

From: [tony higgins](#)
To: [City Council](#)
Cc: [City Clerk](#); [Ann Yang](#); [Suja Lowenthal](#); [Carrie Tai](#)
Subject: Move the Discussing of Housing Element to front of meeting
Date: Monday, July 10, 2023 9:24:55 AM

Dear City Council,

Please consider moving Item XIVA; the discussion of the Housing Element from the end of the meeting to the front of the meeting immediately following the consent calendar to maximize public awareness & participation.

This is a very important topic and pushing it out to the wee hours of the night when everyone is either exhausted or gone to bed is NOT in the public interest.

Also please consider pulling Item XIh, the ADU ordinance from the consent calendar. It's too tightly coupled to the Housing Element to be passed on a separate track.

There should have been public workshops and town hall sessions before coming up with this ordinance.

Anthony Higgins

City Council Hybrid Meeting (Closed Session - 5:00 PM and Open Session - 6:00 PM)

Meeting Time: 07-11-23 17:00

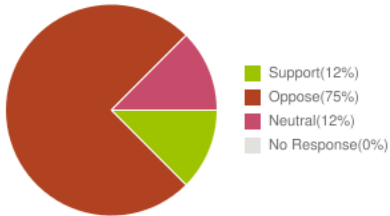
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council Hybrid Meeting (Closed Session - 5:00 PM and Open Session - 6:00 PM)	07-11-23 17:00	51	24	3	18	3

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



City Council Hybrid Meeting (Closed Session - 5:00 PM and Open Session - 6:00 PM)

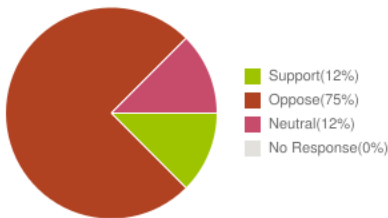
07-11-23 17:00

Agenda Name	Comments	Support	Oppose	Neutral
a) REPORT 23-0398 DISCUSSION OF GENERAL PLAN AMENDMENT (GPA 23-01) TO REVISE THE CITY'S 2021-2029 HOUSING ELEMENT (ADOPTED DECEMBER 2021) AND ASSOCIATED GENERAL PLAN SECTIONS, ZONING TEXT AMENDMENT (TA 23-02) TO EFFECTUATE PROGRAMS IN THE HOUSING ELEMENT, AND ZONE CHANGE (ZC 23-01) TO DESIGNATE HOUSING ELEMENT SITES, CHANGE ZONING FOR SITES TO ALLOW REALIZATION OF CAPACITY, AND ALIGN ZONING ON SITES WITH PLAN HERMOSA (GENERAL PLAN) (Community Development Director Carrie Tai)	24	3	18	3

Sentiments for All Agenda Items

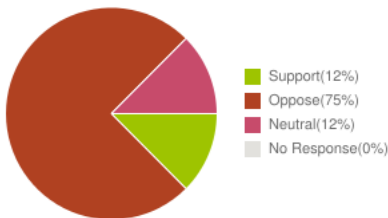
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Overall Sentiment



Agenda Item: eComments for a) REPORT 23-0398 DISCUSSION OF GENERAL PLAN AMENDMENT (GPA 23-01) TO REVISE THE CITY'S 2021-2029 HOUSING ELEMENT (ADOPTED DECEMBER 2021) AND ASSOCIATED GENERAL PLAN SECTIONS, ZONING TEXT AMENDMENT (TA 23-02) TO EFFECTUATE PROGRAMS IN THE HOUSING ELEMENT, AND ZONE CHANGE (ZC 23-01) TO DESIGNATE HOUSING ELEMENT SITES, CHANGE ZONING FOR SITES TO ALLOW REALIZATION OF CAPACITY, AND ALIGN ZONING ON SITES WITH PLAN HERMOSA (GENERAL PLAN)
(Community Development Director Carrie Tai)

Overall Sentiment



Robb Stroyke

Location:

Submitted At: 2:51pm 07-11-23

Dear Council,

I think the City Council adoption and vote on the 2021 - 2029 Housing Element is moving way too fast. Isn't the

final deadline to have this approved October 15th, 2023? Lets be careful and call it October 1st, 2023. I know we are past the original deadline.

I am glad we are here tonight to discuss this Housing Element. We need a little more time to carefully find and confirm additional sites if possible to include on the map and site inventories. Is the city staff site inventory map comprehensive?

