

**From:** Michael Clemens  
**Sent:** Thursday, February 16, 2017 4:05 PM  
**To:** Planning Commission  
**Subject:** Carbon Neutrality

My name is Michael Clemens. I am a retired Fire Captain and have been a Hermosa Beach resident and homeowner here since 1986. I have seen many planning commissions and issues come and go over that time period and have seen many important decisions impact this city, both positive and negative

The current issue which concerns me most is the general consensus to approve Carbon Neutrality for our city as part of the General Plan. Although this sounds noble and attractive to be the first city to get on board with this, it is a recipe for financial disaster with our city cannot afford. As I am sure you are all aware, we have real time issues in our city that should be addressed with our limited funds (street, sewers, lighting, fire department, aging structures, etc.). We have limited funds to address these issues with. Our 1 square mile city, if it even became carbon neutral, would have virtually no effect on this world issue. And the real fact is to even try to achieve this goal it cannot be done without the purchase of Carbon Offsets, which is nothing but a shell game to appease. But it would affect the afore mentioned items and the residents here would be saddled with trying to fund not only the city issues required for compliance, but try to afford all the myriad of increased city fees and additional personal fees enacted on them as they try to build, replace or remodel their homes or buy/repair the vehicles.

We live in the most progressive state in the union that has already addressed carbon reduction in its general plan to reduce 2005 levels by 66% by 2040. We don't have to try and set the limit to an unreachable and unachievable goal for the citizens of Hermosa Beach. Let the state recommendation stand proudly and support it.

Aren't you all there to do what is best for the majority of the residents? Please don't listen to the very, very small group of political activists that have their agenda. Look at the research (not just the studies and recommendations in the positive) and listen to the people.

Respectfully,

Michael H. Clemens

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**From:** Bette Mower  
**Sent:** Thursday, February 16, 2017 2:29 PM  
**To:** City Council; Planning Commission  
**Subject:** PLAN

Carbon neutrality is too extreme

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From: Nancy  
Sent: Thursday, February 16, 2017 2:53 PM  
To: [citycouncil@hermosabch.or](mailto:citycouncil@hermosabch.or); Planning Commission  
Subject: Carbon Neutrality and Historic Designation

Dear City Counsel Members and Planning Commission members,

As a Hermosa Beach resident for over 45 years, and a property owner of two properties on 29th Street, my husband and I want to strongly voice our total objection to the carbon neutrality goal in the proposed General Plan. It is way too extreme!! Hermosa Beach should NOT EXCEED any federal or state carbon goal without a total vote of all the citizens of the city!

Furthermore, the city should NOT DESIGNATE any private property as "historical " WITHOUT the property owner's written consent!

PLAN Hermosa is a catastrophe and multiple lawsuits in the making. Please stop this plan now and make the necessary revisions. A vote of all residents should then be in order.

Sincerely,  
Nancy Wolf  
Phil Caliva  
Hermosa Beach

Sent from my iPhone

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**From:** Donna Jay  
**Sent:** Thursday, February 16, 2017 11:18 AM  
**To:** Planning Commission  
**Subject:** Re: Historical Home Designation

Planning Official,

I was recently made aware that my home is being considered for historical status as part of PLAN Hermosa.

May I please have the following information:

- Criteria under which my home is being considered for historical status?
- What is the review process? Any financial costs required of me as part of the review process?
- When does the official designation take effect?
- What is required of me as the owner of a historically designated home? (Maintenance, upkeep, etc)
- What recourse do I have if I disagree with the historical designation? Is there a "challenge process" in place?

Considering the February 22 Planning Commission is just around the corner, I would appreciate the information as soon as possible.

Thank you,  
Donna M. Jay  
Hermosa Beach, CA 90254

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**From:** Malinowski, Joseph  
**Sent:** Monday, February 06, 2017 11:59 AM  
**To:** 'PlanningCommission-Group@HermosaBch.org'; 'CityCouncil@HermosaBch.org'  
**Subject:** Plan Hermosa

I have been a homeowner in Hermosa Beach for about 15 years. I want to register my objection to the proposal that is currently being considered to make Hermosa Beach carbon neutral if it will require

homeowners to comply with any measures that push us beyond what the State requires. The State has imposed standards that all residents of the State must comply with by 2040. They obviously studied the issue with far more capable and experienced people and have expended far more resources available to them to consider the matter. Why does our city council think it knows better and why do they feel compelled to push the edge?

If you are wondering why I'm raising my objection at such a "late" date, it is because I only recently became aware of the city council's intention to impose the type of standards on homeowners and businesses that they are currently considering. Within the last week or so, I've had a number of email exchanges with a couple of members of the council, and I know their response in defense will be that they have had numerous meetings, workshops and mailings, so the residents knew or should have known that this was going on. Frankly, I think that is disingenuous of the council members to assert that. As to mailings to the public, I vaguely recall seeing one mailing more than a year ago that said there would be a meeting to "study climate change". That is not meaningful or in any way accurately descriptive. I've spoken with a number of people in Hermosa about this, and ALL of them expressed total surprise that this could be happening and NONE of them believed I could possibly be correct. Surely you can appreciate that but for a few liberally active people, the residents don't pay attention to what is on the agenda of the city council. And, to my knowledge, there have been no reports or fliers to the people of the types of issues being considered in any meaningful respect. It was only when I saw a link to a YouTube video where the Planning Commissioner was expressing his negative views about the carbon neutral plan, that I became concerned. It almost floored me that the council was actually discussing the matters that the Planning Commissioner described in the video.

What I object to most is that, instead of attending to the various needs of the city such as roads, sewers, commotion on the Pier and the Strand by drunks and troublemakers, etc., the city council took it upon themselves to spend many thousands of taxpayer dollars and thousands of staff and consultant hours to consider imposing draconian rules that will punish its residents beyond the standards that even the State thought was prudent for its residents as a whole. Our taxpayer dollars need to be used more wisely, and our residents and businesses need to be allowed to spend their money on things they think is best for their families and within their means. On spending taxpayer dollars more prudently, I recently had an issue that resulted in having to call the Hermosa Code Enforcement Department. They responded that while they sympathized with me on the matter, they simply don't have the staff to address the issues – not only my issue but the many issues that fall under their control. If I understood correctly they only have a total three people in their group. Why pass ordinances and rules if the city council won't see fit to hiring the staff necessary to enforce them.

We are a small city. What possible positive impact will this plan have on the country's climate? Not even an infinitesimal one; not even on the State's climate. But what impact will this plan have on the residents of Hermosa – massive disruption of their everyday life and finances. Will residents and businesses need to forego doing the remodel or addition that they wanted to do (or be forced to do it on the sly)? Certainly not a very good omen for contractors, builders, etc. in our community. Will homes simply fall into disrepair because many families could barely get a loan for the remodel, without even considering the impact of these additional costly items? Will people who want to buy a home in Hermosa elect to move to Redondo, Manhattan or elsewhere in Southern California where they don't have to contend with an activist city council that believes they know what is good for the people they rule? Not a good omen for realtors in Hermosa.

Why should the rules on carbon neutrality be tightened on the residents of Hermosa when, for example, there is no way to prevent visitors from around Southern California and elsewhere from coming to Hermosa to enjoy its beach and nightlife and emit carbon from their cars, etc. It's like the Hermosa ban on plastic bags. Only residents of Hermosa contributed to the effort, and all the thousands of visitors from Redondo, Torrance, etc. continued to visit and litter our beaches with the plastic bags they were given at their local stores before coming to our beach. It took State action, not the action of a tiny city, to effect a change.

It is incumbent on the city council to see that the carbon neutral plan is removed from Plan Hermosa and added to the November ballot to allow the residents to vote on the carbon neutral aspect of Plan Hermosa. They should be given the chance to decide for themselves if they want to be saddled with the impact of this proposal. If the voters are not given the opportunity to vote on the plan, I'm confident they will take the opportunity at the November election to vote the current council members out of office and allow the plan to be revised by their successors to create a more sensible, workable plan.

Joseph M. Malinowski

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**From:** Irina Gaal  
**Sent:** Monday, February 13, 2017 1:50 PM  
**To:** City Council; Planning Commission  
**Subject:** Carbon Neutrality Plan

Dear Hermosa Beach City Council,

I am writing to let you know that I am appalled at the plans for making our city "Carbon Neutral by 2040" and am VERY MUCH AGAINST IT. It is ridiculous to spend our tax money buying 'carbon credits' and some of the other things mentioned in 'The Plan'. We have many other priorities that we should be spending our city's funds on. I do not subscribe to the far-fetched reasoning that taking this course will make any difference in the 'overall scheme of things', but am quite sure it will disproportionately cause unneeded financial consequences. When I speak with other friends of mine, both in Hermosa and other cities, I get the unanimous feedback that this is felt to be 'a pet project' of a few people in power. Please know that this does NOT represent SO MANY OF US. Having said this, please know that I consider myself a responsible party who has WILLINGLY placed solar panels on my roof, at a personal cost of over \$30,000. The key word here is 'willingly'. I was very upset to see the word "require" in the Plan document at all, let alone so many times. I did a word search on this and noticed the word "require" is in it 169 times! Please do not think that a few 'do-gooders' in City Council (and maybe other branches of our small city government) should have the power to put us on this costly and very subjective course of action.

Irina Gaal

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From: getchel wilson  
Sent: Saturday, February 11, 2017 4:33 PM  
To: City Clerk <cityclerk@hermosabch.org>  
Subject: Please post for Jan22 council meeting: Dissent to Carbon Neutrality component of General Plan Update

Dear Commission and Council,

My name is Geoff Garland. I am a former resident and property owner in the City of Hermosa Beach (133 34th Street). I also work in commercial real estate, as a service provider, investor and developer of properties across the West Coast.

After review of the proposed General Plan update, I thought it was necessary to specifically address and express my dissent regarding the Carbon Neutrality component in the plan. I believe this is an overreach and intrusion into property ownership in the City.

While I am a proponent of environmental protection and reduction of greenhouse gas emissions, understanding the impact that they have on the globe and the people and animals whose home it is, I don't believe that this initiative should be included in the General Plan code for the City. This will have far reaching implications to property ownership within the City, many of which will be unintended consequences.

Title 24 has already had significant impacts to commercial property development, and once fully implemented, will have devastating impact to property owners across the state.

I would urge you NOT to include this provision in the General Plan. State regulations are far reaching enough.

Thanks,

Geoff

Geoffrey C. Garland Los Angeles, California 90071

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**From:** Joe Montana

**Sent:** Thursday, February 09, 2017 1:46 PM

**To:** City Council; Planning Commission

**Subject:** PLAN Hermosa input

Dear Hermosa Council members and Commission members,

I would like to thank all of you for the energy and effort you put into our great city.

I am writing to ask you all to take a fresh look at the PLAN Hermosa direction as currently written. I am fully aware that most of you are in your position due to the great enthusiasm and support of those who fought against Measure O and kudos to you for your victory on this effort and your subsequent election to your position (if applicable - I realize this is not true of every single one of you).

I want to relate a quick story from the Super Bowl Party we attended last Sunday, with a very large number of Hermosans cutting across the complete political spectrum. Hard to believe, but

there are still people who do not hate each other for their political beliefs and still have a great time socializing together - like the Hermosa Beach of old!

I brought up the current effort to make our city carbon neutral and the response was one of a universal scoff and eye-roll, regardless of political persuasion. What you see and hear in your positions are primarily the "true believers" to all things environmental. This is a very, very important thing to them and their time and commitment is shown in accordance with the importance they place in it. Who you do not hear from are those of us who just want our city to let us live our lives and to stay out of our lives. We are working, coaching, playing, raising kids. We are not worrying about what our city might be putting into effect that forces us to pay for things the majority of us don't want, and punishing us for not believing as deeply as the true believers. Listen, I love the city and state and the environment - I have been in the solar industry for eight years - please, buy solar panels for city buildings and do other green initiatives that are not so drastic, but you really need to take a chill pill on the Carbon Neutrality and Carbon Offset stuff. The negative "unforeseen consequences" that so often happen with well-intentioned government policies are truly not that unforeseen in this case.

Elections and "movements" are often won by the most enthusiastic supporters, even when those supporters are actually a surprisingly small percentage of the population. For Measure O, one could reasonably see both sides of this argument, but Carbon neutrality and purchasing carbon offsets with OUR tax dollars would be taking on WAY more than our laid-back little beach town really wants you all to do. Please, I beg you, please listen to us quiet guys and gals just trying to get along. We really don't want you to do this.

Thank you,

Joe

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From: Margaret Curtis  
Sent: Thursday, February 16, 2017 6:37 PM  
To: City Council; Planning Commission  
Subject: No to Carbon Neutral!

I'm all for doing good things for the environment, but having the city go carbon neutral is too much! Carbon reduction is a better option.

Thanks for your attention!

Maggie Curtis

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Date: February 17, 2017

To: Hermosa Beach Planning Commission and interested parties

From: Matt Abbott, Resident

Subject: Input Regarding PLAN Hermosa

To whom it may concern,

Thank you for the opportunity to contribute to the future of Hermosa Beach. I have been a Hermosa Beach resident since 2004 and a homeowner since 2007. My wife and I have three daughters who attend the Hermosa Beach schools. We thoroughly enjoy living in Hermosa and have a vested interest in making PLAN Hermosa the best it can be.

I am extremely passionate about the opportunities in front of us to improve the ways we live, learn and work through the adoption of clean technologies such as renewable energy, electric vehicles, smart water systems, etc. I applaud the city for considering ways in which Hermosa Beach residents can improve our own lot while demonstrating to the world (or at least other Californians) the art of the possible.

A tremendous amount of work has gone into quantifying the environmental and economic impacts associated with PLAN Hermosa, the core of which is captured in the city's Carbon Planning Tool spreadsheet. This tool is a great start but developing solid recommendations requires high quality assumptions and scenario analysis.

Given my review to date, I strongly believe the Carbon Planning Tool analysis is flawed, leading to incorrect conclusions and, therefore, the tool cannot be the basis for decisions in its current form. Without a doubt, additional review and input is required to ensure the recommendations made by the Planning Commission and the decisions made by the City Council are founded upon sound assumptions. Below are some of the concerns I have with the analysis underpinning PLAN Hermosa.

#### Community Solar

- The 2030 carbon neutral scenario includes a dramatic, rapid and expensive adoption of community solar, the scale of which significantly exceeds traditional definitions of community solar. Specifically, a 134 MW solar facility is modeled into the 2030 scenario at a cost of \$340M. A community solar plant with 134 MW of capacity would be enormous. This plant would cover 60% of the city, if not more. Alternatively, if the expectation would be to invest in a 134 MW Hermosa Beach-owned solar power plant somewhere in the California desert, I believe the investment would be higher than \$340M as an enormous amount of land would be required, substations would be needed, etc.
- In all community solar projections, I believe the financial benefits are significantly overvalued. Solar plants sell the power they generate at wholesale rates, whereas the model seems to assume that Hermosa's solar power plant would sell its power at retail rates, which are at least 2-3 times higher than wholesale rates.
  - As an example, a very recent solar power purchase agreement (PPA) was signed between a 155 MW solar plant in Kern County and the Los Angeles Department of Water and Power (LA DWP). The contracted prices for this facility were just under 4 cents per kilowatt hour. Here is the link (<https://www.google.com/amp/s/www.greentechmedia.com/amp/article/8minutenergy-Boasts-the-First-Solar-PPA-to-Beat-Fossil-Fuel-Prices-in-Calif?client=ms-android-verizon>).
  - In stark contrast, the PLAN Hermosa spreadsheet uses prices starting at 18 cents per kilowatt hour in 2017 and growing to over 45 cents per kilowatt hour by 2050.
- The modeling for community solar also includes inconsistent assumptions for the costs and benefits as they are heading in opposite directions. Specifically, the cost of solar panels declines

every year by 2% while the price at which the solar plant could sell its power increases by 3% per year.

- Taking a step back, how confident are we that community solar should be a significant part of PLAN Hermosa? Unfortunately, there is very little green space left in Hermosa Beach. Any community solar installation larger than a demonstration-type facility could imply a meaningful reduction in our community green space. I believe many residents would be frustrated with this outcome.

#### Rooftop Solar

- The PLAN Hermosa model appears to assume that Net Metering will continue in its current form for decades. This is highly unlikely as Net Metering is meant to be available to a relatively small portion of electric customers. Net Metering is a form of subsidy used to encourage adoption of solar, thus stimulating the market for panels and driving down costs. Net Metering allows solar customers to avoid paying for the fixed part of the electric grid (aka “the wires”). Electric customers who do not have solar end up paying for the grid for themselves as well as for solar customers. In many instances this subsidy is viewed as incongruent with social programs since solar adopters are often more affluent than non-adopters.
- The California Public Utilities Commission (CPUC) is unlikely to maintain Net Metering in its current form for much longer. Multiple states have recently slowed Net Metering and the CPUC agreed to extend Net Metering in a hotly contested 3-2 vote. Moving forward, the CPUC continues to evaluate alternatives for the next iteration. Clearly, subsidies will be reduced in the future. The question is by how much. These likely scenarios are not modeled in the PLAN Hermosa spreadsheet.

#### General comments and questions

- It is not clear which outcomes we are prioritizing. Is PLAN Hermosa about the health and well-being of Hermosa Beach residents first and foremost? California residents? Or the global populace? Some alternatives in PLAN Hermosa could bring wonderful local impact (e.g., increased local adoption of electric vehicles) while some alternatives have much more state, national or global impact (e.g., shift in central station energy mix from natural gas to solar or wind). Which of these are most important? How will we prioritize?
- While I definitely agree with promoting a much smaller carbon footprint, I am concerned that we seem to have decided to go fully net zero without really understanding the associated costs and benefits. How much more expensive does the investment plan get if the goal is 70% reduction, 80% reduction, 90% reduction or fully net zero. Hermosa Beach residents deserve this view of the investment plan before we commit to going fully net zero.
- Related to the point above, I am concerned that the financial projections currently look so wildly positive that the right conversations have not been held to weigh trade-offs and discuss sources of capital.
- An important assumption in PLAN Hermosa is that Hermosa Beach should not buy carbon credits (aka offsets) as part of the plan. While I agree that we should strive to dramatically reduce our own impact before committing to spending on credits, we should understand the economic tradeoffs. If some of our own impact is extremely costly to eliminate, the same

amount of money spent on credits could provide a much more dramatic reduction in overall carbon impact for the planet.

- Paradoxically, many aspects of PLAN Hermosa contemplate some sort of offset, but not the type of offset enabled by carbon credits. For example, spending money on energy efficiency upgrades on a residential home in Hermosa Beach reduces its energy consumption. As a result, fewer fossil fuels must be burned (mostly in other parts of California) to supply that home's power. By investing in the home in Hermosa we are offsetting the carbon emissions elsewhere. Of course, this is a good move for the environment but this is indeed a form of offset. If we are supportive of this kind of offset, I believe we should be willing to consider carbon credits as well.
- California's Renewable Portfolio Standard (RPS) calls for 50% of California's energy to come from renewable sources by 2030. As far as I can tell, this dramatic shift to utility-sourced, cleaner energy is not contemplated in PLAN Hermosa. Rather, PLAN Hermosa casts doubt on Southern California Edison's (SCE) ability to reach the 50% renewable mandate by mentioning the decommissioning of the San Onofre Nuclear Generating Station (SONGS). SONGS has been offline for more than five years and SCE is on track to meet the RPS requirements. In my opinion, PLAN Hermosa should assume that 50% of Hermosa Beach's power will be green and, therefore, we must only solve for the remaining 50% through alternative means.
- PLAN Hermosa contemplates significant carbon emission reduction due to statewide programs but does not describe what those statewide programs are nor does it describe how they relate to the additional actions described in PLAN Hermosa. Are we sure that the alternatives contemplated in PLAN Hermosa are indeed incremental to statewide programs? Could we be double counting?
- The economic modeling currently underpinning PLAN Hermosa does not yet (but could) employ cost/benefit trade-offs across alternatives nor does it include sensitivity analyses or real-world scenarios. In order to make informed decisions we need to be able to address questions such as the following:
  - Which alternatives reduce the greatest amount of emissions for the lowest cost?
  - What is the most expensive alternative we are considering?
  - What is the overall order of alternatives from a cost/benefit standpoint?
  - How do these costs compare to the cost of reducing the same amount of carbon emissions through carbon credits?
  - Which assumptions are our forecasts most sensitive to?
  - How sensitive are the projections to the cost of solar? Or to the rates we think we can charge/recoup for community or residential solar?
  - How sensitive are the projections to plausible net metering scenarios?
  - Does the math still work under all scenarios? If not, which scenarios and investment plans are the most robust across plausible states of the world?
- I would strongly suggest including an analysis of traffic congestion and environmental impact due to school drop-off and pick-up at Hermosa View, Hermosa Valley and soon to be North schools. (Admittedly, I have not fully digested the EIR.) I believe we owe it to ourselves to evaluate whether we can kill multiple birds with one stone. The number of SUVs and minivans hurrying around Hermosa between 8am and 8:30am is astounding. With the improvement in electric shuttles/buses we are seeing, I could imagine a much quieter, safer and more environmentally-friendly Hermosa Beach through adoption of a system that transported our

kids to and from school on weekdays while serving the broader community and visitors during other parts of the week. Finally, with parents less constrained by school schedules, we would be better able to reduce overall vehicle miles traveled as more residents could work from home or find adequate time windows to work locally. Today's school schedule often forces one parent to sacrifice their career while the other travels farther and wider to support the entire family in order to afford the cost of living in Hermosa.

