

Gina Konrad

From: Chris Wagenbrenner <chriswagenbrenner0@gmail.com>
Sent: Tuesday, July 17, 2018 11:13 AM
To: Gina Konrad
Subject: Fwd: 70 10th ST

>>
>> Please do not approve this project. A single unit motel is just
>> another name for an AirBnB which the city has outlawed.
>> Also “fees in lieu of parking spaces” is nonsense - in a few years
>> the money is gone and the parking problem persists.
>> Residents need to be first not developers!
>>
>> Chris Wagenbrenner
>> 19 8th Street
>> Hermosa Beach
>

Gina Konrad

From: Barry Fahr & Jane <bjfahr@yahoo.com>
Sent: Tuesday, July 17, 2018 11:19 AM
To: Gina Konrad
Subject: 70 10th Street

Planning commission,

This is to voice my opinion on your plan to put up an office building at 70 10th Street in Hermosa. First, there's not enough parking allowed for this "high-rise" building in our town. Why are you trying to destroy our city? I hear there will be 4 parking spaces...are you nuts?

Since I grew up on this street, I hope that it can stay residential and not be ruined by commercial businesses that will be considered a high rise for our city.

Jane Miho

Gina Konrad

From: Barry Fahr & Jane <bjfahr@yahoo.com>
Sent: Tuesday, July 17, 2018 11:19 AM
To: Gina Konrad
Subject: 70 10th Street

Planning commission,

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Since I grew up on this street, I hope that it can stay residential and not be ruined by commercial businesses that will be considered a high rise for our city.

Jane Miho

Gina Konrad

From: Kim Chafin
Sent: Tuesday, July 17, 2018 11:48 AM
To: Gina Konrad
Cc: Ken Robertson; Nicole Ellis
Subject: FW: New eComment for Planning Commission - 7/17/18

Gina, please add as a Supplemental for 70 10th Street.
Thanks, Gina!

Kim Chafin, AICP, LEED-AP

Planning Manager, Community Development Department
City of Hermosa Beach
(310) 318-0240

From: noreply@granicusideas.com [mailto:noreply@granicusideas.com]
Sent: Tuesday, July 17, 2018 11:32 AM
To: Yuritzy Randle; Kathy Khang; Nicole Ellis; Ken Robertson; Kim Chafin; Planning Commission-Group
Subject: New eComment for Planning Commission - 7/17/18



New eComment for Planning Commission - 7/17/18

Jeannie PennerMore submitted a new eComment.

Meeting: Planning Commission - 7/17/18

Item: 11. REPORT 18-0445 Precise Development Plan 16-7 and Parking Plan 16-2 to allow a new three-story, detached 2,744 square foot commercial building with ground floor retail and second and third floor office space, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to a single-unit motel, and a Parking Plan to allow the 12-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 8 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street; and adoption of a Mitigated Negative Declaration.

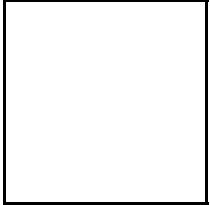
eComment: As a long time local resident in the Beach Cities, and a Commissioner for the Redondo Beach Preservation Commission, I have worked with many developers addressing the integrity of the historical features of properties. I have followed this property with interest and compliment the developer for keeping with the historical aspect of the original property. As far as

the parking issue that I have seen in other comments, with the exception of weekends, there appears to be adequate public parking, especially with nearby city parking lot.

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Gina Konrad

From: Kim Chafin
Sent: Tuesday, July 17, 2018 11:57 AM
To: Gina Konrad
Cc: Ken Robertson; Nicole Ellis
Subject: FW: New eComment for Planning Commission - 7/17/18

Hey Gina!

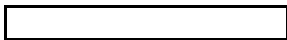
Please include this comment as a supplemental to the agenda item regarding 70 10th Street.

Thanks, Gina!

Kim Chafin, AICP, LEED-AP

Planning Manager, Community Development Department
City of Hermosa Beach
(310) 318-0240

From: noreply@granicusideas.com [mailto:noreply@granicusideas.com]
Sent: Tuesday, July 17, 2018 11:32 AM
To: Yuritzy Randle; Kathy Khang; Nicole Ellis; Ken Robertson; Kim Chafin; Planning Commission-Group
Subject: New eComment for Planning Commission - 7/17/18



New eComment for Planning Commission - 7/17/18

Yefim Sklyar submitted a new eComment.

Meeting: Planning Commission - 7/17/18

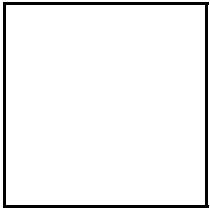
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eComment: I support development. It will bring value to the people who visit Hermosa Beach and enable local businesses to serve local community. I have property in HB. Nice to find out that developer is committed to keep historical integrity of 10th street.

