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**Sent:** Monday, December 07, 2020 3:46 PM

**To:** Community-Development <CommunityDevelopment@hermosabeach.gov>

**Subject:** 2200 Pacific Coast Highway, Parking Plan 20-4

To the Planning Commission and the Director of Planning,

My family and I are strongly and absolutely **opposed** to the proposal for medical office use at 2200 Pacific Coast Highway and the proposed parking sharing with 2420 Pacific Coast Highway.

The existing tenants of 2200 PCH already fill our local streets (Borden Ave, 21st Street, and Rhodes Street) every workday with their overflow cars. There is already a lack of available parking for that office building, and our small streets are clogged because of it. To allow this more intensive use will make things even worse.

The idea of having tenants or visitors park at 2420 PCH, and walk to 2200 PCH is ridiculous. The distance from the Hope Chapel parking lot to the entry stair of 2200 PCH is over 600 feet- a very long walk. The driveway at Hope Chapel is fairly steep, without stairs, and without a pedestrian lane. The route along PCH crosses two commercial driveways. The entrance to 2200 PCH is up a steep, narrow driveway, again without a pedestrian path. There's not even a pedestrian path to the main entry of 2200 PCH; the entrance area is just a parking lot.

This "path" would be the most dangerous entrance to a commercial building in the city. The route is so steep that it does not meet the most basic disabled access requirements. Driveways like the ones at 2200 PCH and 2420 PCH, without a dedicated pedestrian path, have not been allowed in California for over 20 years, and the City should NOT suggest that this route is either safe or allowable.

I live two blocks away from this section of sidewalk, and I avoid it at all times. I would never, ever, let my kids walk along this route. To imagine that this route could be considered a safe or appropriate pathway to a medical office or a clinic is absurd.

This proposal should never have made it all the way to the Planning Commission. People will avoid taking this route, and will park on our small streets instead. I hope that each commissioner will walk along this proposed pathway, and see how unpleasant and dangerous it is.

Jim Fasola  
Architect and resident  
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