In conclusion, I encourage you to take more time to get this right. We have a wonderful opportunity to make a positive impact on our environment while serving as an example to be emulated across California and beyond. However, if our investment decisions are based upon incorrect assumptions we will misappropriate capital, squander community goodwill and, most importantly, under-deliver on the environmental impact we aspire to achieve.

I would be happy to continue to contribute to extent that I am capable. Please take my input in the spirit of being helpful and thank you for your consideration.

Sincerely,

Matt Abbott

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**Added 2/22/17**

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**From:** Kevan Puckett

**Sent:** Friday, February 17, 2017 12:34 PM

**To:** City Council; Planning Commission

**Cc:** Marylou vonHeyman; Lisa Jones; Wade Jones; [editor@TBRnews.com](mailto:editor@TBRnews.com)

**Subject:** Carbon Neutrality is too Extreme!

I am a 20 year resident and home owner in Hermosa Beach and I DO NOT support carbon neutrality. The mandate that all Hermosa residents retrofit their homes by removing all gas appliances, which I assume includes my gas furnace, is a financial nightmare that will impose an undo burden on my ability to continue the lifestyle I expect in Hermosa. The mandate and requirement that a home be retrofitted before selling is a draconian over reach by the elected officials of this city. I am disgusted that there are no plans to put this to a vote of the residents in Hermosa. I will watch carefully the actions of the city council and I will vote accordingly in the next election.

Sincerely,

Kevan Puckett  
Hermosa Beach

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**From:** steve kingdon

**Sent:** Friday, February 17, 2017 3:33 PM

**To:** Planning Commission; City Council

**Subject:** carbon neutrality

I think the carbon neutrality idea is to extreme. I would not be practical or fair to put it in effect to the people who live here. Look up the california iso web site , a small percent of electric in the state is renewable and hermosa can not be all renewable all the time

thank you steve kingdon

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**From:** jgoodlett

**Sent:** Friday, February 17, 2017 4:09 PM

**To:** [citycouncil@hermosahb.org](mailto:citycouncil@hermosahb.org)

**Cc:** Planning Commission

**Subject:** CARBON NUTRAL - NO THANKS

Dear City Council Members and Planning Commission Member:

As a native to the Beach Cities since 1957, and a current resident and property owner in the City of Hermosa Beach for the last 26 years, I urge the Council and Commission to drop the "Carbon Neutrality" plan currently being raised by the City. The proposed plan is extreme and would be costly in the long run. I see NO benefits from such a plan, and think your time would be better spent finding ways to enforce all the other useless laws on the book in the tiny beach town. Please direct your energies on ways to create more parking, create more safe routes and sidewalks to school, and other issues like more park/open space that would benefit the residents not penalize them.

Once again as my elected officials, I URGE YOU TO drop the plan.

Kind regards,

Michelle Goodlett

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**From:** Jim Butler

**Sent:** Saturday, February 18, 2017 12:18 PM

**To:** Planning Commission

**Subject:** Opposed to carbon neutrality in PLAN Hermosa

The carbon neutrality provision should be removed and offered as a ballot measure to be voted on by the citizens of Hermosa Beach. This provision has far reaching and important consequences, but is currently “under the radar” of most citizens. A ballot measure is the only way to provide an appropriate level of scrutiny and debate.

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**From:** Julie-Ann Forney

**Sent:** Saturday, February 18, 2017 2:51 PM

**To:** City Council; Planning Commission

**Subject:** Carbon Neutrality is Too Extreme!!

I have been a resident of Hermosa Beach since 1984 and I plan to stay indefinitely. I love HB.

Please know that myself and many others are absolutely totally against carbon neutrality.... this is a ridiculous and burdensome folly.

Do you really think it would be feasible to exclude all gasoline cars? Gas grills? Retrofit homes?

We are FOR carbon reduction but NOT mandatory carbon neutrality.

Please do not enact this... or at the very least put it to a vote and you will see that the majority of citizens in HB do not want this imposed upon them or the city.

Thank you and Kind regards,  
Julie-Ann

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**From:** Larry Fisher  
**Sent:** Saturday, February 18, 2017 3:13 PM  
**To:** City Council; Planning Commission  
**Subject:** HB Carbon Neutral??

Really??? Even though Judge Kennedy sided with the court's four liberals in a 5-4 decision ruled that the [Environmental Protection Agency](#) has the authority to regulate carbon dioxide. It seems a crazy decision to many of us. Without CO2 there would be no life on earth! Sure, too much of anything is bad, e.g. even drinking too much water.

The carbon neutral plan being promoted by the city council and planning commission, seems too extreme to be implemented **without voters approval**. Especially in light of the costs that will be forced on homeowners and businesses for measures that from a practical sense will be merely symbolic.

Larry Fisher

Hermosa Beach

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**From:** Andy and Leanne Clifton  
**Sent:** Sunday, February 19, 2017 1:16 PM  
**To:** Planning Commission  
**Subject:** Fwd: carbon Neutrality

Oh Please! First you people talk about changing us over to being our own electric company, with a whole bunch of unknowns, which will most likely tie us into huge increases in power charges down the line. In addition, no way of going back to Edison if it doesn't work out.

Now it's carbon neutrality. I don't think anyone is against conservation and being careful with our environment, but we don't have to go nutsy about it. Lets wait and see if other small cities go carbon neutral and see how it works for them. If it is a ringing success and doesn't bankrupt businesses and make homes impossible to build or remodel and cause all kinds of other financial hardships, then we can consider putting it to the vote of the people.

I do not want Hermosa Beach to be the test case for either of these environmental follies !!!!

Leanne Clifton

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**From:** John Wisdom  
**Sent:** Sunday, February 19, 2017 2:57 PM  
**To:** City Council  
**Cc:** Planning Commission  
**Subject:** Carbon Neutrality

## ***Carbon Neutrality***

***This is to important an issue, not to be voted for by the city residents. City Council has no idea of the cost to convert from gas to electric. This affects: stove, oven, FAU heating, water heaters BBQ, upgrade electric panel, plus the added cost of underground electric, which also affects your landscaping and hardscape.***

***If you think your home electric bill is high now just wait until you pass this unrealistic, idealistic measure. Keep in mind this affects all of us. Property value will go down, rents will up. If this passes be sure this will be litigated against the city of Hermosa Beach and City Council Members. Don't destroy our city.***

***John Wisdom***

***Former Civil Service Commissioner***

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**From:** michael wasylyshyn  
**Sent:** Sunday, February 19, 2017 9:31 PM  
**To:** Planning Commission  
**Subject:** City new General Plan 2040 concerns....

City of Hermosa Beach resident concerns about new General Plan    February 19, 2017

As residents and property owners in Hermosa Beach we believe the City Council is about to make drastic errors with a new General Plan based on 'cherry picked data,' and the 2040 environmental hysteria.

Please note, all forms of life on earth are Carbon based. All green plants use Carbon Dioxide in Photosynthesis which is the source of all plant energy and thus all animal life. Without Carbon, there is no life, a fact which many

of us do not remember or never learned in school. The concept of 'carbon neutrality' is thus, nonsense.

And the City already has many other important items to work on such as police, fire, recreation, parks, infrastructure, traffic and parking. For example, the City eliminated Gold Parking meters in favor of convenient 'Charging Stations' for people who can afford new electric cars. Isn't this biased against the vast majority of city drivers with gas powered cars? Why not install gas pumps next to the electric charge stations? Why not return Herondo Avenue to its former 4 lanes and end the failed experiment of intense traffic, angled parking and unused bike lanes? That would be progress.

If these 2040 Environmental goals are such a good idea, then the homes and property of City Council members should be the first to be inspected, updated or fined and condemned now. In accordance with 2040 limits, City Council members homes should not have a garage, or parking. Council members should ride bikes everywhere. Council homes must have their Natural Gas shut Off, only use Renewable electricity and fuel, meet the insulation, UV, VOC, 'Off Gasing Limits,' and pay retroactive 'carbon offsets' for the impacts of their home's original construction.

Finally, City council members are not scientists and not qualified to make predictions and decisions about the solar system, the earth's climate or the city's ability to control it. We believe it is a waste of City money to focus on Greenhouse gas impacts, Carbon offsets, reductions, penalties, emissions, fuels, and impressive but fuzzy buzzwords such as 'carbon neutrality.' This is environmental gibberish.

In summary, we appreciate the good intentions of the City Council but they may not be aware of how these General Plans masquerade as an environmental advance when in fact the plans are a sly way to pick economic winners and losers. Public Relations firms describe these plans as - 'Green, Smart, Environmental' - but no matter how high and mighty the plans may sound, the plans are really just a way to control people. Control where and how people live, work, travel and even use their own property. We stand against scams designed to restrict people's choices and freedoms by looting and diluting their property's uses and value. We do not want this economic boondoggle and fear mongering in Hermosa Beach or anywhere.

We urge you to concentrate on the traditional concerns of city government, safety and infrastructure and drop this Carbon 'mumbo jumbo.'

Kathy Kramer  
Michael Wasylshyn

If you would like more information on the source of our concerns please read:  
investors.com "If Global Warming is real, why do government scientists have to keep cheating" 2.6.2017

and

Agenda 21 / Behind the Green Mask by Rosa Koire,

or

Research the International Council on Local Environmental Initiatives (ICLEI) and United Nations Environmental Agenda for the 21st Century, (Agenda 21).

We know that Agenda 21 has penetrated many municipal governments across the country and while it sounds wholesome we do not want this subterfuge in our town.

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**From:** Sam Perrotti

**Sent:** Friday, February 17, 2017 4:07 PM

**To:** Peter Hoffman; Michael Flaherty; Rob Saemann; Marie Rice; David Pedersen

**Cc:** Ken Robertson; Yu-Ying Ting; Mayor Hany Fangary; Councilmember Carolyn Petty; Stacey Armato; Jeff Duclos; Justin Massey; Elaine Doerfling

**Subject:** Planning Commission Meeting 2-22-17 on Final EIR Report

Planning Commissioners,

I will not be able to attend your Planning Commission meeting on 2-22-17 so I want my email to be added to the Planning Commission packet.

I am mainly concerned about the paragraph on page 6.09. I have included that paragraph.

“To do this, the following steps would be taken to modify PLAN Hermosa to increase and accelerate the rate of carbon emissions reductions from the energy, waste, and transportation sectors: •

Require on-site renewable energy generation and zero net energy as part of all new construction and major building renovations. •

Mandate retrofits to existing buildings to improve energy efficiency at time of sale, through rental inspections, and prior to issuance of building permits. •

Eliminate the use of natural gas within the city through the installation of biogas technologies and electrification of heating and cooking appliances and fixtures within the building stock”.

Subparagraph 1. I agree that new construction should have applicable energy upgrades. As for “major building renovations” if a resident has a one story 1000 square foot home and wants to remodel it to a multistory 2,500 square foot home, I would consider that to be a major remodel. However, if someone adds a bathroom or a bedroom, I would consider that to be a minor remodel.

Subparagraph 2. There are unforeseen consequences by including the issuance of building permits to trigger energy upgrades. Attached is a page from the city’s website, “When do I need to get a permit”. If a resident needs to replace a water heater, according to this policy, all energy upgrades are required including I assume solar panels.

In addition, consider this example. An elderly resident has balance or vertigo issues and his or her doctor recommends they install hand railings to prevent falling. This would also trigger energy upgrades.

This policy assumes that solar panels would save a great amount of energy. In the R3 zone there are one story homes surrounded by 30 foot residences. They would not get adequate sunlight.

What about multi-residential properties? If a water heater must be replaced in one unit, does that trigger the energy upgrades to the other units and the whole building?

Another unforeseen consequence is economic or financial. There are retirees in the city who are on fixed incomes. Other younger people live paycheck to paycheck. They do not have the finances to pay for these energy upgrades.

In the real world, residents will avoid pulling building permits and do the required construction on weekends to avoid the energy upgrades.

Subparagraph 3. This policy is an over reliance on one source of energy, electricity. Having lived through storms and hurricanes on the east coast and earthquakes and storms in California, the electric power was often lost. I do not recall the gas shutting down. In addition Edison's record on power outages in the best weather is well known.

I recommend subparagraph 1 be retained with some clarification to residents as to what a major remodel is. Perhaps some examples should be added. Subparagraphs 2 and 3 should be deleted.

Thank you for your consideration.

Sam Perrotti

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**From:** Elizabeth Connolly

**Sent:** Sunday, February 19, 2017 12:41 PM

**To:** Peter Hoffman; Michael Flaherty; Rob Saemann; Marie Rice; David Pedersen

**Cc:** Ken Robertson; Councilmember Carolyn Petty

**Subject:** Plan Hermosa Mandatory Historical Designation

Greetings:

Without my consent my home has been designated an historical property.

This designation limits my options for resale with a projected 50% loss in value and severely impacts my ability to do minor repairs and maintenance.

I believe this unasked for intrusion is infringing upon my rights as a property owner.

I ask you to proceed prudently & consider the ramifications & expense to these homeowners, especially the financial hardship for fixed income, elderly owners.

Who in this town could take a 50% loss in their property value due to a rash, injudicious decision?

Past planning commissions have decided that such a designation should be voluntary; Manhattan Beach says "designation of culturally significant homes will have no effect on property owner's rights."

Continue with voluntary not mandatory.

Additionally I have serious concerns about the clause regarding pulling a building permit, let's say for a mundane fence repair, & that would trigger the necessity for energy upgrades.

Also eliminating natural gas for heating & cooking is unrealistic.

Any reasonable resident supports reducing our carbon footprint but this Plan is overreaching and elitist.

Sincerely

Elizabeth Connolly

650 6th. St.

Hermosa Beach

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Dear Planning Commission, --- Kim, Please add to the 02/22/17 Planning Commission Meeting Agenda. thx!

Here is my input for your "Planning Commission - PLAN Hermosa and Final Environmental Impact Report" meeting.

First of all, thank you for all the work you are putting into this. It certainly is a large undertaking.

My comments are focused on the Carbon Neutrality section:

- I support having carbon neutrality called out in the PLAN, since it is a priority for the state of California.
- I support Hermosa aligning with the state's goals and timeline. Therefore the question is "When can we be carbon neutral?" rather than "Do we become carbon neutral?".
- I don't support buying carbon credits.
- I don't support having the city place an undue burden on residents, like mandating retrofits to existing buildings on remodels, or eliminating natural gas for residents who have natural gas for cooking.
- I don't think that we need to buy carbon credits or have burdensome requirements on residents because to be carbon neutral because:
  - Today we have several things happening to address the reduction of Commercial and Residential emissions:
    - SCE now offers a 100% renewables plan. (Note: I signed up for it. It only costs me two martinis a month more than my old plan).
    - We have various CCA options in play (e.g. Los Angeles County, South Bay Clean Power, Hermosa Beach)
    - Residents and the city are embracing solar panels and other technologies to reduce emissions.
    - The cost of renewals is decreasing at a rapid pace, while efficiency is increasing. We are at the early stages of home and grid energy storage.
    - The city should explore having a goal that is more aggressive than the state for Commercial and Residential emissions since the likelihood of success is high due to the points above.
  - The harder nut to crack in the short-term is the on-road transportation emissions type.
    - Based on rapidly changing technology (e.g. decreasing electric car costs and increasing range) and planned infrastructure improvements by the state and utilities (e.g. charging station expansion), Hermosa residents will be transitioning to electric cars, not because they are forced to, but because they want to. The question again is when and not if.
    - Electric cars sales have only just now gained traction and projection, Here's a great piece from Bloomberg on EV adoption. <https://www.bloomberg.com/features/2016-ev-oil-crisis/>. (Note: Since this was published, the Chevy Bolt has been released and Tesla is taking orders for the lower priced Model 3. Bloomberg's predictions are happening).
    - California is adopting EVs at a faster rate than the rest of the U.S., and due to Hermosa's affluence it is likely that Hermosa residents will be adopting EVs at a rate faster than California as a whole.

- This is why I think Hermosa can become carbon neutral without purchasing offsets or having costly mandates. Again, it's a question of when.
- I do support the city continuing to incentivize "green" behavior (e.g. electric charging stations, electric beach trolley).
- I also support mandates on **new** construction. New homes are over \$2M. In some cases, well over. I think mandating renewable energy sources (e.g. solar) and other energy efficient technologies and approaches are good. In fact, they only add to the value of a new home.
- Finally, the EIR process does not and can not take into account technology advances that will be occurring in the future. It is based on the technology we have today. Therefore, it is a very conservative analysis. I would like the commission and council to consider the rapid changes in technology in their planning. This is a long term plan, and technology is changing at an ever increasing pace. This is what will allow us to achieve carbon neutrality without severe mandates or purchasing offsets.

Sincerely,

Claudia Berman

Hermosa Beach resident, 2nd & Valley

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Hi,

Reviewing the Plan Hermosa Final Environment impact report, I see a small error I wanted to report for whatever it's worth.

In Table 4.4-1, the Potentially Eligible Historic Resources Windshield Survey (2014) lists 218 properties.

My rental house @ 1139 17th. St is listed under Property Type as: HP2, Single Family Property. It's actually a 2-house-on-a-lot duplex, with 2 separate houses on the same lot, the other house having an address of: 1701 Golden Ave, HB, so I guess it should be listed instead as: HP3, Multiple Family Property.

Thank you,

Brian Kinel, 1725 Golden Ave, HB

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**From:** Donald Karasevicz

**Sent:** Sunday, February 19, 2017 8:57:27 PM

**To:** Rob Saemann

**Subject:** PLAN Hermosa

Hello Rob,

With regards to the PLAN Hermosa General Plan I urge you to not vote in favor of the provision to adopt a carbon neutral policy for Hermosa Beach. I have lived in Hermosa Beach since 1984 and have pulled building permits for the construction of my own home as well as the remodeling of others. The far-reaching implications of a Community Wide Neutrality by 2040 are mine boggling and I strongly urge the city to adopt the State of California goal of 66% reduction of 2005 emissions by 2040. Adopting the State

goal will allow the city to adopt progressive policies while not tying it down in an attempt to adhere to unrealistic goals which will can severely penalize its residents.

Sincerely,

Donald Karasevicz

Hermosa Beach

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**From:** Gregory Kelsey  
**Sent:** Monday, February 20, 2017 10:29 AM  
**To:** City Council; Planning Commission  
**Cc:** larry larrabee; Marrakesh; John Thomas; Traudl  
**Subject:** Carbon Neutrality

We believe the city council is overstepping it bounds. Carbon reduction is something we all strive for, but carbon neutrality is an unrealistic political agenda that will ultimately lead to serious economic consequences and ultimately the council being recalled and serious minded people put in your place.

The detrimental affect of such legislation on the senior citizens, middle class residents and the economic health of our community cannot be overstated.

We are absolutely opposed to this fool hearty idea urge you to reconsider this tyrannical idea and work to improve our city not destroy it.

*Gregory and Sharon Kelsey*

*Hermosa Beach, CA 90254*

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**From:** Scott & Annette Gustafson  
**Sent:** Monday, February 20, 2017 7:53 PM  
**To:** Planning Commission; City Council  
**Subject:** Carbon Neutrality is too extreme

Dear Hermosa Beach City Council and Planning Commission,

We feel that Hermosa Beach needs to concentrate on fixing the city's sewer system, city buildings, city schools, city streets, city library, repair and maintain all city property and not focus on carbon neutrality. Maintaining these general everyday needs should be the priority of the city.

You need to build a foundation, by strengthening our aging infrastructure before adding these additional costs.