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Gina Konrad

From: Kim Chafin
Sent: Tuesday, July 17, 2018 12:02 PM
To: Gina Konrad
Cc: Ken Robertson; Nicole Ellis
Subject: FW: New eComment for Planning Commission - 7/17/18

Hey Gina!

Please add this as a supplemental to the agenda item regarding 70 10th Street.

Thanks, Gina!

Kim Chafin, AICP, LEED-AP

Planning Manager, Community Development Department
City of Hermosa Beach
(310) 318-0240

From: noreply@granicusideas.com [mailto:noreply@granicusideas.com]
Sent: Tuesday, July 17, 2018 12:00 PM
To: Yuritzzy Randle; Kathy Khang; Nicole Ellis; Ken Robertson; Kim Chafin; Planning Commission-Group
Subject: New eComment for Planning Commission - 7/17/18



New eComment for Planning Commission - 7/17/18

Dennis Toomey submitted a new eComment.

Meeting: Planning Commission - 7/17/18

Item: 11. REPORT 18-0445 Precise Development Plan 16-7 and Parking Plan 16-2 to allow a new three-story, detached 2,744 square foot commercial building with ground floor retail and second and third floor office space, to be constructed behind the existing 1,841 square foot single-family residence which will be converted to a single-unit motel, and a Parking Plan to allow the 12-space parking requirement to be met with 4 on-site spaces (including 1 tandem space) plus fees in lieu for 8 spaces, on a 4,023 square foot lot in the C-2 (Restricted Commercial) zoning district at 70 10th Street; and adoption of a Mitigated Negative Declaration.

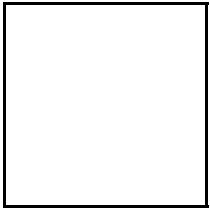
eComment: The Toomey family has owned and resided at this address on 10th Street for over 50 years, in that time we have witnessed a significant reduction in our quality of life here, due for the most part, to density and parking issues, which continue to worsen. We do not believe that allowing developers to circumvent the existing Parking Requirements is beneficial to any of the

residents in the surrounding area. The requirement for 12 spaces should be enforced, In addition we are opposed to the “Single Unit Hotel concept, basically a BNB situation. Please refrain from selling us down the river again!!

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Gina Konrad

From: Kim Chafin
Sent: Tuesday, July 17, 2018 12:04 PM
To: Gina Konrad
Cc: Ken Robertson; Nicole Ellis
Subject: FW: New eComment for Planning Commission - 7/17/18

Hey Gina!

Please add this as a supplemental to the agenda item regarding 70 10th Street.

Thanks, Gina!

Kim Chafin, AICP, LEED-AP

Planning Manager, Community Development Department
City of Hermosa Beach
(310) 318-0240

From: noreply@granicusideas.com [mailto:noreply@granicusideas.com]
Sent: Tuesday, July 17, 2018 10:45 AM
To: Yuritzzy Randle; Kathy Khang; Nicole Ellis; Ken Robertson; Kim Chafin; Planning Commission-Group
Subject: New eComment for Planning Commission - 7/17/18



New eComment for Planning Commission - 7/17/18

Jonathan Webb submitted a new eComment.

Meeting: Planning Commission - 7/17/18

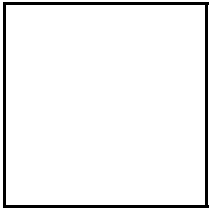
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eComment: As a HB homeowner, I support development that aims to beautify our City and/or enables local businesses to thrive. This project encapsulates both characteristics and in-turn, generates an increase in tax revenue from non-residents.

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Gina Konrad

From: Nicole Ellis
Sent: Tuesday, July 17, 2018 1:30 PM
To: Gina Konrad; Kim Chafin
Subject: RE: high rise at 10th St in downtown Hermosa

Hi Gina,

We will need to include this opposition statement as a supplemental item to the 70 10th Street project.

Thanks Gina! So many letters and emails ☺

Nicole

From: Gina Konrad
Sent: Tuesday, July 17, 2018 1:19 PM
To: Nicole Ellis; Kim Chafin
Subject: FW: high rise at 10th St in downtown Hermosa

Another one...please forward back to me if these are to be included as supplementals.

From: Nancy Griley [mailto:nangriley@gmail.com]
Sent: Tuesday, July 17, 2018 11:57 AM
To: Gina Konrad <gkonrad@hermosabch.org>
Subject: high rise at 10th St in downtown Hermosa

Hi,

I am a resident at 120 28th Hermosa Beach. I am writing to voice my opinion in opposition to the construction of a high rise at 10th and Hermosa Ave.

