

From: Kathie Stemig [mailto:katesgarden14@gmail.com]
Sent: Tuesday, October 20, 2020 3:19 PM
To: DG_PlanningCommission <DG_PlanningCommission@hermosabeach.gov>
Subject: 24 3rd St proposal

Dear Commissioners,

I am attaching the following pdf for my neighbour, Gabriella Heffernan, who was unable to e-mail this to you earlier. Please see attached in advance of this evening's planning commission meeting. Thank you.

Respectfully,
Kathie Stemig

October 20, 2020

City of Hermosa Beach
Planning Commission

Re: PC Resolution 20-XX
10/20 Agenda Item #8
24 3rd Street

Dear Commissioners:

I own 34 3rd Street directly to the east of the permit applicant. I am submitting some observations and questions relative to the pending permit and planning analysis.

In reviewing the proposed resolution and its findings, it is immediately apparent that the neighborhood conditions described in the proposed resolution differ markedly from the reality of 3rd Street. The proposed resolution describes "similar residential zoned properties" (to the R3 "triplex" (duplex with JADU)

Attached is the Assessors plot map for 3rd Street (*EXH "1" - 8 properties*). The two largest properties – 18 3rd Street and 17 3rd Street - directly next door and across the street from the subject property – are zoned R1 and not multi-family as intimated in the proposed resolution. (See *EXH "1-A", "2", "3"*). The rest are quaint, Old Hermosa in the classic Craftsman/Cape Cod styles, completely dissimilar to the modern style proposed. Importantly, each of the properties are occupied in SFR manner by families, not stuffed with multiple renters as is apparently the design here. In a nutshell, 3rd Street is predominantly comprised of duplexes being occupied by SFR family dwellers with the exception of the two largest properties which are both traditional R1 SFR dwellings.

28 3rd Street – "R3 Triplex" (misleading)

We don't know how and when 28 3rd Street achieved R3 status, but we do know that it a duplex, not a triplex. A third unit was bootlegged into the existing garage and is apparently being used as the vehicle to justify a "JADU" unit in the rear of the permit applicant's property. This was clearly not the original intent of any planners or zoning. If this is the game, why wouldn't everyone just illegally convert their garage in their duplex and then submit plans for a triplex based on the bootlegged converted garage?

Our 34 3rd Street Position

I expect many of the surrounding neighbors to voice opposition to this plan. From our end, we don't want to interfere with our neighbors' plans to build a new home. And we admire the talented architect who they have engaged. The rendering reflects a classic Tomaro property – which would look amazing in the Hill Section. This is a lot of home for this small lot. And we suspect the architect is only doing what he was engaged to do – to stuff every square foot of structure possible, and then some, on to a small walk street lot. It seems patently inconsistent with the flavor of the neighborhood and will clearly impose restrictions and impediments to the use and enjoyment of the area.

Setback

The plans appear to propose deviation from established setback on the entirety of 3rd Street. If you stand on Hermosa Ave and look towards the beach there is complete congruity in setback on the front, walk street side. We oppose any deviation from the prevailing setback. It will block our view and the view of other neighboring properties and is overreaching.

Background of 34 3rd Street

I purchased 34 3rd Street as an investment in 2017 with the plan of taking it down and building a new structure. It was a productive duplex rental but an aesthetic eyesore. I had a land survey and preliminary architectural concepts initiated. I am not anti-development, I do it myself and respect a property owner's right to build on his land - responsibly and respecting the prevailing living standards. Not long into my ownership, it became apparent to my family that 3rd Street was a quaint residential walk street with tidy little homes. This prompted a suspension and change of plans to tastefully rehabilitate 34 3rd Street. In fact, my family liked the property so much they convinced me to move from the Hermosa Hill Section to 34 3rd. We still own the Hill Section property.

I bring all this up relative to the proposed McMansion, the proposed setback deviation, and the bootlegged JADU. I believe the right thing to do is to moderate the proposed plan to make it more consistent with the prevailing living standards. Hermosa does not need multi-family on 3rd Street. Parking is already impossible, drug addicts and criminals roam the alleys 24/7 and burglaries are on the rise. Density only exacerbates the declining living standards that have been observed in the past few years. A tasteful duplex within the prevailing setback is achievable and more appropriate. What happened to Keep Hermosa Hermosa?

