gray bins, recyclable materials (paper, plastic, and glass) in the blue Bin, and organic and compose in the Green bin. Bins must be left at the curb, side by side on Monday evening for city pick up first thing Tuesday morning. Please move bins back to storage area after they are emptied.
2. Guests may be cited or fined by the City and/or immediately evicted by the owner pursuant to state law, in addition to any other remedies available at law, for violating any provisions of this chapter.
3. Amplified sound, including radios, televisions and other electronic devices, are subject to the City's noise regulations as set forth in Manhattan Beach Municipal Code Chapter 5.48.
4. The City has the right to recover the costs of special law enforcement needed to address loud parties under the circumstances described in Manhattan Beach Municipal Code Chapter 3.64.
5. Guest(s) agree to participate voluntarily in neighborhood quiet hours by avoiding parties and loud social events between the hours of 10:00 p.m. and 7:00 a.m.
6. **Emergency contact info; Robert Reyes Property Manager SCVR 310 308-8778**

A few additional comments; some people say that vacation rentals will devalue our neighborhoods. Not true.... I currently have 5 homeowners that wouldn't have bought their 2nd homes in Manhattan Beach had Vacation Rentals not been legal there. Two started looking in Hermosa and switched to MB for that very fact. At least two of my MB Homeowners will be forced to sell their 2nd home/Vacation rental property due to lost revenues because the law has changed.

At the end of the day we all want what's best for the community. I invite you to visit our web site so you can see how we present our homes and or to visit one of our homes and you will see how we promote our fine city and how we support our local businesses. In each of our homes we leave a book with all the names of the local restaurant, shops and stores. We also greet our guests personally and answer questions and explain the finer details of our city so they may get the best from their vacation.

<http://sunnycaliforniavacationrentals.com>

Thank you for your time and consideration,

Robert Reyes
Sunny California Vacation Rentals

General Plan Update

SandraG <sgoetz5266@sbcglobal.net>

Tue 2/23/2016 7:08 AM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>; City Council <citycouncil@hermosabch.org>;

Good Morning,

In reviewing the very lengthy General Plan update, what disturbs me the most is that it seems that all of our local city governments are relying way too heavily on the un-elected groups of people; that being SBCCOG and SCAG. There is no reason to apply a "cookie cutter" solution across the board throughout the South Bay. The residents are the ones who pay the taxes, and therefore should have a larger voice on what should be included in the plans for the future of their city. And if councils will take the time to listen, they will find that people are not interested in more bike lanes, "sustainability," or bringing more development to our areas, i.e. building mixed use or other developments in areas where parking lots are in use or other open space is required. This only compounds the problems we are experiencing, and in no way will improve them. Studies show that higher density areas experience higher rates of crime, another side effect that has us seriously concerned.

Our country and cities have been going through extreme economic times. The people are way more interested in our own sustainability, in other words, many need to keep working longer before they can retire, or many making sure that the economy will be healthy enough to make sure their plans in place are enough to at least allow them to live out their final years in minimal comfort. We don't need another bike lane or to put plans in concrete that will tie us up for many years into the future, when at this point, we have no idea what our economic future will look like. I think the government should worry more about focusing on the present; that's exactly what the people are doing.

Sandra Goetz
Torrance

Suggest City of Hermosa Beach to build a clean and active beach city

Sunny Liu <sunny@insighting.us>

Fri 2/26/2016 1:02 PM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>;

Hello there,

I am the resident of Hermosa Beach, and my name is Sunny living on Monterrey Blvd.

I've noticed that there are more people letting their dogs running on the beach, much more than before, even though there are the signs saying no dog on the beach, especially from evening to late evening that period of time.