Thank you,
Nancy

Gina Konrad

From: Kim Chafin
Sent: Tuesday, July 17, 2018 3:23 PM
To: Gina Konrad; Nicole Ellis
Subject: RE: Please Refrain from 70 10th street single motel

Great! Please add this as a supplemental item to the agenda item regarding 70 10th Street.
Thanks, Gina!

Kim Chafin, AICP, LEED-AP

Planning Manager, Community Development Department
City of Hermosa Beach
(310) 318-0240

From: Gina Konrad
Sent: Tuesday, July 17, 2018 1:07 PM
To: Nicole Ellis
Cc: Kim Chafin
Subject: FW: Please Refrain from 70 10th street single motel

This must be the other person who called today. I gave my email address to 3 people; 2 sent emails immediately and this must be the 3rd.

From: curtis pastore [mailto:curtis.pastore@gmail.com]
Sent: Tuesday, July 17, 2018 11:36 AM
To: Gina Konrad <gkonrad@hermosabch.org>
Subject: Please Refrain from 70 10th street single motel

To whom it may concern.

The Planning Commission tonight is considering approving a three story office building with only 4 parking spaces behind the house at 70 10th St. The house is going to become a "single unit motel".

There is no place or space for this at the location. Please refrain from proceeding.
Thank you
Curtis Pastore

Gina Konrad

From: Marie Rice
Sent: Tuesday, July 17, 2018 3:24 PM
To: Gina Konrad; Kim Chafin
Subject: Fwd: 3 story office building at 70 10th street

Please add to our agenda if not already added.

Thanks!
Marie

Begin forwarded message:

From: Michelle Winn <michellejwinn@yahoo.com>
Date: July 17, 2018 at 12:52:24 PM PDT
To: "phoffman@hermosabch.org" <phoffman@hermosabch.org>, "mflaherty@hermosabch.org" <mflaherty@hermosabch.org>, "mrice@hermosabch.org" <mrice@hermosabch.org>, "rsaemann@hermosabch.org" <rsaemann@hermosabch.org>, "dependersen@hermosabch.org" <dependersen@hermosabch.org>
Subject: 3 story office building at 70 10th street

Attention Planning Commission,

OBVIOUSLY as a 36 year resident of this city you GUYS NEED TO BE WATCHED!

I was at the last city council meet on 7-10-18 and was VERY disappointed in the demeanor in which the Mayor and members of city council behaved! With the exception on Hany Fangary! Stacy Armato and Jeff were just childish!

Back to the topic..parking in the beaches is already a nightmare, now your wanting to add more of a mess with the this project. I lived on 10th street for 5years before we sold our house and I just CAN'T imagine in what world you as the as the Planning Commission thinks this is an idea for discussion! I am PASSIONATELY OPPOSED to this project as am surprised you aren't as well.

Additional, I live on 2nd street and DEMAND that the city relocate the water filtration project heading for the greenbelt. I have idea....lets move it in front of your homes! AGAIN another no brainer...you would think! I will STRONGLY encourage ANYONE I come in contact with to pay MORE attention to what you all are doing because your definitely not interested in 'Keeping Hermosa Hermosa'.

Sincerely,

Michelle Winn

Gina Konrad

From: Kim Chafin
Sent: Tuesday, July 17, 2018 3:47 PM
To: Gina Konrad
Cc: Ken Robertson; Nicole Ellis
Subject: FW: New eComment for Planning Commission - 7/17/18

Hey Gina!

Please add this as a supplemental for the agenda item regarding 70 10th Street.

Thanks, Gina!

Kim Chafin, AICP, LEED-AP

Planning Manager, Community Development Department
City of Hermosa Beach
(310) 318-0240

From: noreply@granicusideas.com [mailto:noreply@granicusideas.com]
Sent: Monday, July 16, 2018 10:58 AM
To: Yuritzy Randle; Kathy Khang; Nicole Ellis; Ken Robertson; Kim Chafin; Planning Commission-Group
Subject: New eComment for Planning Commission - 7/17/18



New eComment for Planning Commission - 7/17/18

Reuben Zadeh submitted a new eComment.

Meeting: Planning Commission - 7/17/18

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eComment: This project will only add to the impossible congestion there already exists around the pier area. Further, this project will negatively impact the residential buildings directly adjacent

to the project site by creating excessive noise, impossible parking congestion, added transient people traffic and a huge reduction in quality of life for the people living on 10th Street and 10th Court directly behind 10th Street who are currently living in their own properties in peace.

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