Thank you,

Annette & Scott Gustafson

Hermosa Residences for 30 years

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**From:** Lee Hennis  
**Sent:** Tuesday, February 21, 2017 7:57 AM

**To:** Planning Commission; City Council

**Subject:** Carbon Neutrality Mandates

I do not support the carbon neutrality mandates currently included in the new General Plan. I believe these will impose an undo financial burden on all property owners and have a detrimental affect on property values throughout the city. I feel that we cannot have these provisions hard coded as part of our General Plan, providing the foundation for future policies.

Lee Hennis

Hermosa Beach, CA 90254

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I apologize for my tardiness in this process and wish I had been involved from the beginning. Now, I find myself trying to catch up - a daunting task.

Are the plans for restrooms in Fort Lots of Fun and Seaview parks already a done deal? If not, I would like you to consider the following:

Some history: When the Edith Rodaway Park was proposed after the school was demolished, the City formed an advisory committee made up of mostly residents in the immediate area. My husband and I were on that committee. It worked well because the design of that property would have direct impact on our neighborhood. It was decided that that property would be better utilized as a NEIGHBORHOOD park where families in the neighborhood would be able to WALK there. It was not intended to be a park for people who lived outside the area. The design was simple and we concluded that the addition of lighting and restrooms would encourage use of the Park by people who were not necessarily nearby residents. That was not the idea and we kept the focus of that park - NEIGHBORHOOD - as opposed to Clark Field, Valley Park, South Park, and the beach.

As I observe the users of our neighborhood park Fort Lots of Fun, I notice many baby carriages, strollers, scooters, bikes being used to get to the Park. In other words, I'm guessing most of the users WALK there. It seems to me that if they live close enough to walk there, they can walk home if they need to use a rest room. If folks need restrooms, they can utilize the other parks that have such facilities.

As a member of the Golf Advisory Committee for L.A. City golf courses, I have learned that the biggest headaches at these courses are the restrooms on the back nine holes where there is a lack of supervision. The restrooms are a magnet for the homeless and others who use the restrooms for purposes other than playing a round of golf. The facilities are vandalized and require much more maintenance than the restrooms near the clubhouses where there is more supervision.

In conclusion, I am hoping that there is still time to reconsider adding restrooms to these small neighborhood parks. I will not be able to attend the meeting tonight but hope that this email will be considered in my absence.

Sincerely,  
Bette Mower

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**From:** Mary Lhomme  
**Sent:** Monday, February 20, 2017 11:03 AM  
**To:** Mayor Hany Fangary  
**Cc:** City Council; Planning Commission  
**Subject:** Re: OBJECTION TO COMMUNITY WIDE CARBON NEUTRALITY

Thank you for your response Mr Fangary. I am surprised you are puzzled that I believe the citizens of Hermosa Beach have not been informed of the extreme plan for Carbon Neutrality. This weekend I visited every house on my block and not one person was aware of this issue. They were shocked and appalled. I also emailed every friend I have in the city and again, same reaction and not one person was aware of the city's drastic and costly plans. Hmm. I wonder why? Perhaps it's because you announce meetings that are about the City's 20-Year Plan and not **highlight** the city's grandiose and extreme Carbon Neutrality plans. Please email me a copy of the two flyers that were sent out. Lack of response to these routine sounding events does not constitute acceptance.

Bottom line. Based on my visits and calls this weekend, I believe the vast majority of Hermosa Beach residents are not aware of the city's Carbon Neutrality plans. They should be made aware of what Carbon Neutrality would mean to them in an understandable, concise format, as it goes way beyond the State mandates, is extreme and will affect every single resident.

This needs voter approval unless revised to not go above and way beyond the state mandates.  
Sent from my iPad

On Feb 18, 2017, at 9:01 AM, Mayor Hany Fangary <[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)> wrote:

Hi Mary, thanks for your input, I appreciate it.

It is not clear to me why you are appalled and think what the Council has been doing is a disgrace. You described what the Council has been doing as "absolutely underhanded and sneaky way." It is not clear to me what you are basing this on, and what you think we should have done different.

Below is a link to the City's website with all of the workshops, meetings, etc that have occurred over the last three and a half years regarding Plan Hermosa. The outreach regarding Plan Hermosa started in mid-2013, before I got elected, and to date has included 19 city council/commission meetings, 5 community workshops, 3 educational series sessions, 2 citywide mailings, an online engagement opportunity, and numerous press releases/articles written by local papers about the process.

<http://www.hermosabch.org/index.aspx?page=857>

With more than 25 meetings, workshops and events happening over the past three and a half years regarding Plan Hermosa, which were properly announced, and most of them televised, I am not sure what else the Council could have done to inform and engage the community. So to describe that process as "absolutely underhanded and sneaky" is somewhat puzzling.

Hany S. Fangary  
Mayor, City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254  
Phone: 424-235-0857  
[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)  
[www.hermosabch.org](http://www.hermosabch.org)

-----Original Message-----

From: Mary Lhomme  
Sent: Friday, February 17, 2017 4:49 PM  
To: City Council <[citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)>  
Subject: OBJECTION TO COMMUNITY WIDE CARBON NEUTRALITY

We object to the city council going way beyond what the state requires for carbon reduction in the city's 20 Year Plan. It is appalling that the council members did not inform the community on such an important issue that would severely impact all Hermosa Beach residents.

We are letting all our neighbors and friends know of the absolutely underhanded and sneaky way you are trying to put this through without involving the citizens. It is a disgrace.

We request that you drop the grandiose idea of Carbon Neutrality and use the states mandate of Carbon Reduction targets.

Mary Lhomme  
Dana Keniry

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**From:** lana van aggelen  
**Sent:** Thursday, February 16, 2017 8:19 PM  
**To:** Planning Commission  
**Subject:** PLAN Hermosa Comment

Goal 1 - Page 138 Budget money funds our infrastructure (sewers) and fire services liabilities (pension obligations). Discretionary money should fund all green projects. Carbon reduction should be in our near future NOT the extreme position of no carbon emissions by the year 2040.

As a retired couple on a low fixed income, we are not willing to relinquish the gas heating we now have. We are thankful Hermosa has both gas and electric available to us as we always have had since we bought our home on Prospect in 1970. We have friends and family who reside in other nearby cities. They only have electricity available to them; their electric bills are about three times higher than ours. For them their electric bill is sometimes a financial hardship. We are truly fortunate to have natural gas to heat our home. Do not take that from us with a carbon neutrality plan!

Goal 2 - Page 139 Hermosa Beach to be a Carbon Neutral community by 2040 - No Thank You. This household wants all references to carbon credits/offsets be stripped out and replace "neutral" with "reduction".

Neutral is extreme. Reduction is both reasonable and desirable.

We would really like to continue to live peaceful lives unencumbered by EXTREME LIFE CHANGING INTRUSIONS from the elected and appointed policy makers of this fair city in which we all live.

Thank You

Lana & Richard Van Aggelen

Hermosa Beach

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**From:** Leanne Clifton  
**Sent:** Thursday, February 16, 2017 9:01 PM  
**To:** City Council  
**Cc:** Planning Commission  
**Subject:** Carbon Neutrality Crazy Idea

Dear City Council and Planning Commission Members;

Please DO NOT go forward with this crazy, naïve idea of saddling Hermosa Beach with Carbon Neutrality!!

You will ruin our city and destroy property values, and cause a huge mess! You fought Oil in Hermosa and this stupid, idealistic idea will do 100 times as much damage as Oil ever would have.

So get realistic and drop this Environmentalist Pipe Dream, or at least let the Hermosa residents vote on this dopy idea!

Andrew Clifton

49 year resident of wonderful Hermosa Beach!

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**From:** Getchel  
**Sent:** Friday, February 17, 2017 11:40 AM  
**To:** Planning Commission; City Clerk  
**Subject:** Comments on the proposed General Plan changes re: Carbon Neutrality

Dear Commissioners and City Council members,

I have real concerns about the upcoming vote to approve Wide Carbon Neutrality as part of the General Plan update.

The state of California does NOT mandate "neutrality", but does have a bold carbon reduction with a target of 66% reduction by 2040. This is a realistic and far reaching goal. The small city of HERMOSA BEACH WILL NOT HAVE ANY GLOBAL IMPACT BY REACHING FURTHER WITH A MANDATE TO IT'S RESIDENTS TO BE CARBON NEUTRAL.

Hermosa Beach is a commuter city - PCH is used by many people outside the city. You cannot control the emissions from cars traveling on PCH. Restaurants use natural gas to cook meals....you will force many of them out of business. You are asking residents to abandon their gas heating and cooking appliances. You are asking for the residents to buy a new cars that don't use gasoline. You are putting out the unwelcome sign to visitors with gasoline powered cars - Hermosa businesses (and tax revenue) will suffer.

WHO IS GOING TO GIVE THE MONEY TO THE RESIDENTS TO BRING ABOUT ALL THE CHANGES NEEDED FOR CARBON NEUTRALITY???? YOU ARE FORCING THE RESIDENTS TO SPEND MONEY FOR AN UNREALISTIC GOAL!!

The spokesman for the UN global initiative just admitted "Carbon Neutrality" has nothing to do with saving the planet from "Climate Change" - it has to do with ridding the world of "CAPITALISM" - this was from a news article in IBD last week.

I do not believe 4 council members have the right to impose such draconian changes to the residents, business owners, and property owners in Hermosa Beach. Most residents are not even aware of the changes you are voting on.

**I URGE YOU TO DELETE ANY MANDATED "NEUTRALITY" FROM THE PROPOSED GENERAL PLAN OR VOTE AGAINST IT.**

Respectfully from a Hermosa property owner and local Realtor,

Getchel Wilson, CRS  
Vista Sotheby's International Realty

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Dear City Council,

It is unbelievable that we, Hermosa Citizen, have to spend soo much of our time on fighting this Extreme Agenda of Carbon Neutrality !

As you well know the State of California does NOT MANDATE Neutrality. It requires to target a 66% REDUCTION against 2005 emissions by 2040.

But you want to self impose **MANDATES** to get us Carbon NEUTRAL in 2030 .

Just as an example...you want to tell me what car to drive, what stove to cook on, that I have to put solar panels on my house etc, etc, etc. What about our Property Rights?

You are spending so much time and our money ( OVER \$1,000,000.00 just for the book PLAN Hermosa!) on implementing energy projects. And hired a SECOND Environmental Analyst for a little City like ours!

And you are not addressing all our Infrastructure Needs!

Regards,

Traudl Weber

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Subject: FW: IS COUNCIL PLAN TO GO CARBON NEUTRAL TOO EXTREME?

Dear Mr. Mayor

A review of all the links and data the City uses, shown below demonstrates the state of California is the origin of the carbon neutrality goal, as the State government is mandating Carbon reduction. Even if Hermosa just complies with the State requirements, and does not exceed them in some heroic fashion, there still is a problem. The need for

Carbon Neutrality is predicated on unsubstantiated facts and currently, can only be categorized as unproven speculation.

The leading contemporary theory for climate and weather prediction modeling does not validate Man caused Global Warming. Therefore mandates deriving from Man caused Global warming should be eliminated from the Hermosa General Plan unless there is a financial penalty associated with leaving it out that is unavoidable.

The real question is what would change the mindset of the purveyors for the necessity of carbon neutrality via Climate Model predictions, where failure to predict over the past 15 years the actual temperatures we have now observed and recorded has occurred? No validation implicating Human-Caused influence on temperature changes to the Earth is demonstrated and therefore the theory, as it stands is either flawed or possibly trivial in nature.

The International Panel on Climate Change (IPCC) has failed to accomplish this goal. As a member of the IPCC, the United States is complying with the conclusions of the IPCC, hence the basis for California's compliance and their imposed demand on City's, such as Hermosa Beach. While understandable these demands remain unchallenged and inadequately scientifically vetted.

The challenge is to solicit the best and the brightest to work to reach scientific consensus with validation by model prediction comparison to the measurement of real weather, so we can finally stop all the debate, and move forward with informed governance. However, truth in science occurs when a prediction model correlates to actual measurement for any scientific phenomena. Only after modeling prediction testing compared to the actual phenomena in question is shown to correlate, can one claim scientific truth. The correlation of actual weather temperature variations to climate model predictions presently is demonstrated by learned reviewers to produce significantly differing temperature variations from measured weather temperatures, therefore clearly requires further scrutiny to obtain compliance to validation, before the claim of scientific truth is established, and is suitable for public declaration and public policy initiatives.

No amount of expressed political outrage is a replacement for properly vetted science. We need to refrain from wasting our time and efforts of bloviating debate and demand that our state political leaders insist on an assembly of extraordinary scientific talent with adequate funding perform weather model research needed to reach the level of scientific rigor required to establish validity before demanding our City compliance. The push back from the City to the State needs to assure a valid necessity for the City to meet the States demands before we waste our precious dollars funding theoretical and unproven Science.

To this end, I am challenging the Hermosa Beach City Government to demonstrate courage of leadership to remove all references and agendas deriving from the need for Carbon Neutrality from its comprehensive city plan until such time a scientifically validated confirmation to address these issue is matured to the point that scientific consensus by the normal standards of scientific confirmation are in place, and therefore becomes convincingly explainable to the public at large.

This argument includes Community Choice Aggregation as well as any other related Carbon agenda items such as the purchase of carbon credits.

In its place, I am further suggesting the City install into the comprehensive city plan wording that demonstrates an open-mindedness to compliance by the City of Hermosa Beach to the State of California to Carbon related issues, if and when the science of this issue reaches a more mature and less contentious state obtainable only by scientifically convincing validation comprising recorded measure of global weather history as predicted by demonstrable mathematical models.

Hermosa Beach's concerns for both the safety and quality of life of its community population remain at the top of our agenda and equal integrity should also apply to the investigation process of all searches and investigations to identify

issues of health and quality of life concern. My expectation is that the City will carefully weigh the consequences of acting on misinformation applied to its newly formed comprehensive City Plan.

A much more prudent decision, in the presence of such uncertainty, is simply to remain extremely open-minded while relentlessly maintaining a trust but verify attitude.

Best Regards,

Brad Fritzel  
Electrical Engineer and Control System Specialist, Aerospace Management, retired Hermosa Beach  
47 year Hermosa Beach resident

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**From:** Dunham Stewart

**Date:** February 21, 2017 at 2:27:42 PM PST

**To:** <[phoffman@hermosabch.org](mailto:phoffman@hermosabch.org)>, <[mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org)>, <[rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org)>, <[mrice@hermosabch.org](mailto:mrice@hermosabch.org)>, <[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)>, <[citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)>

**Subject:** HB Planning Commissioners & City Council

I am in strong agreement with the letter below sent by fellow residents.

Additionally, as a longtime local real estate professional, I can further attest to the significant loss in property values that would occur should many measures of PLAN Hermosa be approved. To change the "highest and best use" (which means complying with HB city code) of a property, which a "historic" designation would do, would have a significant detrimental impact on the value of the land.

Beyond simply taking away property rights, which should be enough, imagine the following:

- A couple has purchased a "cottage" in the last 10 years to live in for a period of time, until they start a family and outgrow the home, then build their "dream home" later. That dream would now be stomped out, if they are not allowed to build the home the understood city code allowed. (that is a real example)
- A longtime owner of a property sells his home to a buyer who intends to build a new home. The amount of money the buyer is willing to pay the property owner is "life changing" (true story). Should the "highest and best use" of the property be changed, the value of that property owner would have received, would have been significantly impacted.
- A property has been passed on to the heirs (of which there are many). The original owners are happy that the value of the home can be shared with the next generation heirs. Again, affecting the value of that property, now affects the amount a property owner will be allowed to pass on to their heirs.
- A couple is getting divorced and needs to sell a home (not an uncommon event) they never intended to sell. The value has been significantly impacted, and now each party will receive far less in the liquidation of their largest asset.
- Many homes are the most significant asset in a family. Often times they can help pay for big ticket items like college, healthcare and other items. Affect the value of the home, it now limits the amount funds a property owners could get from a lender for financing.

The examples could go on, and on. Hopefully, you understand the far-reaching unintended consequences of a city mandate taking away property rights. It absolutely should a voluntary step of a property owner to seek out a “historic” designation. Should the city want this step, it should come up with an incentive for property owners to apply for the status.

My wife and I have been involved with numerous properties over the last 18 years. Many of these properties were in significant disrepair, and quite frankly not safe. Others may have torn them down, we enjoyed the process of fixing them up and enhancing their charm. Others now enjoy these properties. No city ordinance required us to do that, we did it because we wanted. There are many residents who enjoy the same. There have been numerous projects that have included remodeling and upgrading existing properties, from Strand, to apartment buildings to cottages.

An incentive based program is the only fair approach to the end goal of this concept.

Dunham Stewart

323 30<sup>th</sup> St, HB

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### **This letter has been submitted in the same form by the following:**

- **Karynne Thim & John G. Wallace Jr.**
- Jolene O’Hara
- Marc Panetta
- ***Mike Michalski***

**Michalski & Fujita**  
**Re/Max Estate Properties**  
Julie, Gary Haddock

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Please do not follow staff’s recommendation to adopt PLAN Hermosa, and the accompanying EIR and Mitigation

Measures at your meeting on February 22, 2017. Adopting them in their current form would be detrimental to property owners’ rights, values, views and their ability to feasibly develop and renovate their properties.

### **Below is a partial list of general concerns:**

- Identification of and restrictions on developing properties deemed “historic”
- Restrictions on developing properties adjacent to “historic” properties
- Restrictions on modifying or developing properties near 18 different spots in town deemed to be “public viewpoints”
- Restrictions on developing commercial properties adjacent to residential zones
- Restrictions on improving walk streets
- Carbon Neutrality by 2040
- New construction requirements

## Specific Concerns:

### Mitigation Monitoring and Reporting Program

1. **Aesthetics and Visual Resources. Mitigation Measure 4.1.** This measure would inhibit a property owner located within 50 feet of 18 vaguely identified public viewpoints throughout town from modifying or developing their property if it would obstruct public views of the ocean, Palos Verdes, Santa Monica Mountains, the LA Basin and San Gabriel Mountains. This is crazy! Please find that there are overriding considerations and this measure would have an unconscionable impact upon the value of impacted properties.
2. **Air Quality. Mitigation Measure 4.2** Active developers and contractors should be notified of the new requirements and be given the opportunity to review them and suggest alternatives.
3. **Cultural Resources. Mitigation Measure 4.4-4.** Historic designation and preservation should be a strictly voluntary process, and only initiated by the property owner. Period. No mandates by the City, other governmental agency, group or other private party.
  - a. **4.4-4a** . Are there any alternatives to maintaining a list? Being named on a list diminishes a property's value.
  - b. **4.4-4b.** Historic resource studies cost property owners thousands of dollars. The current wording is vague - virtually any property could be required to conduct a study before it is remodeled or demolished. At a minimum, delete "potential historic resource."
  - c. **4.4-4d** . This wording could be interpreted to mean that others can "nominate" a property as being historic. The process should be strictly voluntary.
  - d. **4.4-4f.** The ultimate infringement on property rights. Delete in its entirety due to overriding considerations and its unconscionable impact upon the value of impacted properties.
4. **Greenhouse Gas Emissions. Mitigation Measure 4.6.** Suggest modification after more community education and input.

### PLAN Hermosa / Commission Comments and Suggested Changes:

During the Planning Commission's review of the draft of PLAN Hermosa in 2016, they suggested hundreds of comments, recommended edits and corrections that were intended to protect property rights, views and values amongst other things. Staff subsequently recommended changes and responses to the Commission's comments, in some cases disagreeing with the Commission's diligent work. **Before PLAN Hermosa is recommended for adoption, these inconsistencies must be reconciled and an updated draft provided to the public for review and comment.**

**Plan Hermosa edits needed:** There were areas where references to conflicting heights weren't deleted (Page 70 as related to R2 properties on Longfellow & 30th; Page 76 where "predominantly one or two story single family structures" wasn't deleted) and subtle changes in a single word would alter policy on historic properties. An example is at Page 16 of the Comments regarding Page 99 of PLAN Hermosa where the Planning Commission stated historic preservation should be voluntary. Staff came back and said the policy as written was okay because it said demolition or alteration of "potentially" historic resources would be "discouraged" not mandated. Discouraging is/will become the same as prohibiting,

whether in the form of not issuing a building permit or making it cost prohibitive or punitive in red tape so homeowners would simply give up. There are countless examples like this. Too many to include in this letter.

