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**Sent:** Saturday, September 21, 2019 11:00 PM

**To:** Ann Yang <anny@hermosabch.org>; City Council <citycouncil@hermosabch.org>; Suja Lowenthal <suja@hermosabch.org>

**Subject:** New eComment for City Council Meeting

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## New eComment for City Council Meeting

Stan Bradford submitted a new eComment.

Meeting: City Council Meeting

Item: 5c) REPORT 19-0623 VARIANCE 19-1- AN APPEAL OF THE PLANNING COMMISSION'S DENIAL OF A VARIANCE FROM THE MULTIPLE FAMILY RESIDENTIAL (R-3) OPEN SPACE ZONE PROVISIONS AND PARKING STANDARDS FOR A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 1515 MONTEREY BOULEVARD AND DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (Community Development Director Ken Robertson)

eComment: Other properties are larger, why would you allow a variance to allow a smaller property to have an improvement only a larger property is entitled to? There are no exceptional circumstances that are applicable to the property involved. The subject site has a lot site of 1,154 square feet, whereas the minimum lot size for the R-3 zone is 4,000 square feet. While this parcel is a small lot, it is not a unique circumstance in the City of Hermosa Beach. Other small parcels in the City have been able to construct new single-family residences, while meeting all of the zoning standards. The applicant's "hardship" is being driven by the size of the proposed home. The applicant could propose a smaller home that provides all of the necessary open space. I own the building next door and this variance will affect my view and the amount of light entering my building by creating less open space.

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