

August 13, 2019

Community Development Department
Planning Division
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Dear Planning Division members,

I am a resident of Hermosa Beach, residing at 412 Ocean View Ave, just several blocks from the proposed site of the gymnasium/health and fitness center at 307 Pacific Coast Highway.

I am writing in response to the Public Notice I received that this property is requesting a conditional use permit and parking plan amendment which would be categorically exempt from the CEQA. I am categorically opposed to the proposed plan for the following reasons:

1. Ocean View Ave is a very narrow street with legal parking only on one side (the west side). As it is, we have people parking on our street from various businesses including the Animal hospital at 6th and PCH, POISE fitness on PCH, Rosa's restaurant at 4th and PCH and a realty office at 4th and PCH. This contributes to an untenable situation on our street for residents. Not only is there limited available parking for residents due to the business traffic, there is also a significant safety hazard due to the speeding as vehicles head east up 4th street only to discover that Ocean View is a dead end into a parkette heading south. Vehicles then speed north on Ocean View towards Fifth Street.
2. This Conditional use permit is attempting to become exempt from the California Environmental Quality Act which would enable them to build without doing an assessment for how this plan would negatively impact our small street, which is not acceptable to Ocean View and 4th street residents.
3. Various suggestions by Ocean View residents to implement speed bumps to cut down on the speeding have been ignored by city planners.

For the aforementioned reasons, I am opposed to the plan as currently proposed. I would however like to offer a recommendation to the planning division which seems to have a positive response from our residents. **MAKE OCEAN VIEW AVE AND 4TH STREETS ONE WAY HEADING SOUTH ON OCEAN VIEW AND WEST ON 4TH.** If this were done, then our residents might consider this project and whatever recommendations the CEQA might propose.

Sincerely yours, Carol Vernon and Dwight Glasscock, 412 Ocean View Ave, Hermosa Beach