**Carbon Neutrality:** In my opinion, references to Carbon Neutrality should be changed to Carbon Reduction, with voluntary participation rewarded by incentives. Carbon Neutrality is an extreme measure, especially when **mandated on existing buildings** . When **remodeling or selling** , owners could be required to install new windows, solar panels, change from gas cooking/heating to all electric, etc. **Energy audits and retrofits would cost property owners thousands of dollars.** This will have a huge negative impact on property owners in Hermosa. It's an overreach of authority and shouldn't be mandated on an accelerated schedule, decided by a vote of 5 council members. Residents need an opportunity to really understand how this would impact their daily lives and cost of living/doing business in Hermosa. There are other punitive measures and costs unrelated to property ownership, such as having to purchase carbon offsets and penalties for not driving an electric vehicle.

### **Draft EIR**

Extending beyond the 200+ properties identified as being potentially historic, the draft EIR recommends that the adjacent properties implement "design guidelines to ensure new development would not sharply contrast with nearby historic resources" at Page 205 of the draft EIR. This infringes on property rights and values of many properties in town.

### **Walk Streets**

There was a notation that walk streets are to be preserved. This needs careful study to insure property owner's rights to remodel and building wouldn't be impacted, nor restrict improvements to the walk street itself. At 18<sup>th</sup> Street, property owners got together to beautify the walkstreet with new planters, drainage and concrete walkways.

The wording infers that nothing can be done.

### **Commercial Properties**

There is reference to restricting the development of commercial properties adjacent to residential zones. This would be devastating to the rights and values of the affected properties. See page 321 of the draft EIR. "1.10 Transition between uses. Encourage new projects in non-residential areas to employ architectural transitions to adjoining residential properties to ensure compatibility of scale and a sense of privacy for existing residences. Such transitions could include setbacks, gradations and transitions in building height and appropriate landscaping."

Guiding principles for PLAN Hermosa should have been finalized BEFORE the EIR was done. If sequenced properly based on a final PLAN, taking into account the desires of all stakeholders, residents wouldn't be faced with these punitive mitigation measures. Is it procedurally possible to amend the EIR and mitigation measures based on a revised PLAN Hermosa?

The documents before you contain hundreds of pages, some of which just came out with the staff report a couple days ago. They are complex and have far-reaching implications. They require significantly more study and revision.

Property owners haven't been properly noticed about the broad reaching impacts.

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## PLAN/EIR Carbon Goals

David Grethen

Please recommend to City Council that the greenhouse gas emissions (carbon reduction) goals in PLAN Hermosa be no more ambitious than, or the same as, those derived from associated State of California goals.

State-consistent goals would provide a compromise on this divisive issue by establishing a goal that is realistic and more practical than carbon neutrality, but still very challenging for those who seek environmental leadership opportunities or related economic benefits.

This approach would also not likely substantially perturb the EIR in its current proposed final form since a state-consistent goal (such as 66% reduction by 2040) would be consistent with environmental thresholds and what is listed as part of the mitigation measures for monitoring and adaptive management.

Similarly I suspect that most of the PLAN implementation policies and actions would remain fairly intact, with the main impacts to the document being to replace "carbon neutrality" by "carbon reduction", "carbon neutral" by "low carbon", and insertion of some finite value for the amount of reduction in a given year as part of the goal formulation.

I realize that our city's history on this subject means we have accumulated a lot of momentum, making this a potentially difficult 'ship' to 'steer' at this point. But now that we are beginning to better appreciate what the ideal of carbon neutrality means in practice, it is time for a 'mid-course correction'.

The Planning Commission is uniquely positioned and judiciously appointed to initiate that correction. Your recommendation will especially enable City Council to adopt a realistic carbon reduction goal in the final PLAN by promoting the opportunity to do so.

David Grethen

P.S. Please recall that I have already spoken and written to the Commission several times about concerns over the carbon goals starting in early 2016.

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**From:** Robert Fortunato  
**Sent:** Tuesday, February 21, 2017 6:30 PM  
**To:** Planning Commission  
**Cc:** City Clerk  
**Subject:** Carbon Neutral Opportunity Easily Lost

City Clerk, Please enter this letter into the record.

Dear Planning Commissioners,

The Carbon Neutral initiative will make it easier and less expensive to make the choices that enhance our lives, our local economy and our health – vs. the polluting fuels that gives someone else the wealth while giving us the risk of explosion and the cost of cancer, heart disease and lung disease...

The Redondo Beach School District saved \$1.7 million in the first two years of their solar program and returned that savings to programs for their kids. We can do the same thing and the savings can go into our roads, sewers, police, fire...

Unfortunately, there has been an attempt to scare people with misinformation. They are claiming that: "no resident in HB will be permitted to emit carbon". That is just plain false. And they claim that carbon credits, mandates and banning things are the only ways to make as much renewable energy as we use – tell that to Elon Musk! The Carbon Neutral HB initiative has always been promoting more choices, incentives and community education as the method that gets this done.

The steep drop in price of distributed energy generation, electric cars and battery packs are game changers. We have the opportunity to partner with the companies that are creating these game changing technologies to make it less expensive for us - but only if we live up to our reputation as a city of innovators and push for an aggressive Carbon Neutral goal.

Don't lose this opportunity and reward their false statements. Support an aggressive Carbon Neutral goal - and your health and the health of your loved ones at the same time.

Respectfully,

Robert

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**From:** Traudl

**Date:** February 21, 2017 at 11:07:01 AM PST

**To:** Hermosa City Council <[citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)>, "[planningcommission@hermosabch.org](mailto:planningcommission@hermosabch.org)" <[planningcommission@hermosabch.org](mailto:planningcommission@hermosabch.org)>, "[cityclerk@hermosabch.org](mailto:cityclerk@hermosabch.org)" <[cityclerk@hermosabch.org](mailto:cityclerk@hermosabch.org)>

**Subject:** Reg. Carbon Neutraliy,

Dear City Council,

It is unbelievable that we, Hermosa Citizen, have to spend soo much of our time on fighting this Extreme Agenda of Carbon Neutrality !

As you well know the State of California does NOT MANDATE Neutrality. It requires to target a 66% REDUCTION against 2005 emissions by 2040.

But you want to self impose **MANDATES** to get us Carbon NEUTRAL in 2030 .

Just as an example...you want to tell me what car to drive, what stove to cook on, that I have to put solar panels on my house etc, etc, etc. What about our Property Rights?

You are spending so much time and our money ( OVER \$1,000,000.00 just for the book PLAN Hermosa!) on implementing energy projects. And hired a SECOND Environmental Analyst for a little City like ours!

And you are not addressing all our Infrastructure Needs!

Regards,

Traudl Weber

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**From:** Tony Choueke

**Date:** February 20, 2017 at 9:36:18 PM PST

**To:** [phoffman@hermosabch.org](mailto:phoffman@hermosabch.org), [mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org), [rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org), [mrice@hermosabch.org](mailto:mrice@hermosabch.org), [dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)

**Subject:** Designation of historical houses

Dear Members of the Planning Commission,

Sincere apologies for sending you my thoughts in a letter addressed to all of you.

I would just like to touch on a consideration which may be less obvious in our discussion of historic houses in HB.

With wise guidance from the Planning Commission, i.e. all of you, I truly believe that Hermosa Beach can and will have the most interesting and vibrant downtown commercial district anywhere in California.

1. I was there when lower Pier Ave was turned into the auto free, walkable street which it is today. It was a great concept by those who came before us and well executed.
2. The benefits of the renovation and rehabilitation of upper Pier Ave. is undeniable and well thought through. We are grateful for the efforts that have yielded this to our city.
3. The elimination of bars on The Strand and the introduction of the Strand + Pier Hotel project is an exciting new development that will benefit both residents and tourists alike.

What's next?

4. On the South side of 14th. Street, between The Strand and Hermosa Ave., there are eight contiguous parcels that back up to the City parking lot. These eight lots are owned by Celina Douglas and members of the Choueke family. We would like to work together with the Planning Commission to come up with an amazing (awesome, if you like) plan that will further enhance downtown Hermosa Beach so that the concentration of commercial activities can spread beyond the current Pier Ave., on to 14th. St. It is a natural progression and we have a unique opportunity and willingness to work together to transform the downtown, one step at a time, for the better.

5. The same situation exists on 11th St., where the current parcels, with wise and collaborative planning, can enhance the area South of Pier Ave. Again this is a unique and once in a lifetime opportunity to shape the City into something that serves the residents and for which they can be proud.

Problem is...

If the City were to enact new zoning, changing the existing, commercial district into a historic, residential district, it would not be possible to assemble the number of lots required to build an

integrated space where hotels, service providers, retail stores and restaurants share in an inspired vision of a new and redefined Hermosa Beach Downtown.

I would like you to consider the wider implications of a zoning change. Whereas some interesting properties may well be preserved, the downtown runs the risk of presenting the image of a hodgepodge of buildings with no particular aim. This may please some tourists but will have no positive effect on residents who want a functioning and cleaned-up downtown.

Jointly we have the opportunity to build something beautiful for the next generation of residents. This is an opportunity which may not come again for 50 years. So let's work together to accomplish point 5 and 6, and not just stopping there, but to think of what we can do that future generations may consider worthy of historic preservation. Together we can make history.

Thank you very much for your kind consideration. I would be happy to organize a committee of property owners on 14th. St. to meet with you, the members of our Planning Commission, to further explore how we can positively impact the future of the one of the most desirable places to live on earth.

Thanks again,

Tony

Tony Choueke

Choueke Capital Group

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**From:** ann maynard

**Date:** February 20, 2017 at 9:18:53 PM PST

**To:** [hfangary@hermosabch.org](mailto:hfangary@hermosabch.org), [jmassey@hermosabch.org](mailto:jmassey@hermosabch.org), [jduclos@hermosabch.org](mailto:jduclos@hermosabch.org), [sarmato@hermosabch.org](mailto:sarmato@hermosabch.org), [cpetty@hermosabch.org](mailto:cpetty@hermosabch.org), [phoffman@hermosabch.org](mailto:phoffman@hermosabch.org), [mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org), [rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org), [mrice@hermosabch.org](mailto:mrice@hermosabch.org), [dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)

**Subject:** Carbon Dating

Carbon dating of Hermosa Beach is a colossal grab of private property rights tantamount to a TAKING. Spare Hermosa Beach from future lawsuits in regard to your Community Wide Carbon Neutrality Plan. Eliminate it.

Ann Maynard

Hermosa Beach resident

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**From:** Gina L. DeRosa, C.P.A.

**Sent:** Monday, February 20, 2017 4:24:42 PM

**To:** Peter Hoffman; Michael Flaherty; Rob Saemann; Marie Rice; David Pedersen

**Subject:** 845 4th Street, Hermosa Beach

Dear Esteemed Planning Commissioners,

My uncle, George (Jim) Schumacher, lives at and owns the property at 845 4<sup>th</sup> Street. Jim is elderly and fully disabled and I am his guardian. He has had full-time live-in care for the past seven years and has paid for that care with a reverse mortgage. When the reverse mortgage expires in September 2017 he will owe approximately \$600,000 to the mortgage lender. The value of his property as a tear down is approximately \$1,000,000. I will have to sell his property to pay off the mortgage and use the balance of the proceeds to support him in a nursing facility for the rest of his life.

I learned yesterday that Jim's property is on the list of properties that could potentially be deemed "historical" under PLAN Hermosa. As a life-long South Bay resident and a 22-year Hermosa Beach resident, I understand the value of preserving our heritage and history. However, in my uncle's case, the designation could cause a catastrophic drop in property value. He could be left destitute if I cannot sell his property for the full market value.

I implore you to consider the lives and rights of the residents in the potentially historical properties when making your decisions and recommendations to the City Council.

Thank you,

Gina DeRosa

(512 Loma Drive, Hermosa Beach CA)

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**From:** Maria Thomas

**Date:** February 20, 2017 at 3:07:27 PM PST

**To:** <[citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)>, <[phoffman@hermosabch.org](mailto:phoffman@hermosabch.org)>, <[mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org)>, <[mrice@hermosabch.org](mailto:mrice@hermosabch.org)>, <[rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org)>, <[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)>

**Subject:** Historic property Designation

Dear Planning Commission & City Council Members,

I am the owner of 565 20<sup>th</sup> Street, Hermosa Beach. I have owned this property and lived in my house for over 50 years.

My home is on the list for "Potential Historic Properties" in Hermosa Beach. I have no interest in having my home on a "Potential Historical Property" list or having it "Carbon Neutral".

I am requesting that my home be removed from the "Potential Historical Property" list for Plan Hermosa.

Please include this letter in your meeting minutes.

Thank You, Maria Thomas

Hermosa Beach, Ca. 90254

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**From:** "Tracy and Mark Hopkins"

**To:** "Peter Hoffman" <[phoffman@hermosabch.org](mailto:phoffman@hermosabch.org)>, "Michael Flaherty" <[MFlaherty@hermosabch.org](mailto:MFlaherty@hermosabch.org)>, "Rob Saemann" <[rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org)>, "Marie Rice" <[mrice@hermosabch.org](mailto:mrice@hermosabch.org)>, "David Pedersen" <[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)>, "City Council" <[citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)>, "City Clerk" <[cityclerk@hermosabch.org](mailto:cityclerk@hermosabch.org)>

**Subject:** Item to be submitted for the Plng Commission meeting agenda on 2/22

Mentioned in the PLAN Hermosa Vision Statement, "**...and commitment to sustainability intersect.**"

I submit the attached report, **Inside the World of Planning**, that explains the potential damages to individuals caused by sustainable development seeming to be heavily interweaved throughout the planning documents.

Please **do not** follow staff's recommendation to adopt PLAN Hermosa, and the accompanying EIR and Mitigation

Measures at your meeting on February 22, 2017. Adopting them in their current form would be detrimental to property owners' rights, values, views and their ability to feasibly develop and renovate their properties.

Respectfully,

Tracy Hopkins

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**From:** CHRISTINE KETZ

**Date:** February 21, 2017 at 1:50:44 PM PST

**To:** [phoffman@hermosabch.org](mailto:phoffman@hermosabch.org), [mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org), [mrice@hermosabch.org](mailto:mrice@hermosabch.org), [rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org), [dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org), Mayor Hany Fangary <[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)>, [jmassey@hermosabch.org](mailto:jmassey@hermosabch.org), [jduclos@hermosabch.org](mailto:jduclos@hermosabch.org), [sarmato@hermosabch.org](mailto:sarmato@hermosabch.org), "[cpetty@hermosabch.org](mailto:cpetty@hermosabch.org)" <[cpetty@hermosabch.org](mailto:cpetty@hermosabch.org)>

**Subject:** Hermosa Beach Plan

I am very concerned about the Carbon Neutral Plan you are considering approving. This city has very limited resources (money), you are telling us we can't afford our fire dept. and you want to spend money on something that is the responsibility of the State and Federal government. How many staff have advanced degrees in air emissions? How many economists do we have on staff to determine the economic impacts on residents? The whole concept is absurd. I do not live in Irvine because I do not want to be told what color I can paint my house. I also do not want to be told what kind of energy I must purchase or use. I don't want to be told what kind of car I must buy. What happened to personal freedom? I don't have air conditioning, I don't need solar panels. I have live here over 35 years. I am retired and wanted to live here the rest of my life. I don't know if I could afford YOUR Hermosa. Two of my close friends moved out of Hermosa and the state because they can't afford it in their retirement. Does n this plan haven an economic section. What would the impact of these changes haven your city? I don't believe that you have a clue of what the consequences of this plan. Why not do a survey of the entire city asking the residents what they want. Most people don't know anything about this. Please don't approve this.

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**From:** Beth Bohl

**Date:** February 21, 2017 at 1:52:41 PM PST

To: "[phoffman@hermosabch.org](mailto:phoffman@hermosabch.org)" <[phoffman@hermosabch.org](mailto:phoffman@hermosabch.org)>, "[mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org)" <[mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org)>, "[rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org)" <[rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org)>, "[mrice@hermosabch.org](mailto:mrice@hermosabch.org)" <[mrice@hermosabch.org](mailto:mrice@hermosabch.org)>, "[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)" <[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)>, "[citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)" <[citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)>

**Subject: Historic preservation**

Hello,

I wanted to express my support for the historic and environmental preservation aspects of the General Plan. We don't want to become Santa Monica. I see these old houses being razed in favor of huge mansions that make the developers and real estate agents lots of money but turn our city into something that is much less livable and affordable.

Please KEEP HERMOSA KEEP HERMOSA!!

Beth Fasola

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**From:** Dency Nelson

**Sent:** Tuesday, February 21, 2017 11:40 PM

**To:** Peter Hoffman; Michael Flaherty; Rob Saemann; Marie Rice; David Pedersen

**Cc:** Ken Robertson; Kristy Morris; City Clerk

**Subject:** Re: Final EIR Comments for PLAN Hermosa & Carbon Neutrality

Members of the HB Planning Commission:

It will come as no surprise to any of you, as all of you know me well, that I write this in total support of the proposals for the City of Hermosa Beach to pursue the Carbon Neutrality goals set forth in PLAN Hermosa. I would be there to speak in person, and rest assured that I will be there to speak in person, come hell or high water, when this comes before our City Council next month. I have duties as an officer of Beach Cities Democrats that demand my attendance of our monthly meeting, which this month coincides with your Public Hearing on this matter.

It is short-sighted and factually unsubstantiated to take a position not in support of these proposals, and it will be embarrassing for our city if we do not pursue these forward thinking measures, as I am quite certain that the cities and counties that rush past us and adopt these measures will prove all of the naysayers wrong. Those communities will start reaping both the financial and health benefits of this aggressive approach, and we will be left literally in the toxic dust. I want better for Hermosa, and I am grateful that there are many more in our city who think the same way. What is troubling is to hear the politically motivated "Alternative Facts" that are being spread throughout the community with alarmist, ill-informed scare tactics. Big Brother is not about to descend into our homes and onto our rooftops, forcing us to cut off our Natural Gas and install photovoltaic solar panels (though those who do, like me and many others who have, would soon experience the benefits, financially and otherwise, that my family and me have experienced for almost 20 years now!) It is irresponsible for certain leaders in our community to speak from the dais, in their appointed positions as policy makers, suggesting that adoption of fully electric homes means that we are tied to the electric cooktops of the 1960s! That is not only ridiculous, it is, as I said, irresponsible. Leaders are supposed to impart

knowledge. Statements such as those are lacking in knowledge of where we are in the 21st Century.

I apologize for not sticking to the elements of the EIR in this letter, as I know that will be the direction given to those who will step up to speak on Wednesday night. But I suspect that there are many who will pursue an anti-Carbon Neutral agenda when they step up to speak, and my family and I need to be counted in support of those Carbon Neutral goals. If I were to depart in any way from some of the language contained in the PLAN, I will say that I truly believe that we can and must attain the CN goals without purchasing offsets, but by investing in our own efforts to both reduce our own carbon and in producing our own clean, local energy. We can do it, yes we can!

Sincerely,

Dency & Moira Nelson & Family  
Hermosa Beach

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**From:**

**Date:** February 21, 2017 at 7:44:15 PM PST

**To:** <[Planningcommission@hermosabch.org](mailto:Planningcommission@hermosabch.org)>

**Subject:** Community Wide Carbon Neutrality

Planning Commission

I'm a longtime resident and homeowner in Hermosa Beach who is totally opposed to this plan. Imposing provisions included in this measure without a vote of the people is simple

wrong. This measure will directly effect all residents in so many important ways, it cries for a vote of the people of this City.

Bernard Robbins

1510 The Strand

Hermosa Beach

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**From:** <[jim@fasolaarchitects.com](mailto:jim@fasolaarchitects.com)>

**Date:** February 21, 2017 at 6:05:38 PM PST

**To:** <[phoffman@hermosabch.org](mailto:phoffman@hermosabch.org)>, <[mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org)>, <[rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org)>, <[mrice@hermosabch.org](mailto:mrice@hermosabch.org)>, <[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)>

**Subject:** PLAN Hermosa

Dear Commissioners,

I urge you to adopt the resolution to recommend certification of the PLAN Hermosa Final Environmental Impact Report.

As a former Manhattan Beach Planning Commissioner, and a current Hermosa Beach resident, I see the value in adopting strategic documents exactly like this one.

PLAN Hermosa is modest, reasonable, and very good for the City as a whole.

Thank you,

Jim Fasola  
2024 Rhodes St, Hermosa Beach  
310-374-7000

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**From:** Karen Kohles  
**Sent:** Wednesday, February 22, 2017 12:26 PM  
**To:** City Council; Planning Commission  
**Subject:** carbon neutrality

Dear City Council and Planning Commission members,

My husband and I are writing to voice our concerns over the city's new "carbon neutrality" decision. The details of this issue were recently brought to our attention for the first time in editorial articles in the local newspapers. We were unaware what this issue would mean to us as homeowners before we read these articles. An issue this large with such a costly outcome for homeowners should be brought before the citizens for a vote. We have owned and lived in our home in Hermosa for twenty five years and have always tried to stay abreast on issues that concerned us. Somehow this one slipped right by us! After talking to other locals, it seems to have slipped by them too!