Since Hermosa Beach is famous for her beach culture and activities from Spring to Summer, the athletes and tourists definitely don't want to step on the sands covered with dog's urinate, even though they might not know about that. But it definitely damages the image of Hermosa Beach. I have already stopped more than 10 dog owners letting their dogs running on the beach recently when I do my jogging around 6-7pm. Some of them were reluctant stopping their dogs running happily on the sands, but they finally took their dogs out of the sand under my two to three times pushing over the owners. But one time I had to call 911 for a help to let the owner taking the dog from the sand, the owner was very angry and tried to beat me up. I do think that there should be a way to enforce "no dog on the beach" policy into a fine, so the dog owners won't let their dogs running on the sand because there is a big fine for doing so, just like how Hermosa Beach does the parking, there is a person to inspect every meter and issue the tickets for the false. If there is a fine as the enforcement, I am sure the dog owners won't release their dogs to the sand that easily.

I have no problem to be a volunteer to watch those dogs running on the sands if I get the permission from City of Hermosa Beach. If City has a better solution to solve that issue, I am sure the residents and tourists are appreciated to see that being stopped.

Another issue is dog urinate and poo along the strand. Let's talk about dog's urinate first.

The entrances in the wall along the strand are the pee places for the dogs. Those places have been peed by dogs year by year, again and again, so those places are smelly, and even smelly during the hot weather. It is really not pleasure to walk by those entrances and you have to hold your breath. It's hard to not allow dog walking along the strand for the residents living at Hermosa Beach, but there should be a way to make that smelly going away or less from this summer at least. Can the city of Hermosa use the sprays to wash off that smells at those entrances? Also that spray can be a stopper to let dogs pee there. Don't use water to wash off, because we need water and not waste the water.

Let's talk about dog's poo on the strand. Who never stepped on a dog's poo on the strand, especially at late evening or night? Nobody. Some dog owners didn't collect their dog poos on the strand when they walked their dogs, of course, some people will step on those poos without any notice. So the strand has so many poo marks and they were there for a long time until next year's rain to wash them off. Isn't that bad to have dog poos on the strand of Hermosa Beach when Hermosa holds many beach volleyball games, crossfits games and other international games during the summer time? So there should be a way to solve that issue, and that solution needs to take act as soon as possible.

I am hoping Hermosa Beach becomes a well-known not only a beach city nation wide, but also international wide as well. Let's make Hermosa Beach shining and present her unique beach cultures to the world.

Thanks for your attention!

Resident: Sunny Liu

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About the Hermosa Beach General Plan

Traudl <strudell200@yahoo.com>

Mon 2/22/2016 3:06 PM

To: LEEANNE SINGLETON <generalplan@hermosabch.org>;

Reading through this beautiful laid out book of the Hermosa Beach General Plan, I see weaving through this colored presentationCongestion, High Density and Stack and Packing.

Examples-Pages 104, 105 and more:

About current commuting like Cars, Bikes, Walking...."Everything should be Equal" as per consultant's presentation.

Can you imagine Pacific Coast Hwy, our thorough fare, One Single Lane?? So we have a Bike Lane?

It's called Traffic Calming /Road Diet.

And remember 90% employees live outside our city. By the way, how many Hermosa Beach residents have been hired by the City?

Consultant Matt Burris: "We must build to capacity. But the city is already there." So Up, Up we go! Build single family housing on top of retail. You might have seen some of the hand out examples from one of the community meetings as well. One of the power points claimed the reasoning behind that we need more living quarters for the future. Which was questioned later by a commissioner and others.

Why would we want to increase stack and pack housing for the future? And rezoning and possible taking away some of our property easements as well?

What would happen to 'Our Best Little Beach City' then??

It seems that the General Plan wants to make us change and control how we should live and move around big time!

Policy changes will enforce compliance.