In the event the Commission disagrees and is inclined to allow this project to move forward as proposed, I alternatively propose that the setback conditions be made global in nature to extend to the affected properties. What's good for the goose is good for the gander. It is patently unfair to allow one singular property to jut out beyond all the others, hogging the view and impeding the view and serenity of other property owners. If the Planning Commission's vision for 3rd Street walk-street is truly multi-family, I too am going to resurrect

my plans to build on 34 3rd and if setback, more units and square footage is in play I too will have my architect exploit the property for its maximum value as a multi-family rental. I own two other homes in Hermosa, I love Hermosa and strive to make it a better place for everyone. But I am capable of moving on if the character and flavor of this quiet walk street are to change for the worse. Our family and all of the 3rd Street families are here to live in a single family residence type situation. If those days are behind us we will reassess. But when I submit my plans consistent with those that are before the commission today, I will not quietly listen to objections from the City or others about changing the character of the neighborhood given the language of the proposed resolution pending today. I have attempted to outline in abbreviated fashion the reality that 3rd Street as currently constituted is not a "multi-family" situation. There are duplexes being occupied by traditional families, not stuffed with multiple renters. If that is to change, I am going to change along with it and will expect all concerned to remember that when my plans are submitted. This is precisely how great neighborhoods come to pass.

I am confident that each of the 3rd Street neighbors will agree with this assessment. This is not a multi-family, density-laden street; this is a quaint, quiet Hermosa Beach walk street. The pending plans should be modified to reflect the prevailing setback and living standards. We wish the Smiths and their capable architect good luck and hope that a friendly and sensible resolution will be achieved.

Respectfully Submitted:

Brian & Gabriela Heffernan
34 3rd Street

4188

6

SHEET 1

SCALE 1" = 50'

1998

4188

7

SCALE 1" = 50'

1998

STRAND

STRAND

STRAND

4TH

ST.

WALK

4TH (VAC) ST.
RESTRICTED USE AREA

4000' (100' x 40')

4000' (100' x 40')

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4TH

CT.

BLK.

SHEET 2 -

4TH

CT.

BLK.

4TH

CT.

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AVE

HERMOSA

EXH

Address	Parcel	Zoning	Actual Use & Description
18 3rd Street	8	R1	SFR (see exhibit 2)
24 3rd Street (subject ppty)	9	R3	Duplex with bootlegged converted garage (proposed JADU) (see exhibit 3)
34 3rd Street	10	R2	Occupied as a SFR (see exhibit 4)
36 3rd Street	11	R2	Occupied by elderly couple and their daughter (see exhibit 5)
35 3rd Street	17/18	R4	Single Story - Unit on 3rd St. occupied by a single family as a SFR (see exhibit 6)
29 3rd Street (aka 38 4th Court)	16	R2	Single Story Duplex (see exhibit 7)
25 3rd Street	15	R2	Occupied as a SFR (see exhibit 8)
17 3rd Street	14	R1	SFR (see exhibit 9)

Summary

AIN: 4188-007-008

Situs Address:

18 3RD ST
HERMOSA BEACH CA
90254-5011

Use Type:

Parcel Type:

Tax Rate Area:

Single Parcel Status:

Family Create Date:

Reside/Delete Date:

Regular/Tax Status:

Fee Year Defaulted:

Parcel Exemption:

04340

Building (0101) & Land Overview

Use Code:

#0100

Design Type:

0000

Quality Class:

0000

Year Built:

Effective Year:

Lot/SqFt:

(<http://assessor.map.co.la>)

val=4188-

007)

Parcel Map

(<http://assessor.map.co.la>)

val=4188-

007) / Map

Index

(<http://maps.assessor.lacounty>)

val=4188-

NDX)



2021 Roll Preparation	2020 Current Roll	RC	Year	1987 Base Value
\$ 400,584	\$ 392,740	T	1987	\$ 220,000
\$ 582,208	\$ 570,793	M	1992	\$ 351,200
\$ 982,802	\$ 963,533			\$ 571,200

Assessor's Responsible Division

District:

South South District Office

Phone:

(562) 256-1701

Region:

14

Office:

1401 E. Willow St.

Office:

Signal Hill, CA 90755

Phone:

807-2111

Cluster:

HERM

BCH

SFR

M-F 7:30 am to

5:00 pm

Building and Land Characteristics

Land Information

Use Code = 0100 (Single Family Residence)

Total SqFt (GIS):

2,579

Total SqFt (PDB):

2,660

Usable SqFt:

2,617

Acres:

0.06

Land W' x D':

28

x

85

Yes

No

No

No

Corner Lot:

Golf Front:

Horse Lot:

View:

Yes

No

No

Yes

Zoning:

Code Split:

Impairment:

(Refer

Is/ain)

Agent)

No

None

Use Code: 0100 (Single Family

Residence)

0 = Residential

1 = Single Family Residence

0 = Unused or Unknown Code

(No Meaning)

0 = Unused or Unknown Code

(No Meaning)

Situs Address:

18 3RD ST HERMOSA BEACH CA 90254-5011

Legal Description (for assessment purposes):

HERMOSA BEACH LOT 8 BLK 3

Building Information

Summary

AIN: 4188-006-014

Situs Address:
17 3RD ST
HERMOSA BEACH CA
90254-5044

Use Type:

Single Parcel Status:
Family Create Date:
Reside/Date Date:
Regular Status:
Fee Year Defaulted:
Parcel Exemption:
04340

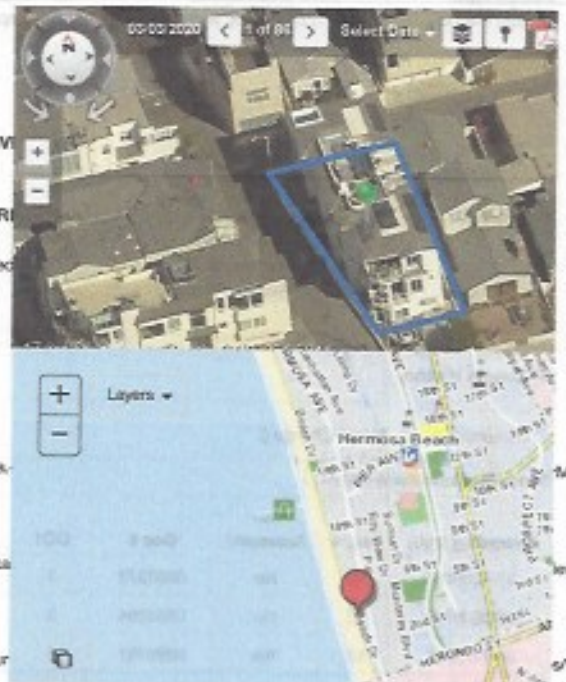
Parcel Type:

Tax Rate Area:

Building (0101) & Land Overview

Use Code: #0101
Design Type: B00000
Quality Class: B00000
Year Built:
Effective Year:
Lat/Lon:

(<http://assessor.map.co.la.gov/val=4188-006>)
Parcel Map
(<http://assessor.map.co.la.gov/val=4188-006>) / Map
Index
(<http://maps.assessor.lacounty.gov/val=4188-NDX>)



2021 Roll Preparation	2020 Current Roll	RC	Year	2017 Base Value
\$ 3,815,573	\$ 3,740,758	T	2017	\$ 3,525,000
\$ 1,082,432	\$ 1,061,208	T	2017	\$ 1,000,000
\$ 4,898,005	\$ 4,801,966			\$ 4,525,000

Assessor's Responsible Division

District: South South District Office
Office: 1401 E. Willow St. Signal Hill, CA 90755
Phone: (562) 256-1701
Region: 14
Cluster: 14161 1401 E. Willow St. Signal Hill, CA 90755
HERMOSA BEACH SFR

Building and Land Characteristics

Land Information

Use Code = 0100 (Single Family Residence)

Total SqFt (GIS): 3,503
Total SqFt (PDB): 3,360
Usable SqFt: 3,472
Acres: 0.08
Land W x D: 35 x 96

Situs Address:
17 3RD ST HERMOSA BEACH CA 90254-5044

Legal Description (for assessment purposes):
HERMOSA BEACH LOT 14 BLK 4

Building Information

Zoning: (Refer to Agency) No
WaterCode Split: No
Impairment: None
Use Code: 0100 (Single Family Residence)
0 = Residential
1 = Single Family Residence
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)