My husband's occupation for the last twenty years has been as an electrical distribution linepatrol mechanic (aka "lineman") for the city of Los Angeles Department of Water and Power (LADWP). He has gone through years of extensive training in the field of electricity and power distribution. With his knowledge regarding this subject, he feels that carbon neutrality would be an ENORMOUS AND COSTLY MISTAKE for the city to make. Most homes in Hermosa currently use both natural gas and electricity for basic household functions. Natural gas is superior for heating the air, heating our water, cooking and drying our clothes in our homes. Its cost is much lower than electricity and it is better for our environment. Another huge concern of ours is the cost of converting these appliances in our homes would be enormous!!

Most electricity generated in the state of California is generated by burning natural gas to power the steam turbines. Therefore, converting solely to electricity is not "cleaner" or more environmentally friendly. It will cost Hermosa Beach citizens a huge amount of money with no benefit in return. It will not be more environmentally friendly. It might sound like it is, but it really isn't.

Please consider what an enormous negative fiscal impact this decision will have on the citizens of Hermosa Beach. What are the benefits to it? We don't see any. Please reconsider this matter. It should be voted on by the citizens.

Sincerely,

Karen and Chris Kohles

Hermosa Beach

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**From:** JOE REYNA  
**Sent:** Wednesday, February 22, 2017 1:54 PM

**To:** City Council  
**Cc:** Planning Commission  
**Subject:** Carbon Neutrality - EXTREME!

Planning Commission and City Council,

I have been a homeowner, tax payer, and voter in Hermosa Beach since 1992. I want to be on the record and make my objection to the council's push toward carbon neutrality! Why is it that some of you are way ahead of the State's proposed actions regarding the reduction of California's carbon footprint? We are a 1.2 sq. mile city with no real measureable beneficial impact to being ahead of the State's plan. Can you really justify the expense incurred by the city to research the benefits of being ahead of the state? If so, why wasn't any money spent on opposition research, so we the TAX PAYERS and yourselves could have the benefit of both sides of the argument?

What are the potential mandates/costs that the city will impose on citizens to reach certain goals? Have you folks researched and presented the added financial burdens that our citizens and businesses would experience? Do you folks really understand the consequences of carbon neutrality, if so why not share that with the taxpayers, are we to stupid to understand? I never heard anyone make the argument that carbon neutrality is expense neutral, if it is, then please share so we can make an intelligent opinion and or at least hire an expert to challenge those arguments.

**I urge you folks to strip the carbon neutrality language and goals from the general plan and concentrate all your efforts and OUR tax dollars on fixing and updating roads, sewers and making our city safer! Once you folks have achieved these simple necessities, we can then have conversations on what to do next, until then do the job you were elected to do. Please remember you work for us and can be fired!**

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Larry Bryant called today to oppose PLAN Hermosa. He wanted to pass along the message that carbon neutrality is way too extreme.

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**From:** larry larrabee  
**Sent:** Wednesday, February 22, 2017 2:28 PM  
**To:** City Council; Planning Commission  
**Subject:** Carbon neutrality

You have been elected by the people to make rational laws for the betterment of the community, but I think this quest goes way beyond the job description and if not substantially amended or withdrawn entirely, should at minimum require a vote of the people. This entire global warming theory is based upon unproven and unsubstantiated data. The arrogant concept that man can control mother nature, positively or negatively, in any way other than negligible is preposterous and vulgar. I am so weary of government involvement in new and trendy legislation dictating to me what I buy or use, what I can or can't do, how I do it, when I do it etc. etc.

Please remove this portion of the City Plan. I trust the plan could be revised when sufficient hard facts are garnered to generate the rational and betterment portion of the equation.

Sincerely,

Lawrence Larrabee

Diane Larrabee

40 year Hermosa Beach resident

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**From:** Mayor Pro Tem Justin Massey

**Sent:** Wednesday, February 22, 2017 3:30 PM

**To:** Planning Commission

**Subject:** PLAN Hermosa

Dear Honorable Commissioners:

Carbon neutrality is projected to return \$2 for every \$1 spent, a return that can lower the cost of living and doing business and free up funds to run the City (\$16 million in annual savings by 2040).

The fair questions are:

1. Can we get there by 2040 without mandates beyond those required to meet State greenhouse gas (GHG) reductions?
2. And, can we fund the effort with outside capital or, if not, at a rate that justifies the cost?

There are good reasons to believe the answers are yes.

As a general principle, we have two obvious choices when faced with a challenge: Attack it or ignore it.

Our recent history is one of attacking challenges. For example, when we faced inadequate State funding for school programs and facilities, our community funded HbEF and passed Measure S. There is a lesson in our determination in passing Measure S: Because it passed it at the same time voters approved \$9 billion in State bonds under Prop 51, our schools will be first in line for Prop 51 money.

That is first mover advantage.

A two-child family in the median-priced \$1.25 million Hermosa home (as of 2015) that answers the annual appeal of HbEF spends roughly \$3,600 a year on HbEF and Measure S combined. That money can now be multiplied with State funding at no cost because we passed Measure S.

The communitywide carbon neutrality goal of 2040 proposes to attack a different but equally real challenge over a shorter term, for less, and with similar opportunities to multiply our capital.

At the start of the PLAN Hermosa process, facing factors including State GHG reduction mandates, climate change, and 5,000 premature deaths that AQMD attributes to air pollution annually, twenty-two residents starred the following statement at the workshop on November 16, 2014:

*A steady, common sense approach is necessary to advance a long-term goal of communitywide carbon neutrality. Tackling environmental challenges early and proactively will maximize options and minimize costs.*

There is good reason to believe attacking those challenges can maximize options and minimize costs.

Here are three examples:

First, by buying power directly through a CCA, we should be able to lower rates, generate revenue to help our community meet and exceed State GHG mandates, and offer more renewable energy -- further easing the process of meeting and exceeding the mandates. That is the story of every CCA in California, and it comes with no need to start a public utility and no risk to the City treasury.

Second, by using CCA revenue to facilitate public-private partnerships with automakers, as Sonoma is doing, we should be able to offer cash incentives to encourage electric vehicle (EV) ownership. EVs under \$40,000 with ranges of over 200 miles are on the market, with more on the way. Whether it's a Tesla or a Chevy, EV owners save money and get a car that is better and cleaner than the alternative.

Third, by using public and private capital and continuing permit waivers, we should be able to offer incentives for property owners to install rooftop power, which helps lower residents' cost of living and adds property value because rooftop solar *increases* property values at a rate that meets or exceeds its cost of installation -- meaning owners get free power *and* recoup 100% of their investment.

By grabbing low-hanging fruit like this, the City can ease the burden to Hermosans of meeting and exceeding State GHG requirements -- all by expanding choices and incentives, not mandates.

If we pursue smart policy, the remaining reductions needed to meet and exceed State GHG goals should be incentive-based and cost well under the \$1,000 per year per household that communitywide CN is projected to cost (the \$1,000 is based on the communitywide capital cost of \$244 million to meet a 2040 goal, as detailed in Table 7 of Att. 3 to your agenda this evening, divided by 10,000 households, divided by 24 years). There are three reasons for that: First, by grabbing the low-hanging fruit, we get closer to the goal; second, code changes required by State GHG goals (for example, net zero energy for new builds and major renovations by 2020) get us even closer; and third, as with Measure S, attacking the challenge puts us at the front of the line for public and private funds (from cap and trade funds, public-private partnerships, etc.) that multiply our capital.

In sum, we know we have to meet State mandates. Solving a challenge that severely diminishes quality of life and has eluded generations of southern Californians would be a bargain at under \$1,000 a year per household for 25 years. The terms appear to be even better than that, though, because the effort is projected to pay back *double* in savings, and there is good reason to believe the steady, commonsense course to carbon neutrality over the next 24 years (roughly a full generation) proposed in PLAN Hermosa will increase our odds of getting there with incentives and outside capital, not mandates.

Thank you for all your hard work on PLAN Hermosa. It is appreciated.

Respectfully,

Justin Massey  
Hermosa Beach City Council  
424-262-1390 (voicemail)

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From: Amy Irwin [<mailto:kajlirwin@aol.com>]  
Sent: Wednesday, February 22, 2017 6:09 PM  
To: City Council  
Cc: Planning Commission

Subject: no on Carbon Neutrality

Dear City Council and Planning Commission,

Please do not go forward with Plan Hermosa's Carbon Neutrality idea. While I am in favor of many environmental

improvements, this Carbon Neutrality idea sounds extreme, expensive, unreasonable, and intrusive.

I am not in support of this plan at all!!!! I have been a resident in Hermosa Beach for more than 30 years and love this

city, but I feel strongly that the Carbon Neutrality plan would be a huge mistake!!

Thank you for your consideration in this very important matter,

Amy Irwin

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From: "Greg Maffei"

Date: Feb 23, 2017 13:22

Subject: Re: Follow-up questions and thoughts

To: "Karynne Thim" <[kt@ktbeachproperties.com](mailto:kt@ktbeachproperties.com)>

Cc: "Pete Hoffman" <[phoffman@lmu.edu](mailto:phoffman@lmu.edu)>, "Rob Saemann" <[rsgc1@aol.com](mailto:rsgc1@aol.com)>, "Mike

Flaherty" <[mikeflaherty2010@gmail.com](mailto:mikeflaherty2010@gmail.com)>, "Marie Rice" <[Marierice@gmail.com](mailto:Marierice@gmail.com)>,

<[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)>, "Hermosa Beach City Council"

<[Citycouncil@hermosabch.org](mailto:Citycouncil@hermosabch.org)>, <[jjalili@hermosabch.org](mailto:jjalili@hermosabch.org)>, "Kent Allen"

<[kentjallen@gmail.com](mailto:kentjallen@gmail.com)>, "Dunham Stewart" <[dunham.stewart@vistasir.com](mailto:dunham.stewart@vistasir.com)>, "Robb and

Noelle Stroyke" <[robb@stroykeproperties.com](mailto:robb@stroykeproperties.com)>

Great letter, Karynne. The real estate brokerage community shares your concerns for all of our clients/friends in Hermosa Beach. I noticed the evasiveness of the staff as well. Commissioners, did the staff give their opinion today about eliminating "the list" altogether? This is no joke.

We as real estate professionals now, per our fiduciary obligations to our clients, have to provide a disclaimer to buyers of effected homes about this matter concerning not only the 200+ homes on the list, but to the 400+ that surround these 200+ homes. Fear and disclaimers in and of themselves bring down home values. This isn't cute. This isn't insignificant. This isn't a joke. Please get the staff to focus because we are now ethically engaged to watch every step of this process.

Thank you for your time.

Greg Maffei

On 23 Feb 2017, at 11:00 AM, Karynne Thim wrote:

Dear Planning Commissioners,

Thank you for your thoughtful consideration of the historic preservation and carbon neutrality issues last night. Had a few thoughts and questions:

Will the topic of Mitigation Measure 4.1 regarding public viewpoints be discussed tonight? This is a very important property rights issue as well.

Regarding carbon neutrality, my understanding is that offsets were not supported by any commissioners and the intent is to meet state guidelines rather than accelerated to 2030. Is that correct? Was there a consensus that "neutrality" be replaced with "reduction"?

There is significant confusion about implementation by 2040 (same as state guidelines?) and what that means to property owners. This is an important issue that the community needs to understand. Marie indicated last night

that existing homes wouldn't be required to improve efficiency, eliminate gas, etc., but it my understanding that cars and homes are the two largest creators of carbon in Hermosa and it's not possible to solve with cars alone, just with the natural trend of more people driving EV's and hybrids. If there is a report that outlines measures needed for a 2040 implementation, can you please send it to me?

I remain very concerned that staff and Leanne aren't listening to the Planning Commissioners and residents, and don't consistently have the bests interest of residents at heart.

1. They failed to notify people on the "list."
2. Staff recommended adoption of the PLAN, EIR and mitigation measures in their current form - even though PLAN revisions aren't done and they knew aspects of the PLAN would have a devastating impact to property rights and values. This is unconscionable.
3. The Planning Commission has repeatedly stated that historic designations should be voluntary, yet they continue to push for ambiguous language that leaves doors open. As just one of many examples, PLAN Hermosa's Goal 10.4 Treatment of **potentially** historic resources" says "**Discourage** the demolition, degradation, and inappropriate alteration of **potentially** historic resources." In the comment and change matrix, staff suggested that the language be left as-is because it says "discourage." In a real world context, this would be interpreted a property owner couldn't demo. This goal should be deleted, not left to interpretation, especially since it relates to a property that's not even designated. Wording like this creates confusion, fear, loss of value and a bunch of unnecessary red tape. A second example was Rob Saemann's comment about deleting references to "guidelines" for properties adjacent to historic properties. He knows that having "guidelines" will morph into having a negative impact on surrounding properties and what can be done with them, yet Leanne persisted on keeping this language in place even after hearing the community's resounding input on the matter. Residents are really upset and city leaders need to address this. I've copied the interim city manager here for this purpose.

Karynne  
Karynne Thim

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**From:** Jim Sullivan

**Sent:** Wednesday, February 22, 2017 5:39 PM

**To:** Elaine Doerfling; Michael Flaherty; Rob Saemann; Marie Rice; Peter Hoffman; David Pedersen ([dpederson@hermosabch.org](mailto:dpederson@hermosabch.org))

**Subject:** PLAN Hermosa | Carbon Neutrality

Dear Ms. Doerfling, Ms. Rice, Mr. Flaherty, Mr. Saemann, Mr. Hoffman & Mr. Pederson:

I am writing to speak out strongly against the any further consideration of carbon neutrality for the City of Hermosa Beach. Reducing carbon output is a worthy goal but, let's be honest, it is beyond the means of the city, its residents and its businesses to achieve total carbon neutrality without inflicting burdensome costs, regulations and government intrusion on all of us. However, carbon reduction is

something that the city, its residents and businesses can get behind. In fact, I believe virtually everyone with a connection to the “Best Little Beach City” is already taking steps to reduce their carbon footprint. Consider that Hermosa Beach probably has one of highest per-capita-Tesla-ownership ratios in all of Southern

California, along with many, many other electric vehicles. I am genuinely happy (and so is Elon Musk) that so many residents have the \$100,000 needed to cruise silently through the city and across the landscape in a Tesla. I see lots of skaters, cyclists, walkers and runners all over the city doing their part by not using vehicles at all.

Many of my neighbors have taken the step of installing roof-top solar of their own volition - without being told to do so by government. They are the folks who appreciate the benefits but more importantly they have the money to do it. Not all of us are so fortunate. The city has no business imposing regulations requiring roof-top solar.

It is not the city’s place to engage in this kind of social engineering or to become the city’s nanny. However, if the city wishes to create **incentives** for residents and business to reduce their carbon footprint I am 100% for it. But I am 100% opposed to laws, regulations and mandates of any kind that would force us to do so. I’ve read the Carbon Neutrality Evaluation in PLAN Hermosa. It is beautifully written in award-winning, bureaucratic jargon. And full of troubling, undefined language. To wit:

- Table 4. Building Efficiency: : “For existing homes...What percentage could undergo a **deep energy renovation?**”

What, may I ask, is “**a deep energy renovation**”? Is this something like “residential plastic surgery.”? Maybe a chemical peel or a foundation lift?

- Page 8, middle of the page: “... if the City were to forego the use or purchase of carbon credits to offset emissions that cannot be eliminated...the **City would have to take more aggressive measures** to ensure that all emissions are eliminated locally.” I have to say that hearing the words “City” and “more aggressive measures” in the same sentence in this context is frightening. Would the City hire “Energy Police” to patrol our streets looking for energy scofflaws driving gasoline powered vehicles instead pedaling a bicycle?

- And then, the “piece de resistance”, **The Amended Assumptions to Achieve 2030 Carbon Neutral Goals.**

- **Require** onsite renewable energy generation and Zero Net Energy as part of all new construction and major building renovations.”
- **Mandate** retrofits to existing buildings to improve energy efficiency at time of sale....” Seriously?
- **Eliminate** use of natural gas within the city...and require use of all-electric appliances...” Really?
- **Modify** Land Use Designations to...increase commercial and residential densities...? I thought more density was anathema in Hermosa Beach. Haven’t I heard for years that density is bad for us?
- **Mandate** (there’s that word again) public and **private** clean fuel and electric vehicle infrastructures to facilitate deployment of electric vehicles...” Pardon me, but this sounds like bureaucratic double speak for “we, the government, are going to force people to put in charging stations and force them to buy electric vehicles whether they want to or not.” One more time, seriously?
- **Modify** parking standards and programs to disincentivize conventionally fueled automobile use through programs that...increase the cost of public parking, elimination of parking minimums and establishment of maximums for new development (I’m not even sure what that means),...and changes to the preferential parking permit program.” Really? This one is guaranteed to make Hermosa business friendly. Never mind what it does to us residents.

I have no idea how much time and money have been spent on just this part of PLAN Hermosa but I imagine it’s one heck of a lot of both. This at a time when the city is struggling to figure out how we pay

for the fire department we deserve; to pay for the sewer system we deserve; to pay for the Community Center we deserve; to build sidewalks along 8<sup>th</sup> Street so kids can safely walk to school; to maintain our streets to the high standard we deserve; and on and on and on.

More now, than ever, Hermosa Beach has to get back to basics: Being The Best Little Beach City doing a great job providing great, basic, public services." Once we have all this sorted out then we can come back to our carbon footprint.

Thank you.

**James Sullivan** | CA BRE: 008490945

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From: "Karynne Thim"

Date: Feb 23, 2017 11:00

Subject: Follow-up questions and thoughts

To: "Pete Hoffman" <[phoffman@lmu.edu](mailto:phoffman@lmu.edu)>, "Rob Saemann" <[rsgc1@aol.com](mailto:rsgc1@aol.com)>, "Mike Flaherty"

<[mikeflaherty2010@gmail.com](mailto:mikeflaherty2010@gmail.com)>, "Marie Rice" <[Marierice@gmail.com](mailto:Marierice@gmail.com)>,

<[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)>,

"Hermosa Beach City Council" <[Citycouncil@hermosabch.org](mailto:Citycouncil@hermosabch.org)>, <[jjalili@hermosabch.org](mailto:jjalili@hermosabch.org)>

Cc:

Dear Planning Commissioners,

Thank you for your thoughtful consideration of the historic preservation and carbon neutrality issues last night. Had a few thoughts and questions: Will the topic of Mitigation Measure 4.1 regarding public viewpoints be discussed tonight? This is a very important property rights issue as well. Regarding carbon neutrality, my understanding is that offsets were not supported by any commissioners and the intent is to meet state guidelines rather than accelerated to 2030. Is that correct? Was there a consensus that "neutrality" be replaced with "reduction"?

There is significant confusion about implementation by 2040 (same as state guidelines?) and what that means to property owners. This is an important issue that the community needs to understand. Marie indicated last night that existing homes wouldn't be required to improve efficiency, eliminate gas, etc., but it my understanding that cars and homes are the two largest creators of carbon in Hermosa and it's not possible to solve with cars alone, just with the natural trend of more people driving EV's and hybrids. If there is a report that outlines measures needed for a 2040 implementation, can you please send it to me?

I remain very concerned that staff and Leanne aren't listening to the Planning Commissioners and residents, and don't consistently have the bests interest of residents at heart.

1. They failed to notify people on the "list."

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3. The Planning Commission has repeatedly stated that historic designations should be voluntary, yet they continue to push for ambiguous language that leaves doors open. As just one of many examples, PLAN Hermosa's Goal 10.4 Treatment of **potentially** historic resources" says "**Discourage** the demolition, degradation, and inappropriate alteration of **potentially** historic resources." In the comment and change matrix, staff suggested that the language be left as-is because it says "discourage." In a real world context, this would be interpreted a property owner couldn't demo. This goal should be deleted, not left to interpretation, especially since it relates to a property that's not even designated. Wording like this creates confusion, fear, loss of value and a bunch of unnecessary red tape. A second example was Rob Saemann's comment about deleting references to "guidelines" for properties adjacent to historic properties. He knows that having "guidelines" will morph into having a negative impact on surrounding properties and what can be done with them, yet Leanne persisted on keeping this language in place even after hearing the community's resounding input on the matter. Residents are really upset and city leaders need to address this. I've copied the interim city manager here for this purpose.