Thank You for listening to my/our concerns,

Traudl Weber

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



December 24, 2015

Leeanne Singleton, Hermosa Beach General Plan Coordinator
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Re: Coastal Commission staff's initial comments on the PLAN Hermosa draft documents

Dear Ms. Singleton:

The following are Coastal Commission staff's initial comments on the PLAN Hermosa draft documents (submitted November 2015). These comments are staff's interpretation of the draft documents' consistency with the Coastal Act and with previous actions taken by the Coastal Commission. They do not represent an action by the Coastal Commission itself, which will be required in order to certify both the Land Use Plan and Implementation Plan components of the Hermosa Beach Local Coastal Program once those plans are formally submitted by the City. The Coastal Commission could also deny the City's LCP submittals or certify them only if modified as suggested consistent with the Coastal Act.

The primary document (PLAN Hermosa) appears to be formatted more like a General Plan than a Land Use Plan. The blue coastal icon identifying policies relevant to the Land Use Plan is useful to readers of the General Plan, but is not sufficient to identify the Land Use Plan as the standard of review for development in the coastal zone. Commission staff understands that the City intends to prepare a digital appendix which lists all Land Use Plan policies in one place. That format should be replicated in a physical document which lists all Land Use Policies in one place, and may be either included as a component of the General Plan or referenced prominently in the Introduction section of the General Plan as a separate document that is the standard of review for development in the coastal zone.

In order to be consistent with the Chapter 3 policies of the Coastal Act, many of the Land Use Plan policies will need to be more specific than the policies of the General Plan. The purpose of the Land Use Plan is to carry out the requirements of the Coastal Act, with policies specific to land use issues and coastal resources in the local government's jurisdiction. The "Goals" within each chapter of the PLAN Hermosa document appear to have identified the relevant land use issues and coastal resources in Hermosa Beach; however, many of the policies listed below each goal are not specific enough to carry out the goal or the requirements of the Coastal Act.

Commission staff suggests that the first policy under each goal in the Land Use Plan be the relevant Chapter 3 policy of the Coastal Act. For example, under Goal 10 of the Land Use Chapter of PLAN Hermosa, Policy 10.0 or 10.1 could copy Section 30244: Archaeological or Paleontological Resources. *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be provided.* Policy 10.13 of the Land Use Plan should be made more specific in order to carry out that policy at the local level. Rather than "strive to identify, protect, and preserve archaeological and paleontological resources" the policy should declare the method by which that objective will be carried out in the coastal zone. The policy could be revised to state that the Community Development Department or the Cultural Heritage

Coastal Commission staff's initial comments on the PLAN Hermosa draft documents

Commission shall maintain an up-to-date list of all known archaeological and paleontological resources in Hermosa Beach and that new development shall not impact archaeological and paleontological resources unless reasonable mitigation measures have been provided.

Section 30251 of the Coastal Act: Scenic and Visual Qualities could also be included under Goal 10 of the Land Use Chapter. Other Coastal Act policies related to land use and development should be cited under Goal 8, Goal 9, or Goal 10. Along the same format, Coastal Act policies related to public access (Sections 30210 through 30214) should be included as policies under Goal 8 and/or under Goals 6 and 7 of the Parks and Open Space Chapter of PLAN Hermosa. The policies within Goals 6 and 7 should also be made more specific. Coastal Act policies related to public recreation, marine resources, land resources, and issues like public works and industrial development should be included under the relevant goals in the PLAN Hermosa document, and the other policies under the relevant goals should be revised specifically enough to carry out the goals and Coastal Act policies.

The policies of the Land Use Plan must also be specific enough for the Coastal Commission to certify an Implementation Plan that carries out the Land Use Plan. The implementation plan may include portions of the municipal code, City ordinances, and procedures for analyzing and approving development in the coastal zone. In order for the Commission to determine whether proposed implementing ordinances are consistent with the Land Use Plan, both documents should include definitions of important words (e.g. "new development" "shoreline protective device" "lower cost visitor serving accommodation"). In order to provide clear direction for the Implementation Plan (and any future amendments thereto), words like "strive" and "encourage" should be replaced by words like "shall" and "require." The introductory phrase "provide incentives" may be appropriate for some policies, assuming that the Implementation Plan identifies those incentives and the incentives are strong enough to carry out the applicable policy.