Karynne  
**Karynne Thim**  
**Broker Associate**

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**From:** Tom Lewis

**Sent:** Wednesday, February 22, 2017 5:58 PM

**To:** Planning Commission; City Council

**Subject:** Carbon Neutral

Hi -

I am a long-time Hermosa Beach resident. I wanted to say I strenuously oppose the PLAN Hermosa regarding

Carbon Neutrality and forming a CCA. My reasons are as follows:

1. Our city does not have the fiscal resources necessary to do so nor have there been any estimate of cost to the city, homeowners or independent economic impact to home values
2. Such a plan is a broad overreach of the city and the city council
3. We can't afford basic services such as sewers (new fee assessed), fire (looking at outsourcing), schools (poorly funded) and to undertake such a risky proposition as carbon neutrality and forming a CCA with NO expertise in these areas seems irresponsible
4. California has some of the world's strictest environmental policies; to propose anything more for our 1 square mile town not going to make a positive impact

I believe we should do what we can but our city has \$100MM+ in unfunded projects that we cannot afford. We certainly can't afford this.

What is next - I have to buy carbon credits if I get a dog or have a kid (heaven forbid twins) as doing so would not be carbon neutral. Natural gas is one of the cleanest forms of energy yet you want to get rid of that. You are putting in electric charging stations versus any thoughts of hydrogen stations. I am all for carbon reduction, including teaching it in our schools, but you are carrying it way to far for our small city with no financial resources.

Kindest regards,  
Tom Lewis  
Hermosa Beach

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Hello members,

First thanks for all your hard work.

I would like to please have you think about all the building that has been occurring in outer town. There needs to be vision of what we see for its future. We need to have views history and some green space left other than green belt. I would hope and ask you to please think of the citizens that live here that would love to keep parts of our town historic. There needs to be a stop on SFR being torn down and two to four on lots continuously being built. We really straining our sewer system, bringing increased density, and decreasing the charm of what makes Hermosa beach, hermosa.

We cannot become Santa Monica. Please think before you listen to only builders and real estate agents. They might have a loud voice, but they don't represent the city as a whole.

Please put limits to over building and losing our history.

Thank you for listening.

Arcadia Berjonneau Keane  
7th street

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**From:** Malinowski, Joseph  
**Sent:** Friday, February 24, 2017 6:30 PM  
**To:** Planning Commission  
**Subject:** Plan Hermosa

I object to the point raised in the discussion Thursday by Mr. Pederson and Mr. Flaherty that, in the rewrite of Plan Hermosa, they want to leave a little wiggle room to allow for changes based on new technology. That misses the point and it is inconsistent with what those two Commissioners reluctantly, and the other three Commissioners enthusiastically, stated that they wanted to eliminate mandates. So, if new technology is developed, it sounds like the two Commissioners want to make the determination for the homeowners whether they should be required to adopt the new technology, and that is exactly what we homeowners disagree with. Let the homeowners weigh the pros and cons and make the determination of the economic benefits of the new technology. It is unsettling that some vague language be left in Plan Hermosa to be seized by your successors and the successors of the city council to once again try to impose mandates.

Joseph M. Malinowski

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**From:** Jim Krueger  
**Sent:** Saturday, February 25, 2017 9:23 PM  
**To:** Mayor Hany Fangary  
**Cc:** City Clerk; City Council; Elaine Doerfling  
**Subject:** Re: Carbon Neutrality & CCA - to city council members

City Council members, ( my reply to Hany's email )

City clerk - please include this as a supplemental

I hope you were watching the recent city planning commission meeting Wed night 2-22-17. If you were you would see that "your Carbon Neutrality" agenda was overwhelmingly rejected by the city's residents. I find it rather odd that you believed that the city was actually behind your agenda - It's shocking to see just how "out of touch" you are with the city's residents who you're supposed to be representing.

I urge / insist you to REMOVE this carbon neutrality wording from the cities agenda.

The frustrating part to this is that this should have been understood / detected a long time ago - before we spent millions of dollars on studies, endless hours of wasted city council meetings that could have been spent on basic issues like running the city: Fire Department, police department , Sewer system , streets , schools, parking, business development & maintenance. You were voted into council to represent the people - not just a few special interests. It is your duty to as a council member to pursue what is financially sound for the city. This issue has been misrepresented and the talking points concentrated on by the council conveniently avoided the impact it would have and focused on the "fluff" that would come by saying we are carbon neutral. There is NO WAY this makes any financial sense whatsoever.

I am also disappointed in the lack of transparency and the "spin" that was put on it, avoiding any real issues involved in implementing this agenda. I feel as though you were trying to "sneak" this by the residents. If it wasn't for one city council member (Carolyn Petty - who has taken a lot of heat from the rest of you) - this could have gone unnoticed and passed without a community vote. Shame on you for trying to deceive us and avoid addressing the "huge" sacrifices the residents would have to endure if this agenda were to go through. California requirements are some of the most stringent in the country. Why would you want to impose stricter requirements on our little community? Boggles the mind on the money you spent to research this issue. Please take that wasted million dollars and put it toward fixing our sewer system or fixing our fire station instead of now having to increase our taxes to do it.

One incident that really stands out for me in just how one sided the council is on this issue comes from a particular council meeting where the city was discussing the CCA joint venture with Lancaster and there was an interaction with Carolyn Petty and a member from the Lancaster CCA, where she brought up some very significant errors

with the numbers they were using to encourage us in joining their CCA ,, and "Mayor" Hany Fangary - completely disregarded the incredibly important findings she pointed out & apologized to the Lancaster representatives. Not one city council member was concerned, in the slightest, with what she had uncovered. "shocking" I found it appalling and insulting that a sitting council member "Mayor" would apologize for another member uncovering such significant errors that could have serious consequences to the city getting into another Energy business catastrophe.(E&B) I think that incident represents just how deep the council members want this issue to go through - No matter what the city residents want. I think it's your agenda?

I don't think you bothered to reach out any farther than who showed up to your council meeting to determine who was for this agenda. Shame on you. You know almost exclusively the "special interest" groups show up for these meetings to push their agendas.

YOU ignored the silent majority!

I also find it extremely concerning that after our E&B oil issue, that we would embark or even entertain another "energy situation" ( CCA) that has the slightest possibility of putting the city at financial risk again!

I think the email below from Hany Fangary says it all on just how the council feels about this agenda "convince us" he says ? - **how about you reach out to the community and find out what we want?**

-----Original Message-----

From: Mayor Hany Fangary <[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)>

To: Jim Krueger

Sent: Thu, Sep 22, 2016 3:19 pm

Subject: RE: CCA - to city council members

Jim, you are welcome to reach out to each councilmember with your views and opinions about the issue to try to convince us. However, we have also heard from others in the community that are supporting the city's carbon neutral commitment.

**Hany S. Fangary**  
Mayor, City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254  
Phone: 424-235-0857  
[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)  
[www.hermosabch.org](http://www.hermosabch.org)

**From:** Jim Krueger

**Sent:** Thursday, September 22, 2016 2:28 PM

**To:** Mayor Hany Fangary <[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)>

**Subject:** Re: CCA - to city council members

Hany,

Thank you for acknowledging my letter. Could you tell us what the community needs to do in order to remove this "Carbon Neutrality" mission from our cities agenda? Many of us think this issue is taking on a life of its own and is becoming much more costly / risky than it was ever intended. We would rather have more visible improvements and cost effective things done around the city. Rather than spending so much time & energy trying to become the first city to be carbon neutral.

How do we change the focus of the commission?

Thank you,

-----Original Message-----

**From:** Mayor Hany Fangary <[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)>

**To:** Jim Krueger

**Sent:** Wed, Sep 21, 2016 10:50 am

**Subject:** RE: CCA - to city council members

Jim, thanks for your input, I appreciate it.

**Hany S. Fangary**

Mayor, City of Hermosa Beach

1315 Valley Drive

Hermosa Beach, CA 90254

Phone: 424-235-0857

[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)

[www.hermosabch.org](http://www.hermosabch.org)

**From:** Jim Krueger

**Sent:** Thursday, September 15, 2016 12:47 PM

**To:** City Clerk <[cityclerk@hermosabch.org](mailto:cityclerk@hermosabch.org)>; Mayor Hany Fangary <[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)>; Mayor

Pro Tem Justin Massey <[jmassey@hermosabch.org](mailto:jmassey@hermosabch.org)>; Councilmember Jeff Duclos

<[jduclos@hermosabch.org](mailto:jduclos@hermosabch.org)>; Councilmember Stacey Armato <[sarmato@hermosabch.org](mailto:sarmato@hermosabch.org)>;

Councilmember Carolyn Petty <[cpetty@hermosabch.org](mailto:cpetty@hermosabch.org)>; Tom Bakaly <[tbakaly@hermosabch.org](mailto:tbakaly@hermosabch.org)>

**Subject:** RE: CCA - to city council members

Please see attached letter.

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Added 2/28/17:

From: lana van aggelen  
Sent: Thursday, February 16, 2017 8:40 PM  
To: City Clerk <cityclerk@hermosabch.org>  
Subject: PLAN Hermosa Comments

PLAN Hermosa should be amended to strip from the PLAN all references to carbon credits/offsets and replace "carbon neutral" with "carbon reduction" by 2040.

Neutral is extreme. Reduction is both reasonable and desirable. Even the state of California is only asking communities to reduce emissions.

The city budget should fund basic requirements like infrastructure (sewer) and fire service liabilities (pension obligations). Only discretionary money should fund green environmental projects.

I agree with Greg Strangis' position letter in the Easy Reader Letters section dated February 9, 2017. This household insists the City Council break out the Carbon Neutrality provision from the General Plan and offer it up to the residents as a separate ballot measure to be voted on by the citizens.

As a retired couple on a low fixed income, we are thankful Hermosa has both gas and electric available to us as we always have had since we bought our home on Prospect in 1970. We have friends and family who reside in other nearby cities. They only have electricity available to them; their electric bills are about three times higher than ours. For them their electric bill is sometimes a financial hardship. We are truly fortunate to have natural gas to heat our homes. Do not take that from us with a carbon neutrality plan!

We would really like to continue to live peaceful lives unencumbered by EXTREME LIFE CHANGING INTRUSIONS from the elected and appointed policy makers of this fair city in which we all live.

Thank You

Lana & Richard Van Aggelen

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From: Fred Dominski  
To: citycouncil <[citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)>; planningcommission-group <[planningcommission-group@hermosabch.org](mailto:planningcommission-group@hermosabch.org)>; hfangary <[hfangary@hermosabch.org](mailto:hfangary@hermosabch.org)>; Jmassey <[Jmassey@hermosabch.org](mailto:Jmassey@hermosabch.org)>; jduclos <[jduclos@hermosabch.org](mailto:jduclos@hermosabch.org)>; sarmato <[sarmato@hermosabch.org](mailto:sarmato@hermosabch.org)>; cpetty <[cpetty@hermosabch.org](mailto:cpetty@hermosabch.org)>  
Sent: Sun, Feb 19, 2017 05:20 PM  
Subject: Opposition To Carbon Neutrality

Dear City Council

As a longtime resident, home owner and active voter in Hermosa Beach I would like to register my absolute opposition to the move by the city council to put the city on a path to carbon neutrality. I find

Plan Hermosa to be a collection of vague statements and buzz words that will divert us from the most important things a small city like Hermosa Beach should be focused on. I fear it will also put us on a path towards over reach of government power that is unwanted by the majority of Hermosa Beach residents. For example, the Plan Hermosa goals imply that residents may be prohibited from utilizing cost effective gas appliances in favor of inefficient electric models. Or residents may be penalized for purchasing a car that is not on some city approved list.

The city council should not be focused on global problems with unaffordable solutions. Period. Is the city council sure that the average Hermosa Beach resident has the financial resources to comply with carbon neutrality requirements? How many residents will be forced out of the community by the carbon neutral financial burden? I urge the city council to focus on problems close to home that we can actually do something about, such as a crumbling infrastructure and police/fire department funding.

I am very frustrated that the city council chose to waste valuable resources on developing a 200 plus page plan utilizing expensive consultants and consulting advocacy groups with clear objectives that are contrary to personal freedoms. A vision statement should be on the order of a page or two and focused on improving the quality of life and freedoms enjoyed by the citizens of Hermosa Beach. Not micromanaging how people live in their own homes or drive in their own cars.

Plan Hermosa will increase rules and regulations which will negatively affect the daily lives of Hermosa Beach residents. Anyone who cares about the future of Hermosa Beach should be very wary of what is buried in Plan Hermosa's 200 plus pages.

I hope the city council comes to the correct conclusion that Plan Hermosa should be reworked to 1) simplify and shorten the content while providing much needed clarity around what metrics will be used to determine success and 2) remove all carbon neutrality requirements.

Best Regards,

Fred A. Dominski

30<sup>th</sup> Street, HB

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**From:** Chris Karkenny  
**Sent:** Wednesday, February 22, 2017 1:43 PM  
**To:** City Clerk <[cityclerk@hermosabch.org](mailto:cityclerk@hermosabch.org)>  
**Subject:** Fw: Carbon Neutrality- NO

Please enter below into record for meeting tonight. Thanks.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, February 21, 2017, 2:49 PM, Chris Karkenny wrote:

Dear Planning Commission and City Council,

I have been a homeowner, tax payer, resident and voter in Hermosa Beach for more than 10 years. As such I would like to register my objection to going forward with carbon neutrality as part of the General Plan, and would also object to any additional mandate, code, or standards that exceed the California State mandates, regulations or statutes. I would like us as a City to follow the State mandates in terms of Carbon Reduction, not neutrality or elimination. I further do not want the City to lay any groundwork to exceed State mandates. I find it rather peculiar that Hermosa Beach is even evaluating making higher standards than the State has mandated (of which CA has some of THE toughest environmental standards in the Country), and cannot fathom why we would spend a dime to research going in excess of the State mandates. We are a 1.3 sq mile city with appx 2,000 voters, and it really makes no sense to put any undue burden, tax, or mandate upon us. By tax I mean a back-end tax affected by mandated changes in the event I or anyone in the City decides to sell their property. I say this because I asked this question of a council member and was give this replay by the city staffers:

"Commissioner Saemann's assertion that if you're going to remodel your bathroom and replace your tub, and you go down to pull a permit, you're going to have to retrofit your house [with solar] in order to complete a \$500 renovation to comply with the City's carbon neutral goals is a bit of a stretch for a couple of reasons: First, the City is obligated before enacting new regulations to show a nexus between the permit or service being requested and the requirements being placed on a property, and second, the City recognizes that placing a threshold that requires significant investment not connected with the permit, would result in many people completing work or renovations without permits. It is more likely, that these types of requirements would be placed on properties that are remodeling more than 50% of a house, or adding more than 500 square feet to the building, common requirements currently in place for adding fire sprinklers or upgrading electrical systems. "

I reject this assertion above regarding getting Hermosa to carbon neutrality that states requiring us to retrofit our house with solar power is similar or common to upgrading fire sprinklers and electrical systems. This is much more than that, period! and is quite obnoxious, including going above and beyond CA state mandates, to potentially in any way, shape, form, or substance require residents to be told what and how to do things with our finances. I am all for solar, but I do not want to be mandated and told what to do by a group that has no business advising me what is best for my household or my financial analysis of where and how to spend my money in excess of what the State and City is already taking in the form of taxes (whether or not I ever sell my house). Carbon Reduction the State has mandated should be our goal- figuring out the How to get there should be your job, not to go above and beyond what the State has mandated.

The General Plan for Hermosa has listed on page 139 Carbon Wide Neutrality by 2040 with options for 2030 are stated goals and my understanding from conversations with some council members is this was the direction given at the time because the folks attending the planning meetings 2 years ago had an interest on Carbon Neutrality- without fully knowing what affects or financial impacts this goal could have on residents. I have not heard from anyone that achieving carbon neutrality without a financial impact in some shape or form is possible. Once again, I am perplexed as to why the council or planning commission would push forth with this goal instead of sticking to the State Mandates of Carbon Reduction. I feel that no negative financial impact should happen to residents to go above and beyond any State levels. How about a better idea to make it easier for people that want to go above and beyond the State mandates by offering incentives as opposed to being punitive or as a requirement on residents. What the City can do to achieve environmental positive impacts without forcing or putting in mandates, or making unreasonable impacts to residents- is to give incentives to

people whom want to go towards carbon neutrality- eg. if someone wants to put solar on their roof give them another foot over and above the height restrictions ( so if solar is another foot of space to install, then add 2 feet for them so they get an extra foot), or if someone purchases an electric car offer them a free parking pass in the city, etc... Also you could offer to residents the ability to donate to fund CN initiatives- **I would be happy to donate for individual projects that have a more "green" thinking above state levels- but DO NOT FORCE Residents** to have a negative financial impact to do so whether now or in the future if I remodel or sell my house or simply reside in Hermosa with an added tax. I am sure many people like myself would be happy to make donations for special green projects- just give folks the option.

You all manage a budget and maybe more attention needs to be placed on that for the benefit of our families and children residing in Hermosa Beach. For instance, to make sure we have the best fit schools, roads, sewers systems, fire department facilities, safety with police in uniform. Taxpayer dollars need to be spent wisely, and if after you do all this, and you have room for a project or evaluation in excess of what the State mandates, how about asking the residents, the voters that you have been entrusted to serve, how they want their money spent. My vote was entrusted to those of you on the council to represent us residents in order to guide the City through the web that is our City and to make those decisions that are in the best interest of our residents- not for individual ideas or plans- you all represent all of us. The State provides guidance for us and YOU. This path of Carbon Neutrality in no way is in the best interest of our residents and any evaluation or recommendation needs to be course corrected quickly so taxpayer dollars are no longer wasted.

Regards, Chris Karkenny.  
Concerned Hermosa Beach Resident.

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**From:** Ken Hartley

**Sent:** Tuesday, February 21, 2017 10:44 PM

**To:** 'phoffman@hermosabch.org' <[phoffman@hermosabch.org](mailto:phoffman@hermosabch.org)>; 'mflaherty@hermosabch.org' <[mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org)>; 'rsaemann@hermosabch.org' <[rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org)>; 'mrice@hermosabch.org' <[mrice@hermosabch.org](mailto:mrice@hermosabch.org)>; 'dpedersen@hermosabch.org' <[dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org)>; 'citycouncil@hermosabch.org' <[citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)>

**Subject:** Vote against Carbon Neutrality

To: City Council and Planning Commissioners Peter Hoffman, Rob Saemann, Mike Flaherty, Marie Rice and Dave

Pedersen [phoffman@hermosabch.org](mailto:phoffman@hermosabch.org) , [mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org) , [rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org) , [mrice@hermosabch.org](mailto:mrice@hermosabch.org) , [dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org) , [citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)

Please do not follow staff's recommendation to adopt PLAN Hermosa, and the accompanying EIR and Mitigation Measures at your meeting on February 22, 2017. Adopting them in their current form would be detrimental to property owners' rights, values, views and their ability to feasibly develop and renovate their properties.

**Carbon Neutrality:** In my opinion, references to Carbon Neutrality should be changed to Carbon Reduction, with voluntary participation rewarded by incentives. Carbon Neutrality is an extreme measure, especially when **mandated on existing buildings**. When **remodeling or selling**, owners could be required to install new windows, solar panels, change from gas cooking/heating to all electric, etc. **Energy audits and retrofits would cost property owners thousands of dollars.** This

will have a huge negative impact on property owners in Hermosa. It's an overreach of authority and shouldn't be mandated on an accelerated schedule, decided by a vote of 5 council members. Residents need an opportunity to really understand how this would impact their daily lives and cost of living/doing business in Hermosa. There are other punitive measures and costs unrelated to property ownership, such as having to purchase carbon offsets and penalties for not driving an electric vehicle.

Respectfully,

The Hartley's  
Hermosa Beach

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**From:** Hildyard, Wesley (GE Healthcare)  
**Sent:** Tuesday, February 28, 2017 5:15 PM  
**To:** City Council <citycouncil@hermosabch.org>  
**Cc:** City Clerk <cityclerk@hermosabch.org>  
**Subject:** 2016-2017 Strategic Plan - Letter in Opposition to Carbon Neutrality

To: Hermosa Beach City Council  
Hany Fangary, Mayor  
Justin Massey, Mayor Pro Tem  
Jeff Duclos, Councilmember  
Stacey Armato, Councilmember  
Carolyn Petty, Councilmember

Date: February 28, 2017  
RE: 2016-2017 Strategic Plan – Letter in Opposition to Carbon Neutrality

From:  
Wesley Hildyard  
Hermosa Beach, CA., 90254

Dear Councilmembers,  
As a 20 year resident in our fine city, I wanted to send a quick note to voice my opposition to the verbiage in the proposed 2016-2017 Strategic Plan, with regard to Carbon Neutrality. It is my hope that you will all reconsider the current language/theme of 'neutrality' and simply change it to 'reduction'. This provision in the plan goes too far and is extreme. I'm a homeowner here and I don't appreciate being mandated on something that far exceeds what the state requires.