The second document submitted as part of PLAN Hermosa, titled "Implementation," appears to more closely follow the format of a Land Use Plan, suggested above. Commission staff suggests that rather than listing the "Implementation Actions" separately within that document, they be included with the revised, more specific policies of the PLAN Hermosa/Land Use Plan document. Many of the implementation actions are specific enough to carry out the goals of PLAN Hermosa and will assist with the preparation of a draft Implementation Plan, which Commission staff understands the City is preparing concurrently with the review of its draft Land Use Plan.

This letter provides preliminary comments on the format and need for more specificity in the PLAN Hermosa draft documents. Commission staff will provide more specific comments on the draft Land Use Plan and draft Implementation Plan in 2016 as the public review process continues and the PLAN Hermosa document is revised consistent with some or all of the suggestions above.

Commission staff offers the following guidance (attached) on three important issues included in the PLAN Hermosa draft documents which may inspire substantial public interest: parking, short term rentals, and sea level rise.

I look forward to continuing our work together.

Sincerely,

Zach Rehm
Coastal Program Analyst

Cc: Kim Chafin, Hermosa Beach Senior Planner
Ken Robertson, Community Development Director

Parking

In previous actions, The Coastal Commission has consistently found that a direct relationship exists between public access and the provision of adequate parking and transportation related mitigation at new developments near the coast. When new developments (commercial or residential) do not provide enough parking to meet the demand generated by the development, users of the development park their private vehicles in public parking spaces that were previously available to members of the public seeking to access the coast.

Coastal Act section 30210 states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Coastal Act section 30211 states:

Development shall not interfere with the public's right of access to the sea where acquired through use of legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Coastal Act section 30252 states, in part:

The location and amount of new development should maintain and enhance public access to the coast by... (4)providing adequate parking facilities or providing substitute means of serving the development with public transportation...

Hermosa Beach certified Land Use Plan Section III (A) includes a statement of philosophy:

To preserve and increase where feasible, residential, commercial, and general public parking within the Coastal Zone.

Hermosa Beach certified Land Use Plan Section III (C) 1 states:

Policy: That the City shall not allow the elimination of existing on-street parking or existing off-street parking spaces in the coastal zone. Future residential and commercial construction should provide the actual parking necessary to meet the demand generated.

The Coastal Commission has not prescribed a parking standard for each local government, but has required thorough analysis and mitigation when local governments have proposed to reduce parking standards for new development, establish preferential parking districts where public parking is limited at certain hours of the day, remove public parking spaces, or increase the cost of parking at public facilities.

In 1997, under City Council Resolution No. 97-5857, Hermosa Beach established reduced parking requirements for the public right-of-way at Lower Pier Avenue, which permitted private businesses to expand outdoor dining areas and pay a fee in lieu of providing required parking spaces, at a rate of one in lieu fee per 250 feet of outdoor dining area. The Commission approved that program, subject to monitoring requirements, under Coastal Development Permit 5-97-180.

The Commission has also encouraged the City of Hermosa Beach to utilize the money generated from its downtown parking fund to provide additional parking, which the City has accomplished

Coastal Commission staff's initial comments on the PLAN Hermosa draft documents

through the construction of its downtown parking garage and improved management of parking areas within the City right-of-way. The City has also improved bicycle facilities, installed electric vehicle charging stations, and encouraged regional public transit service.

Finally, in its findings approving the City's preferential parking program and the reduced requirements in the downtown commercial district, the Commission has encouraged the City to minimize the restrictions associated with its preferential parking districts to only those approved by previous Commission actions and only those areas where parking demand is at capacity. The preferential parking districts provide a public subsidy (exclusive use of the public right of way) to a narrow group of individuals and often have the effect of reducing public access to the coast.

Goal 4 of PLAN Hermosa and Policies 4.1 through 4.10 provide a good basis for the City's plan to provide vehicle parking, public parking, and other transportation alternatives; however all 10 policies should be made more specific. Special emphasis should be placed on Policy 4.4, which addresses the issue of subsidized parking and exclusive use of the public right of way. If the City intends to continue its preferential parking programs, the programs must be included in the Land Use Plan and policies must be provided to ensure that they do not have the effect of reducing public access to the coast. If the City intends enact less restrictive parking standards (require new developments to provide less parking) in its downtown district, those policies should be included in the Land Use Plan and the policies encouraging parking in-lieu fees, bicycle parking, electric vehicle infrastructure, regional transit, and other transportation demand mitigation should be included to offset potential adverse impacts to public access.

Short Term Rentals

The Coastal Commission has not certified a Local Coastal Program that prohibited short term rentals. The Commission has previously authorized regulations proposed by local governments that limited the prevalence and intensity of use of short term rentals but did not restrict lower cost short term rentals. Any proposed program must be consistent with Section 30213 of the Coastal Act, which states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Additionally, Coastal Act section 30210 states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Policy 8.6 under Goal 8 of the Land Use Chapter in the PLAN Hermosa document states:

Short-term rentals. Provide for, regulate, and collect fees related to the legal short-term rental of private homes through professional marketplaces, in a manner that minimizes potential nuisances associated with short-term use.

The draft policy may be consistent with Coastal Act Sections 30210 and 30213 if the regulation of short term rentals does not have the same effect as an outright ban, and if lower cost short term rentals are not restricted by the policy and its implementing ordinances. The Commission has previously found regulations related to noise and public safety to be consistent with the Coastal Act, so long as the policies regulate noise levels and existing specific ordinances related to public safety and do not seek to solve to limit noise and provide public safety by restricting public access.

Finally, Commission staff suggests that the words “professional marketplaces” be removed from the policy because those words could serve to make it more difficult to implement and enforce. All forms of short term rentals should be subject to the same policies and ordinances, regardless of the platform renters and coastal visitors utilize to connect.

Sea Level Rise

The discussion of sea level rise on page 177 of the PLAN Hermosa document acknowledges the 2012 National Research Council report and projections, along with the key impacts to the city that could result from SLR. In addition, Commission staff recommends the following:

- Identify the NRC 2012 report and projections as the current best available science on SLR.
- Identify scenario-based analysis as the method to use when analyzing the range of SLR projections provided by the NRC 2012 report.
- State that SLR impacts should be analyzed for the life of the development in question, including the highest SLR scenario provided by the NRC Report.
- Refer to the March 2015 *Hermosa Beach Sea Level Rise Analysis* and the *Vulnerability Assessment* that informed the analysis so that users of the document are aware of and have access to this information.

Goal 2 of PLAN Hermosa, Policy 2.1, 2.2, and 2.6 address the impacts of SLR on development and infrastructure. The “Implementation” document also includes recommendations that build on these policies, including PS-1, PS-2, PS-28, PS-29. Commission staff recommends that additional detail be included in both the Land Use Plan and the Implementation Plan, including but not limited to the following. **Please note that the example policy language included in this memo is simply for discussion purposes and not meant as suggested language for PLAN Hermosa.**

- A policy/provision to maintain maps of SLR hazards. PLAN Hermosa contains a map of the 100-year flood zone with 55 inches of SLR. Commission staff suggests that additional maps be developed showing SLR impacts with and without the effects of a storm event at various time steps into the future. For example:

The City shall maintain and make available to the public maps and resources provided by other agencies that depict or describe areas of known safety hazards, including seismic and seismically induced hazards, coastal hazards, soil- and slope-related hazards, radon hazards, flooding hazards, industrial hazards, and fire hazards. The City shall periodically update LCP hazard maps pursuant to an LCP Amendment, as new or refined information becomes available. Maps of climate and sea level rise hazards shall include scenarios, including the highest scenario, in line with the current best available science.