Again, it is my hope that you reconsider, and eliminate or amend significantly, any reference to Carbon Neutral.

I appreciate your consideration and I look forward to attending the next council meeting. Let's actually 'Keep Hermosa, Hermosa'.

Regards,  
Wesley Hildyard

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Support for PLAN Hermosa

candykirby@sbcglobal.net

Today, 10:29 AM

Leeanne Singleton; Planning Commission; City Council

To the Planning Commission and City Council:

As a Hermosa Beach resident, I am writing to express my wholehearted support of PLAN Hermosa and the city's efforts to reduce greenhouse gases and reach the carbon-neutrality-by-2040 goal. Contrary to what was expressed at last night's meeting, the majority of residents do support the environmentally-friendly measures the city plans to take and wish that opponents would stop spreading "alternative facts" that include claiming that the city is going ban our cars and force us to buy electric (WRONG) in a misleading effort to rile people up.

Looking forward to Hermosa Beach pursuing a collective, comprehensive carbon neutrality policy that protects our environment and community for generations to come.

Sincerely,

Candace Kirby

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## Support for PLAN Hermosa

From: Sadler, Beth

Thu 3/2/2017 11:32 AM

To:

Planning Commission; City Council; Leeanne Singleton

Dear Planning Commission & City Council,

We are in support of PLAN Hermosa and live in town.

Beth Sadler & Scott Hancock

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## In Support of PLAN Hermosa

Dawn Nakagawa

Thu 3/2/2017 3:34 PM

To: Leeanne Singleton; Planning Commission; City Council

I write to express my support for PLAN Hermosa. As a Hermosa resident and generally concerned citizen, I think all communities should be making similar plans to reduce their carbon footprint. While we can and should all act individually, city planning is the most effective way to reduce the slope and possibly reverse

the trend.  
Well done!

Dawn Nakagawa

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PLAN Hermosa  
Wayne Mogilefsky  
Sat 3/4/2017 1:05 AM  
To: Planning Commission, City Council Leanne Singleton

I am writing in favor of PLAN Hermosa.

I am disheartened to see the kind of exaggerated and incorrect information that is circulating on the internet about what this plan means.

I could go into great point-by-point detail about this, but I am going to save it for the council chamber, which it seems like I'm going to come down and speak in. Now that the flames have been fanned on the other side, there are plenty who feel the other way, and the Council will be seeing them soon too.

While I'm sure there can and will be tweaks, please continue in this direction.

Thanks,

Wayne Mogilefsky

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From: Nancy Wolf  
Sent: Sunday, March 05, 2017 1:23 PM  
To: City Council; Planning Commission  
Subject: Carbon Neutrality and Historic Designation

March 5, 2017

Dear City Counsel Members and Planning Commission Members,

As a Hermosa Beach resident for over 45 years and a property owner of two properties on 29th Street, my husband and I want to strongly voice our serious concerns regarding two aspects in the proposed General Plan for Hermosa Beach.

Firstly, we strongly object to the carbon neutrality goal in the proposed General Plan. Hermosa Beach should NOT EXCEED any federal or state carbon goal. Instead, we should set the PLAN Hermosa goal as one of meeting the carbon reduction goals and timelines established by the state of California.

Secondly, the city should NOT DESIGNATE any private property as "historical" WITHOUT the property owner's written consent. PLAN Hermosa should provide the process that homeowners who wish to have their homes designated as "historical" would need to follow for such a designation. It would be up to the homeowner to be proactive in initiating the process, NOT the city. Any and all lists of "historical" homes or potentially "historical" homes

compiled by the PLAN Hermosa committees should be destroyed. Seeking or NOT SEEKING "historical designation should be solely the right of the homeowners of Hermosa Beach.

We moved to Hermosa Beach and bought property decades ago because of the city's relaxed, friendly atmosphere. Most of our neighbors have also happily remained for decades for the same reasons....we did not want a planned community with endless mandates or requirements. We want property and business owners coming to Hermosa Beach rather than fleeing it due to onerous rules and regulations. Unfortunately, as currently written, Plan Hermosa is a catastrophe and multiple lawsuits in the making. Please stop this plan now and make the necessary revisions. Please keep Hermosa Beach "The Best Little Beach City" that it is...do not destroy it!

Sincerely,

Nancy Wolf  
Phil Caliva  
Hermosa Beach

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**From:** Arthur Christopher Schaper  
**Sent:** Wednesday, March 08, 2017 3:41 PM  
**To:** City Clerk <cityclerk@hermosabch.org>; Planning Commission <Planningcommission@hermosabch.org>; City Council <citycouncil@hermosabch.org>  
**Subject:** Reject Carbon Neutrality

To the Hermosa Beach City Councilmembers and Staff:

I cannot stress this matter enough.

This vain pursuit of carbon neutrality is a destructive policy which will do nothing to limit costly carbon emissions, and will in fact bankrupt your already cash-strapped city.

Hermosa Beach does not have its own fire station.

The sewer system is over 100 years old.

Your citizens struggle with frequent electricity outages.

Pension debt and liabilities need attention in your city.

Carbon Neutrality is a fraud program, anyway, based on Fake Science.

Stop with these green fantasies, and do what is right for your taxpaying residents.

Thank you!

Arthur Christopher Schaper

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**From:** A. Gronbach  
**Sent:** Friday, March 10, 2017 7:31 PM

**To:** Lael; Christy McCartney; Jex McCartney; Marge Enders; Margie Dupuis; Suzie Tainter; Anne Sullivan; Planning Commission; Kathleen Dantzer; City Council  
**Subject:** Carbon Neutral Beach (aka Hermosa Beach)

I have been stewing over 'OUR" new city plan about people no longer have any gas appliances (water heaters, heaters, cooking), no driving cars with gas/oil, motorcycles, etc. Think hobbies that we have known will not be available for our children and grandchildren because of our government that wants to run every phase of our lives.

Minutes ago I received the following from our city by e-mail:

See link to PLAN Hermosa here:

<http://www.hermosabch.org/modules/showdocument.aspx?documentid=6785>

Page 138 Goal 1

Carbon Neutral Municipality by 2020

Once approved as part of the general plan, expect that money will go towards CN projects and will shift away from infrastructure projects. This already happened as part of the 2016 budget.

Weigh in with your thoughts to the city council: [citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org). Planning commission: [planningcommission@hermosabch.org](mailto:planningcommission@hermosabch.org)

Guess we don't need infrastructure improvements when we are all Carbon Neutral so we can put our tax dollars in more Carbon Neutral programs instead.

I can't believe these changes won't affect the desirability of living in Hermosa Beach as well as lower our property values.

This is not the city we have been lucky enough to live in till the new crowd took over and have chosen to change every bit of the town that they can. I only hope that these projects can be stopped before we are stuck with a city that we didn't choose to live in.

Adele Gronbach

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**From:** Dan F. Valenzuela  
**Sent:** Monday, March 20, 2017 3:03 PM  
**To:** City Council; City Clerk  
**Cc:** 'Shauna Valenzuela';  
**Subject:** MANDATORY HISTORIC DESIGNATION LIST

Dear Council Members:

I have not been following the MANDATORY HISTORIC DESIGNATION issue as closely as I should have been. However it seems the planning commission has removed the list from the EIR. If so I respectfully request you support the planning commission's decision and that you reject any action to place any home in Hermosa on a Mandatory Historical List. The dilatory effect it will have on individual home/property owners rights is self-evident.

I also urge you to take a pragmatic view of this issue. It has the potential to be very divisive which is something Hermosa does not need to go through again at this time. Over the past few years there has been much adversity among the residents around the parcel tax and the two bond issues to fund a new school at the North School site. Although the last bond issue passed there is still much debate on how to implement the construction and access to the new North School to best mitigate the concerns of its neighbors.

Measure O completely consumed the residents and council for months. Things were volatile in town during the months leading up to the vote and we thought things were over when the measure was soundly defeated other than the 17.5 million plus interest payment. Unfortunately, we then had to get through Chris Miller's lawsuit with the City ultimately paying \$135,000 and agreeing to various administrative reforms

With multiple issues regarding North School still very much percolating and the recent history of divisive matters Hermosa does not need another issue to divide its residents. Also this one would be self-inflicted and can easily be resolved by the council supporting the Planning Commission and independently making it clear that it does not support a MANDATORY HISTORIC DESIGNATION list.

It is time to get through the North School issues and then move forward in a fully united and positive manner.

Dan Valenzuela

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**From:** Jennifer Castro  
**Sent:** Friday, March 17, 2017 11:41 AM  
**To:** Planning Commission  
**Subject:** HISTORIC DESIGNATION

Rocardo F. Icaza

From: Dan O'Connor <dan@oconnorproperty.com>  
Subject: my letter to you.  
Date: February 22, 2017 2:08:18 PM PST  
To: adelelcaza@gmail.com  
1 Attachment, 24.7 KB

see attached.

 Dan O'Connor RE/MAX Estate Properties

310-261-7756 dan@oconnorproperty.com

February 22, 2017

Rick Icaza  
RE:3201 Manhattan Avenue, Hermosa Beach, CA

Dear Rick,

It has been brought to my attention that your property at 3201 Manhattan Avenue has been identified by the City of Hermosa Beach as a possible "historical building". They identified your property and hundreds of others in the "PLAN Hermosa report", in it they have encouraged the city to designate your property and others as "historical landmarks" preventing you from making major modifications to the building forever. They are essentially taking away your property rights.

This could have a profound effect not only on the value of your property but the ability to sell it, borrow against it, insure it and maintain it, all with nothing in return. This "plan" would greatly effect the value both directly and dramatically, my best guess would be 30-40% value decrease from a comparable property without the "historical designation".

I wanted to let you know about this, let me know if you have any questions.

Sincerely yours,

  
Dan O'Connor

PAGE 1 / 1

3103761813

MAR 17 2017 10:57 AM ICAZA

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Jennifer Castro, Secretary  
**UFCW LOCAL 770**

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**From:** Stacy Moulton  
**Sent:** Saturday, March 18, 2017 6:09 PM  
**To:** City Clerk; City Council; Planning Commission  
**Cc:** Chuck Livergood; Stacy Moulton  
**Subject:** Mandatory Historic Designation List

Hermosa Beach City Council:

Our property, 571 20th Street, is on the subject list.

- 1) Why haven't we been informed in writing that our home is on this list?
- 2) What impact does this have on our property and surrounding properties?
- 3) Is our ability to alter or rebuild impacted?
- 4) Will the property value be impacted?
- 5) Can we request that our property be removed from the subject list? If not, why not?

I, Charles, purchased and have lived in my house since July 1959. I'm now 90 years old, have cancer and require a fulltime caregiver at great expense. I depend on the equity of my home for my daily expenses. I DO NOT WANT MY HOME ON THIS LIST!

Lastly, if all of these 218+ homes are designated historical, and their property values are greatly reduced, then the future property tax revenue for the city will be greatly reduced. This will be a huge hardship to Hermosa Beach.

Charles Livergood and Stacy Moulton

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**From:** Julie Miller  
**Sent:** Sunday, March 19, 2017 10:14 AM  
**To:** City Council  
**Cc:** Planning Commission  
**Subject:** Mandatory Historic Designation

Hello,

When I heard about Mandatory Historic Designation, and saw that our house was on the list, I was immediately ill. It seemed like a bad dream. I had already heard about the proposal to not allow the use of gas appliances, which sounded Orwellian at best, but to arbitrarily have 50% of our property's value taken away sounds flat out unethical and un-American. I'm really hoping I'm misunderstanding the issue.

Our house is the main part of our retirement plan. And now that both of us are near retirement age, we don't have the years left to make up for what you want to take away. We have planned on this, it was our strategy all these years and it is unfathomable that you just want to take it for posterity. I know I'm addressing this on a personal level, but I can't believe that we are the only ones that would be placed in such a predicament. Yes, a home is an investment, probably the biggest one most people will ever make, and there will always be fluctuations in value. But what you are planning is permanent and so very damaging to the property owners. And this doesn't just effect those of us on the list. It affects the properties on either side of us as well. That's a lot of properties in Hermosa whose owners would suffer.

Our house is maybe 630 square feet, one bedroom, one bath. A little beach shack, hardly a property of historic value. And we have already changed it from it's original layout. Nobody would ever buy it to live in it, it would be purchased for land value only. We have always known that. And now we don't. It would be a very sad day to have to join a lawsuit against the city that we love and have lived in for so many years. Please walk a mile in our shoes and don't let it come to that.

Respectfully,

Julie Miller

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**From:** Bette Mower

**Sent:** Monday, March 20, 2017 9:50 AM

**To:** City Council; Planning Commission

**Subject:** PLAN historical properties

Our property was down zoned from R2 to R1 years ago. That action severely impacted our financial plans for the future.

And now I learn that if this PLAN is adopted by City Council, we will again be severely impacted. The breadth and scope of this GOAL is absolutely scary.

And who knows what the ramifications will be to those of us who own and reside in "potentially historic properties". Many of us may choose to liquidate, sell, tear down and develop right now while we have the chance to maximize what was to be the largest vehicle of our retirement and senior citizen "golden years." Our future will not be as "golden" as we had anticipated during our long residence in Hermosa Beach. We purchased our lovely beach cottage, which was built in 1927, in 1985 and intended to live here until we were carried out in a pine box. Until that time, it could be used to finance whatever future we planned. But, the PLAN designers may force us out because of what may become our inability to manage our private property to our advantage.

TALK ABOUT A GOVERNMENT TAKE OVER OF A PRIVATE CITIZEN'S RIGHT TO MANAGE THEIR PRIVATE PROPERTY!

So, this Goal in the PLAN may have the opposite affect of maintaining a beach culture. Many of the historic homes could be sold, torn down, developed, etc. before this PLAN takes affect, and in so doing actually destroy the demographics you claim to want to preserve.

Please take another look at this GOAL.

Bette Mower

**From:** Erik Carlson  
**Sent:** Monday, March 20, 2017 8:43 PM  
**To:** City Clerk; City Council; Planning Commission  
**Subject:** Plan Hermosa - Please Amend to Ensure Property Rights are Protected

Dear Hermosa Beach City Council, Planning Commissioners, and City Clerk:

Please take whatever steps are necessary to ensure that any designation of a historic resource is purely voluntary and that any designation or restrictive treatment of private property as a historic resource can only be done with the property owner's consent.

My father owns the house at 68 17th Street in Hermosa, which has been identified as a "Potentially Eligible Historic Resource" in Table 4.4-1 of the PLAN Hermosa – Final Environmental Impact Report (February 9, 2017) ("EIR"). As a young boy, I lived at that house with my Father and siblings.

I, along with my Father and the rest of our family, are gravely concerned that because our house is listed in Table 4.4-1, it may be designated or treated as a historic resource without our consent. Please amend the EIR to clarify that any house listed in Table 4.4-1 may only be designated or treated as a historic resource with the consent of the property owner. Please amend Mitigation Measure 4.4-4a to clarify that the City must remove any private residence from the list of potential historic resources if the property owner so desires. Please amend Mitigation Measure 4.4-4b to indicate that no historical resources study, survey, or assessment report is required where the owner of a private residence simply wishes to alter, demolish, or degrade the private residence—regardless of whether it is designated as an actual or potential historic resource. Please amend Mitigation Measure 4.4-4d to indicate that no private residence may be designated a local historic site without the property owner's consent. Please amend Mitigation Measure 4.4-4f to clarify that it does not apply where the owner of a private residence takes some action that adversely impacts only the owner's property.

I have reviewed the PLAN Hermosa – Planning Commission Recommended Draft Plan and Draft Implementation Actions (March 2017) and have similar grave concerns that some of the goals in the Draft Plan and implementation actions may be used to impinge my family's property rights. Specifically, in the Draft Plan I am concerned about Goals 5.5, 10.1, 10.2, 10.4, and 10.6. As to the Draft Implementation Actions, I am concerned about LAND USE-14. Please amend each of these sections to ensure that a private residence cannot be designated as a historic resource without the property owner's consent. Please also amend these sections to ensure that any action taken by or on behalf of the city is limited to incentives or encouragement to maintain historic resource and not restrictions on property rights, including the right to use, demolish, develop, earn income from, transfer, or otherwise fully enjoy the property.

Sincerely,

Erik J. Carlson

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**From:** Jeanne L. Zimmer  
**Sent:** Tuesday, March 21, 2017 6:42 AM  
**To:** City Clerk; City Council; Planning Commission  
**Cc:** gerardsellshomes; Jeffery J. Carlson; Jeanne L. Zimmer  
**Subject:** PLAN Hermosa - Improperly Denies Property Owners' Rights

[To City Council and Planning Commissioners](#)

Please do not follow staff's recommendation to follow PLAN Hermosa and the accompanying EIR and Mitigation measures. Adopting PLAN Hermosa would be detrimental to property owners' rights, values and ability to reasonably develop, use and renovate properties. It affects not only the historically-designated property but also those on either side of the designated property, which includes approximately one-third of the homes in Hermosa Beach!!

The Mandated Historical Designations (Table 4.4-1) included in the PLAN are excessive, onerous and unnecessary. If a property owner desires to have his home designated as historic, he may do so under the Mills Act, which allows cities to enter into contracts with owners of historic structures and includes a reduction of property taxes in exchange for the preservation of the property. The important distinction is that the Mills Act is VOLUNTARY, unlike PLAN Hermosa, which is being forced on homeowners without their consent.

Citizens of this great nation are guaranteed life, liberty and the pursuit of happiness – which includes property rights. PLAN Hermosa is unconstitutional regarding mandating historic designations and needs to be rejected.

Sincerely,  
Jeanne Zimmer, Esq.

---

**From:** Jeffery J. Carlson  
**Sent:** Tuesday, March 21, 2017 2:00 PM  
**To:** City Clerk; City Council; Planning Commission  
**Cc:** Jeffery J. Carlson  
**Subject:** PLAN Hermosa Comments

To City Council and Planning Commissioners

Please do not follow staff's recommendation to follow PLAN Hermosa and the accompanying EIR and Mitigation measures.

I own properties in Hermosa Beach, including one of the oldest houses, located at 68-17<sup>th</sup> Street which is on the Mandated Historical Designations included in the PLAN proposed Mandatory Historical Designation List. I lived in the house for several years but it is a small beach cottage and not suitable for a family. I like old homes and currently live in one. This is my choice and I voluntarily have not torn down my approximately 900 square foot walk street house, but I find it unconscionable that in the future my children and grandchildren may be prevented from adding onto or building a new house because of PLAN Hermosa. Why should my beneficiaries be penalized for my personal choice and preservationism?

The Mandated Historical Designations included in the PLAN are excessive, onerous and unnecessary. If I wanted to have my house designated as historic, I could have done so under the Mills Act. Even though I have not modernized the property, I have decided not to avail myself of the tax incentives under the Mills Act, as I never wanted to burden my children and grandchildren with that decision and encumber their use of the property after my death. PLAN Hermosa should not be forced on property owners.

Adopting PLAN Hermosa would be detrimental to my rights as a property owner, and the rights of my beneficiaries and other property owners in Hermosa Beach. If my heirs are prohibited from developing the property as they choose, the value of the property decreases exponentially. Why should my

beneficiaries be penalized financially because I purchased an older house and wanted to retain its character and not supersize it like my neighbors? I was subjected to a duplex being constructed to the west of my house which essentially occupies the entire lot. To the east, a larger house was constructed occupying not only the entire lot, but also a large basement was allowed, which delayed construction for years because it kept filling up presumably with sea water. I did not object to that construction because it should be the property owner's right to do what he wants with the property.

I have worked very hard my entire life to be able to leave an estate for my children and grandchildren. For Hermosa Beach to swoop in during my twilight years and affect my ability to provide for my heirs is unconscionable and abusive.

As a citizen, I am guaranteed the pursuit of happiness and the right to do with my property what I wish, within some minimal restrictions. PLAN Hermosa removes my constitutional rights as a property owner and needs to be rejected.

Sincerely,

Jeffery J. Carlson, Esq.