- A policy/provision on the siting of new development, including redevelopment, that includes considerations arising from SLR hazards. For example:

New development that is in proximity to the shoreline shall be sited and designed to: minimize risks to life and property; protect public access and recreation, scenic resources, and the quality or quantity of the natural supply of sediment to the coastline; account for sea level rise and coastal storm projections; and in accordance with the applicable policies of this section.

- A definition of redevelopment. For example:

Redevelopment of blufftop and shoreline structures must be found consistent with all applicable LCP policies. A development proposal constitutes shoreline or blufftop redevelopment in which the entire structure must be found consistent with all applicable LCP policies if:

- (1) One or more additions to the existing structure, individually or cumulatively, exceed 50% or more of the square footage of such existing structure;
 - (2) Demolition and/or replacement that would result in replacement of 50 percent or more of such existing structures, including but not limited to, alteration of 50 percent or more of structural exterior wall area, structural flooring or structural roofing area, structural foundation, or any combination of these areas (as further explained below); or
 - (3) Any demolition or replacement of less than 50 percent of such existing structures where multiple proposed demolitions or additions of major structural components would result in a combined replacement of 50 percent or more of such existing structures (including previous alterations) from their condition as of [insert the date of the certification of the Local Coastal Program].
- A policy/provision stating that redevelopment will be treated as new development. For example:

Redevelopment of a site and/or a structure (as defined in xxx) shall be treated as new development, which shall be sited and designed so that it does not require shoreline protection to ensure structural stability and so that it will be safe from coastal hazards, including erosion, flooding and/or wave run-up over the life of the development (minimum 100 years unless otherwise specified), including siting development as far landward as feasible. In the event that a site or structure that is protected by a legal, existing shoreline protection device is redeveloped, then new development on the site shall be designed and sited in a manner that does not require the use of a shoreline protective device to ensure structural stability and the existing shoreline protection device shall be removed if it is no longer necessary to protect existing development.

- A policy/provision on avoiding siting critical infrastructure in hazardous areas, including those areas impacted by SLR. For example:

The City shall avoid siting essential infrastructure, services, buildings and other highly sensitive uses in areas subject to existing and future safety hazards, including hazards resulting from sea level rise.

- Revisions to PS-29 to include more detail on the requirements for site-specific hazard studies including SLR for economic life (as in PS-1) of proposed development using the current best available science and scenario based analysis:

Require applications for new development or redevelopment projects within the 100-year floodplain with 55 inches of sea level rise (Figure XX), or where there is probable cause to believe that a geologic or coastal hazard may exist now or in the future, to include a site-specific hazard study at the time that a development proposal is submitted. Such site-specific hazard studies shall evaluate exposure of the new development to coastal and other hazards including sea level rise and other climate change impacts over the economic life expectancy of the proposed development, as described in PS-1, and including sea level rise scenarios provided by the current best available science on sea level rise. Where applicable, the study report shall contain a statement certifying that the project site is suitable for the proposed development and that the development will be safe from geologic hazards for the economic life expectancy of the proposed development. The report shall be prepared and signed by a licensed certified engineering

geologist, geotechnical engineer, or other coastal qualified professional and shall be subject to review and acceptance by the City. Where the City finds that the physical extent of a hazard on the project site is different than those indicated on Figure XX, the City shall make findings as part of the CDP regarding the physical extent of the hazard and detailed justification for modifications at the project site based on substantial evidence.

- Revisions to PS-2 specifying the mechanism by which acknowledgement of risk and real estate disclosure will be achieved, such as a deed restriction.

As a condition of development on property subject to geologic, seismic, flooding, climate, and other hazards addressed in this GP/LUP, the property owner shall be required to execute and record a deed restriction requiring a real estate disclosure that acknowledges and assumes responsibility for the risks; waives any future claims of damage or liability against the City; and agrees to indemnify and hold harmless the City against any and all liability, claims, damages, and/or expenses arising from any injury to any person or damage to property due to such hazards. Such deed restrictions shall include findings regarding the potential future risks of sea level rise hazards, disclosure of what future sea level amount was used for design purposes in the approved development, and the range of potential future sea level predicted by the current best available science.

- A policy/provision prohibiting or limiting subdivision of new lots in hazardous areas. For example:

Land divisions, including lot line adjustments, shall be prohibited unless: (1) all proposed parcels can be demonstrated to be safe from current and future geologic, seismic, flooding, climate, and other hazards and (2) the lot configurations, buildable land areas, and a safe, all-weather access road can be constructed in compliance with all applicable hazard setbacks and consistent with all other policies and provisions of the LCP; (3) all proposed parcels and access roads comply with all applicable fire safety regulations.

- A policy/provision defining a setback for shoreline development that includes considerations of sea level rise impacts. For example:

For shoreline segments that lack coastal bluffs, setbacks shall be sufficient to ensure that new development is sited outside areas subject to existing or future shoreline hazards (shoreline erosion, inundation, wave uprush) over the life of the development (minimum 100 years unless specified), including worst-case sea level rise scenarios.

- A policy/provision to prohibit shoreline armoring for new development that is not coastal dependent. Consider adding a definition for “existing development” that states that “existing” as referenced in Coastal Act section 30235 refers to structures built prior to the passage of the Coastal Act in 1976.
- A policy/provision to require mitigation of the impacts of approvable coastal armoring. For example:

Where shoreline protection is authorized pursuant to the criteria above, new shoreline protection devices, including replacement and substantial repairs (i.e., the cumulative demolition and reconstruction, any addition of material, or replacement of 50% or more of the shoreline protection device, calculated cumulatively from the date of the original certification of the LCP), shall be sited and designed to avoid or minimize impacts to coastal resources to the maximum extent feasible by locating the shoreline protection device as landward as feasible, limiting the size and scope of the shoreline protective device to the minimum necessary, maintaining beach widths fronting and adjacent to coastal armoring structures where feasible and maintaining safe vertical and lateral beach access. Impacts to coastal resources from new shoreline protection, including replacement and substantial repairs that would serve to extend the life of the existing structure, shall be fully mitigated, and mitigation requirements shall be reassessed periodically, based on monitoring of the impacts to beach width, public access, and other coastal resources as applicable. Approval of the armoring shall be conditioned to terminate when the expected life of the principal structure being protected ends and to require a bond to be paid for removal of the structure at the end of its permitted life.

- A policy/provision to encourage removal of existing coastal armoring, including derelict shoreline protective devices. For example:

The City shall support the removal of derelict coastal armoring structures by expediting the permit process. Derelict coastal armoring is defined as armoring that was constructed to protect any structure that has been demolished or removed or armoring that has fallen into disrepair, or presents a nuisance or safety hazard. The responsible party for the removal lies with current owner.

- Policies/provisions providing more detail on the methods by which the City will maintain beach widths, including but not limited to, methods to implement beach nourishment in the least environmentally damaging way. For example:

On any beach found to be appropriate, alternative “soft solutions” to the placement of shoreline protection devices shall be preferred to protect development and beaches threatened by erosion. Soft solutions include beach sand nourishment and dune restoration. The placement of sediments removed from erosion control or flood control facilities at appropriate points along the shoreline may be permitted for the purpose of beach nourishment, if otherwise consistent with the LCP. Any beach nourishment program for sediment deposition shall be designed to minimize adverse impacts to beach, intertidal, and offshore resources; shall incorporate appropriate mitigation measures; and shall consider the method, location, and timing of placement. Sediment removed from catchment basins may be disposed of in the littoral system if it is tested and is found to be of suitable grain size, type, and chemical composition. The program shall identify and designate appropriate beaches or offshore feeder sites in the littoral system for placement of suitable catchment basin materials.