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**From:** Bryan Carlson

**Sent:** Tuesday, March 21, 2017 3:24 PM

**To:** City Clerk; City Council; Planning Commission

**Subject:** PLAN Hermosa - Get rid of the mandate and protect property owner's rights

Dear City Council and Planning Commissioners

Historical designated property - good intentions **but** PLAN hermosa and the accompanying EIR and Mitigation measures are not the right execution what so ever. Mandating historic designations to one's personal property seems down right unconstitutional. There are options for property owners to designate their own property as historic through other avenues based on their choice. Why force it upon someone? Should the property owner have the right to choose?

Encouragement and/or incentives by the city to maintain historic resources sounds great! Have it stop there! There is no reason to mandate without consent.

Please do not follow the staff's recommendation to follow PLAN Hermosa and the accompanying EIR and mitigation measures. Adopting this forced historical designation would be detrimental to property owners' rights, values and ability to reasonably develop, use and renovate properties. Please amend to require the property owner's consent before designating any personal property historical.

Thank you,

Bryan Carlson

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**From:** Luke Carlson  
**Sent:** Tuesday, March 21, 2017 5:13 PM  
**To:** City Clerk; City Council; Planning Commission  
**Subject:** Mandatory Historical Designations

Dear City Council and Planning Commissioners

I am a nineteen year old college student majoring in history and government. I just found out about the mandatory designation of old homes in Hermosa Beach. It is my understanding that this mandatory designation would be done by the city without the homeowners approval or consent. I think it is wrong for of the city to harm the property vales of an individual homeowner just because they own an old home.

Not only will this affect the current property owners but the heirs to the current property owner. I would request that the city reconsider that any historical designation of private homes be done only with the consent of the homeowner.

Very Truly Yours

Luke Carlson

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**From:** bette.mower  
**Sent:** Wednesday, March 22, 2017 2:14 PM  
**To:** City Council; Planning Commission; Leeanne Singleton  
**Subject:** Fwd: PLAN comment

Please consider the following as an addition to my much too short and frazzled input at the Planning Commission meeting.

-----Original Message-----

From: bette.mower  
To: cityclerk <[cityclerk@hermosabch.org](mailto:cityclerk@hermosabch.org)>  
Cc: gerardsellshomes  
Sent: Wed, Mar 22, 2017 12:07 pm  
Subject: PLAN comment

Narrative that is supposed to replace the "list" is a wonderful trip down the history of Hermosa Beach. However, the "list" is included in this narrative, just in another form. This entire subject of private properties being under any mandated restriction due to its "historical" designation needs to be deemed entirely voluntary both now and forever in the future.

The Goal 10.4 should be rewritten with positive verbs - replace "discourage". The other goals are written with positive verbs: encourage, consider, promote, support, ensure, provide, etc. No private property owner wants to be discouraged by the City (that's an open invitation to interference by the City at some point down the road). How many ways can a City "discourage" an owner's plans?

There are other Goals as well that could pertain to private property. Any goal related to cultural, historical, architectural heritage that could impact a private property should be written so that it is a VOLUNTARY action by the property owner.

---

**From:** Geoff Hi

**Date:** March 26, 2017 at 4:47:57 PM PDT

**To:** Saemann Rob

<[rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org)>, [mrice@hermosabch.org](mailto:mrice@hermosabch.org), [mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org), [phoffman@hermosabch.org](mailto:phoffman@hermosabch.org), [dpederson@hermosabch.org](mailto:dpederson@hermosabch.org)

**Subject: Plan Hermosa**

In anticipation of tomorrow nights meeting on the Plan, I submit the following suggested enhancements for your consideration:

### **Plan Hermosa Notes**

**No mention is made anywhere in this plan of accessibility, only biking and walking.**

**Need changes to sections on:**

**Mobility**

**Parks**

**Public Safety**

**Infrastructure**

Page #

**7-Cover page: complete streets (#3) references biking and walking. Should mention accessible to all.**

**8-Quality of Life (3rd point) - add: " and should be accessible to all, regardless of their physical challenges."**

**10 - mobility section mentions alternative vehicles, but not those challenged and using walkers or wheelchairs.**

**18-Mobility - mobility section mentions alternative vehicles, but not those challenged and using walkers or wheelchairs.**

**19 - should mention " regardless of how they are accessed.**

**28- (3rd point) add accessibility to biking and walking.**

**40 - "Hermosa is a leader in health and sustainability." (might want to add a point to hear about accessibility.)**

**87-PCH section: "Sidewalks are improved..."**

**I suppose this references future development, because the present state of our sidewalks is horrible and dangerous. I have been successful in getting Caltrans to allocate over \$700,000 for sidewalk repairs over the next two fiscal years. (our Public Works Director can verify this)**

**I would like you to mention, please, in this sidewalk section about increasing the accessibility factor for all, regardless of physical challenges and making them all ADA compliant regarding curb cuts, sidewalks slope, and limiting property extensions on to our sidewalks.**

**102 - couldn't we add an accessibility goal point here, making a public buildings, new commercial enterprises, parks, the beach, all accessible?**

**Plan goes to great lengths to explain the height and configuration of buildings in several sections of the city: Sand, Cypress, Aviation, etc. Could you add a general footnote please, to make all new commercial buildings accessible to all: steps + ramps.**

**103-Mobility mentions bicycles, pedestrians, and alternative fuel vehicles. Should have some mention in here of pedestrians that are physically challenged.**

Thank you for your consideration of these requests, I appreciate it.

Geoff Hirsch

---

Yarema, Geoffrey S.

Tue 3/28, 10:39 PM

Leeanne Singleton

I am a 30 year resident of the City and care mightily about its future. I have reviewed the document and particularly searched the sections on mobility and public safety. Despite raising the following point in written comments I submitted in person during the March 28, 2015 community walk, I find nothing other than a cryptic comment on p 23 treating an extremely important issue--the serious conflicts between pedestrians and bikes on the Strand.

I personally have been hit two different times by bicycles from behind while Strand walking, totally blindsided of the coming injuries. I have witnessed 3 other such crashes in the last year. Fortunately none of the injured were seniors, a small child or hit their head--not just broken bones but fatalities would have resulted.

The Strand offers absolutely no enforceable safeguards for either mode of transit. These conflicts will only become more and more exacerbated as traffic of both kinds grow.

We do not want the danger or the liability from this problem. We do not want the diminution in quality of life we enjoy with the Strand.

Even at Pier Ave, most bikes entirely ignore the signals to walk, unless the size of the pedestrian crowd physically prevents them from riding. And regulation enforcement is useless.

I don't blame walkers or cyclists for the problem. I simply blame the incompatibility of increasing congestion.

Whatever the cause, our general plan simply must acknowledge and address this issue and offer short, mid and long term solutions.

To be honest it's pretty shocking we have gotten as far into the planning process as we have without our consultants, commissioners or staff tackling this. Isn't the Strand the most iconic feature of the city? Doesn't everyone feel like they are entering a freeway when they walk onto the strand from a sidestreet on a weekend 6 months of the year? Don't we all see this is growing worse all the time? Aren't the city's risk managers concerned about us being sued? Will seniors and families with small children have to completely give up strand walking due to the danger during weekends at least and increasingly every day of the extended summer months? Do people realize the force a bike, even at relatively low speeds, let alone full speed, has when it hits a pedestrian?

Please make sure we cure this surprising omission from the plan, take the problem on squarely, identify the options to mitigate the problem and craft solutions.

The unique ambiance and mobility of the Hermosa Strand demand it.

3/31/17

Hermosa Beach City Council

1315 Valley Drive

Hermosa Beach, CA 90254

Subject: Historical Properties.

I urge a NO Vote in a designated Historical Properties without the Consent of the current property owner. The council should not have the right to arbitrarily designate any property as Historical property without advance notice and consent of the property current owners. This is the taking of private property rights.

Additionally, How does one property owner get off the designated Historical Property list? This so called list can go on forever and ever and can be quite expensive to undue a historical designation. As you know the landscape can change in the future, and we should not be locked in as Historical Designation. Property Ownership can change from time to time. The current owner's may designate a Historical property but new owners may not like such a designation.

I therefore urge a NO Vote without the Consent of current property owners. There should be some incentive for the current property owners to approve such designation. Perhaps a reduction in fees and property taxes can be an inducement.

*A. C.*

A. Colavita

151 Monterey Blvd

Hermosa Bch, CA 90254

# FW: Please post for Jan22 council meeting: Dissent to Carbon Nautrality component of General Plan Update

Ann Yang

Tue 2/14/2017 12:40 PM

Inbox

To: Kim Chafin <kchafin@hermosabch.org>; Yu-Ying Ting <Yting@hermosabch.org>; Leeanne Singleton <generalplan@hermosabch.org>;  
Cc: Linda Abbott <labbott@hermosabch.org>;

 1 attachments (4 KB)

image001.jpg;

FYI - I think he means the Feb. 22nd planning commission meeting. Thanks, Ann.

-----Original Message-----

From: getchel.wilson@vistasir.com [<mailto:getchel.wilson@vistasir.com>]

Sent: Saturday, February 11, 2017 4:33 PM

To: City Clerk <cityclerk@hermosabch.org>

Subject: Please post for Jan22 council meeting: Dissent to Carbon Nautrality component of General Plan Update

Dear Commission and Council,

My name is Geoff Garland. I am a former resident and property owner in the City of Hermosa Beach (133 34th Street). I also work in commercial real estate, as a service provider, investor and developer of properties across the West Coast.

After review of the proposed General Plan update, I thought it was necessary to specifically address and express my dissent regarding the Carbon Neutrality component in the plan. I believe this is an overreach and intrusion into property ownership in the City.

While I am a proponent of environmental protection and reduction of greenhouse gas emissions, understanding the impact that they have on the globe and the people and animals whose home it is, I don't believe that this initiative should be included in the General Plan code for the City. This will have far reaching implications to property ownership within the City, many of which will be unintended consequences.

Title 24 has already had significant impacts to commercial property development, and once fully implemented, will have devastating impact to property owners across the state.

I would urge you NOT to include this provision in the General Plan. State regulations are far reaching enough.

Thanks,

Geoff

[Description: Description: [http://www.idsrealestate.com/images/ids\\_logo\\_signature.jpg](http://www.idsrealestate.com/images/ids_logo_signature.jpg)]

Geoffrey C. Garland - BRE Lic. #01745174 Vice President, Acquisitions I D S Real Estate Group

2/14/2017

FW: Please post for Jan22 council meeting: Dissent to ... - Leeanne Singleton

**Attachment 3F**

515 S. Figueroa Street, 16th Floor

Los Angeles, California 90071

T: 213.347.6463 C: 310.529.3539

E: ggarland@idsrealestate.com<mailto:ggarland@idsrealestate.com>

[http://www.idsrealestate.com<http://www.idsrealestate.com/]www.idsrealestate.com<http://www.idsrealestate.com/>

FAX 310/372-6186

Attachment 3F

Virginia C. Shaal  
263 Valley Drive  
Hermosa Beach, CA 90254  
310/798-2335

RECEIVED  
FEB 13 2017  
COMMUNITY DEV. DEPT.

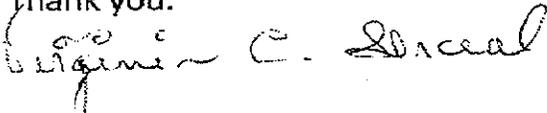
February 9, 2017

Hermosa Beach City Council  
1315 Valley Drive  
Hermosa Beach, CA 90254  
Voice 310-318-0209, Fax 310-372-6186

Re: February 22, 2017, City Council Meeting & Community Wide Carbon  
Neutrality

Please break out the Carbon Neutrality Provision from the General Plan and offer  
it up as a separate ballot measure to be voted on by the citizens of Hermosa  
Beach.

Thank you.



Virginia C. Shaal



Robert K. Shaal

February 21, 2017

Damoder Reddy  
114 South Catalina Blvd. #111  
Redondo Beach, CA 90277

**RECEIVED**

FEB 21 2016

COMMUNITY DEV. DEPT.

Planning Commission  
City of Hermosa Beach  
1315 Valley Drive  
City of Hermosa Beach, CA 90254

Subject: Re-designation of my Property as a Historic Structure

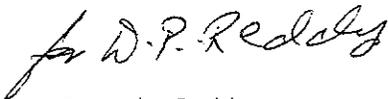
I am the owner of a property at 526 Pier Ave, Hermosa Beach, CA 90245 (APN 4187-020-017) and I am opposed to any designation changes to the subject property (structure and Land-use). Through various notifications, I learnt that the City is in the process of updating the General Plan and through process, the city officials have decided to designated some properties as "City's Historical Structures".

As a property owner I consider this action is in Direct conflict with my Constitutional Rights as a property owner. Additionally, in the current condition, the property does not meet the established criteria to be designated as a historic building. Just because this structure was constructed in 1945, it does not become a historic structure as it went numerous changes since then.

Please incorporate this letter into the record at the public hearing as a protest letter against the proposed designation changes of my property.

Thank You

Truly,



Damoder Reddy  
(Property Owner)

Cc: City Manager  
Planning Manager/Director  
Community Development Director  
City Council

 **LAKSH INVESTMENTS & CONSULTING**  
AVANT CAPITAL CORP

**AVAN KUMAR**  
President

CA DRE LIC 01901735

Office: 310-483-7799  
mymahan1@yahoo.com

925-997-3690 cell  
877-204-4404 fax

114 S. Catalina Ave. #111, Redondo Beach, CA 90277  
www.avantcapitalcorp.com

TO: Planning Commission  
City Council - Carolyn Petley

I am writing to oppose the carbon neutral Policy.

It is unwarranted, unreasonable and to the extreme.

We can't afford to keep our fire department, how are we going to afford this, except on the backs of the residences and business in the form of higher taxes and permits. Once again seniors on a fixed income get hammered.

Getting a platinum rating is not the Holy Grail to me. Keeping a roof over my head is!

We used to be known as "the friendly little city". No more because of the extreme rules and regulations being imposed.

This will create an undo burden on everyone. NO!

Pam Haile  
727 38th St  
Hermosa Beach  
Ca 90254

To: City Council and Planning Commissioners Peter Hoffman, Rob Saemann, Mike Flaherty, Marie Rice and Dave

Pedersen [phoffman@hermosabch.org](mailto:phoffman@hermosabch.org) , [mflaherty@hermosabch.org](mailto:mflaherty@hermosabch.org) , [rsaemann@hermosabch.org](mailto:rsaemann@hermosabch.org) , [mrice@hermosabch.org](mailto:mrice@hermosabch.org) , [dpedersen@hermosabch.org](mailto:dpedersen@hermosabch.org) , [citycouncil@hermosabch.org](mailto:citycouncil@hermosabch.org)

Please do not follow staff's recommendation to adopt PLAN Hermosa, and the accompanying EIR and Mitigation Measures at your meeting on February 22, 2017. Adopting them in their current form would be detrimental to property owners' rights, values, views and their ability to feasibly develop and renovate their properties.

**Below is a partial list of general concerns:**

- Identification of and restrictions on developing properties deemed "historic"
- Restrictions on developing properties adjacent to "historic" properties
- Restrictions on modifying or developing properties near 18 different spots in town deemed to be "public viewpoints"
- Restrictions on developing commercial properties adjacent to residential zones
- Restrictions on improving walk streets
- Carbon Neutrality by 2040
- New construction requirements

**Specific Concerns:**

**Mitigation Monitoring and Reporting Program**

**1. Aesthetics and Visual Resources. Mitigation Measure 4.1.** This measure would inhibit a property owner located within 50 feet of 18 vaguely identified public viewpoints throughout town from modifying or developing their property if it would obstruct public views of the ocean, Palos Verdes, Santa Monica Mountains, the LA Basin and San Gabriel Mountains. This is crazy! Please find that there are overriding considerations and this measure would have an unconscionable impact upon the value of impacted properties.

**2. Air Quality. Mitigation Measure 4.2** Active developers and contractors should be notified of the new requirements and be given the opportunity to review them and suggest alternatives.

**3. Cultural Resources. Mitigation Measure 4.4-4.** Historic designation and preservation should be a strictly voluntary process, and only initiated by the property owner. Period. No mandates by the City, other governmental agency, group or other private party.

a. **4.4-4a** . Are there any alternatives to maintaining a list? Being named on a list diminishes a property's value.

b. **4.4-4b.** Historic resource studies cost property owners thousands of dollars. The current wording is vague - virtually any property could be required to conduct a study before it is remodeled or demolished. At a minimum, delete "potential historic resource."

c. **4.4-4d** . This wording could be interpreted to mean that others can "nominate" a property as being historic. The process should be strictly voluntary.

d. **4.4-4f.** The ultimate infringement on property rights. Delete in its entirety due to overriding considerations and its unconscionable impact upon the value of impacted properties.

4. **Greenhouse Gas Emissions. Mitigation Measure 4.6.** Suggest modification after more community education and input.

**PLAN Hermosa / Commission Comments and Suggested Changes:**

During the Planning Commission's review of the draft of PLAN Hermosa in 2016, they suggested hundreds of comments, recommended edits and corrections that were intended to protect property rights, views and values amongst other things. Staff subsequently recommended changes and responses to the Commission's comments, in some cases disagreeing with the Commission's diligent work.

**Before PLAN Hermosa is recommended for adoption, these inconsistencies must be reconciled and an updated draft provided to the public for review and comment.**

**Plan Hermosa edits needed:** There were areas where references to conflicting heights weren't deleted (Page 70 as related to R2 properties on Longfellow & 30th; Page 76 where "predominantly one or two story single family structures" wasn't deleted) and subtle changes in a single word would alter policy on historic properties. An example is at Page 16 of the Comments regarding Page 99 of PLAN Hermosa where the Planning Commission stated historic preservation should be voluntary. Staff came back and said the policy as written was okay because it said demolition or alteration of "potentially" historic resources would be "discouraged" not mandated. Discouraging is/will become the same as prohibiting, whether in the form of not issuing a building permit or making it cost prohibitive or punitive in red tape so homeowners would simply give up. There are countless examples like this. Too many to include in this letter.

**Carbon Neutrality:** In my opinion, references to Carbon Neutrality should be changed to Carbon Reduction, with voluntary participation rewarded by incentives. Carbon Neutrality is an extreme measure, especially when **mandated on existing buildings**. When **remodeling or selling**, owners could be required to install new windows, solar panels, change from gas cooking/heating to all electric, etc. **Energy audits and retrofits would cost property owners thousands of dollars.** This will have a huge negative impact on property owners in Hermosa. It's an overreach of authority and shouldn't be mandated on an accelerated schedule, decided by a vote of 5 council members. Residents need an opportunity to really understand how this would impact their daily lives and cost of living/doing business in Hermosa. There are other punitive measures and costs unrelated to property ownership, such as having to purchase carbon offsets and penalties for not driving an electric vehicle.

**Draft EIR**

Extending beyond the 200+ properties identified as being potentially historic, the draft EIR recommends that the adjacent properties implement "design guidelines to ensure new development would not sharply contrast with nearby historic resources" at Page 205 of the draft EIR. This infringes on property rights and values of many properties in town.

**Walk Streets**

There was a notation that walk streets are to be preserved. This needs careful study to insure property owner's rights to remodel and building wouldn't be impacted, nor restrict improvements to the walk street itself. At 18<sup>th</sup> Street, property owners got together to beautify the walk street with new planters, drainage and concrete walkways. The wording infers that nothing can be done.

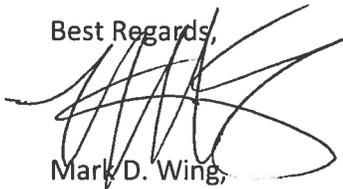
### Commercial Properties

There is reference to restricting the development of commercial properties adjacent to residential zones. This would be devastating to the rights and values of the affected properties. See page 321 of the draft EIR. "1.10 Transition between uses. Encourage new projects in non-residential areas to employ architectural transitions to adjoining residential properties to ensure compatibility of scale and a sense of privacy for existing residences. Such transitions could include setbacks, gradations and transitions in building height and appropriate landscaping."

Guiding principles for PLAN Hermosa should have been finalized BEFORE the EIR was done. If sequenced properly based on a final PLAN, taking into account the desires of all stakeholders, residents wouldn't be faced with these punitive mitigation measures. Is it procedurally possible to amend the EIR and mitigation measures based on a revised PLAN Hermosa?

The documents before you contain hundreds of pages, some of which just came out with the staff report a couple of days ago. They are complex and have far-reaching implications. They require significantly more study and revision. Property owners haven't been properly noticed about the broad reaching impacts.

Best Regards,

A handwritten signature in black ink, appearing to read 'Mark D. Wing', is written over the typed name. The signature is stylized and somewhat illegible due to the cursive nature of the handwriting.

Mark D. Wing,

221 31<sup>st</sup> Street

Hermosa Beach, CA 90254