Did anyone reach out to Hope Chapel? They own acres of land along PCH and Artesia. Corridors with public transportation. How about the old Roundtable Pizza site? The Frontier/GTE site. Vacant blocks of retail along PCH. the 1700-1800 block of PCH?

I found out about the Housing Agenda pending deadline a week ago and I have already found two sites, where the owner has an interest, that would be much more appropriate to include in your Site Inventories map than Saint Cross Church, which is smack dab in the heart of our sand section residential R1 neighborhood.

The first site is 22 11th Street, HB downtown, including the Brothers Burritos Building, the two vacant dirt lots adjacent to the east aka. AP numbers 4187-004-008 and 4187-004-009, as well as 46 11th Street, HB and 58 11th Street, HB. I know the owner well and spoke to him and he is interested in having his properties on the map for R3. He previously pursued building office space on the site and was rejected. The site consists of five contiguous sites totaling 14,203sf. It is across 11th Street from the parking lot behind Bank of America and all of the South side of Pier Avenue's shops, bars and restaurants. The downtown Hermosa already has high density hotel's, apartments and commercial properties including the boutique hotel located at 66 11th. High density residential on upper floors and possibly retail on the first floor would be a great improvement to what is there now and alleviate the need to up zone Saint Cross sites.

The second site is also owned by the same group located at 18 Pacific Coast Highway and 26 Pacific Coast Highway, HB which are currently commercial and zoned HBC3YY. The sites total 21,644sf and are situated on a busy through fare and much more suitable area to increase density than Saint Cross which is smack dab in the heart of our idyllic beach community surrounded by single family homes and duplexes.

To that end, do not adopt the Housing Element as proposed. Please remove the St. Cross Church parcels from the map and inventory. Do not upzone the church parcels to R3. Please remove lot consolidation from the Housing Element. At the very least do not allow enough lots to be consolidated in the middle of residential neighborhoods and exceed 21,000sf.

Please revise the plan to include alternative properties that the community has brought forth such as the two above.

Residents have not been properly noticed of the zoning change. While there is no minimum size to consolidate, there is a minimum for receiving the bonus incentive which triggers a horrific 20' height limit increase above the 25" R1 and 30' R2 & R3 properties all around this site. Without these revisions we could see massive 50' tall high density buildings in our neighborhoods.

This would impact everyone already living in our city, due to additional strains on Street parking, blocking sunshine and precious ocean views.

Think of the North end of the Esplanade. The city of Redondo Beach allowed massive buildings through lot consolidation and it ruined those neighborhoods. Please do not destroy our beautiful, quiet idyllic beach community.

I am pro development and private property rights. I'm just against the mid rise+ high density push that the state is trying to force on us. We don't have any more land, unless they want to take away our schools, parks and community properties. Do we really want to destroy what we have to comply to there unreasonable pressure? Huntington Beach and Redondo Beach have pushed back correct?

Thank you,

Robb

Todd Tullis

Location:

Submitted At: 2:33pm 07-11-23

It is past time for Hermosa to have an approved housing element. While the draft policy plan & technical report have some contentious items (and how could it not?), it is more risky for Hermosa to further delay approval.

Rosemarie Woerner

Location:

Submitted At: 2:29pm 07-11-23

Hermosa Beach has a city manager, deputy city manager, senior management analyst, community development director and two public information officers. But it was not until neighbors began circulating a petition that I learned about a potential upzoning and lot consolidation at St. Cross.

The city's failure to provide meaningful information to residents about this plan is unacceptable. It does little to foster participation in the planning process.

I urge you not to approve the Housing Element until the residents provide input and the city finds alternative sites in commercially zoned areas.

Dunham Stewart

Location:

Submitted At: 2:25pm 07-11-23

I respect that the city has to respond to demands of state law for the Housing Element, and the work involved for the city to respond. Unfortunately, after a couple years of no plan approval from the state, the city is up against the deadline (Oct 15, as I understand). I do not approve of the upzoning of the St Cross property, or lot consolidation. It is not consistent with the area, and there are other properties in the city to consider that are reflective of higher density areas. St Cross Church has property rights to redevelop any of the property they own under current zoning. And, with SB9 & SB10, they could event add extra units beyond that without upzoning. They could even put a "deed restriction" on title for some of units to be used for low income housing. Should the property be upzoned, a final developed product might include a few required low income units, but would end up being a very high percentage of newer condos/apartments selling/renting at market rates. That would be the only way a developer could make sense of the project considering the cost to build and the cost of the land. Please band with other cities to keep zoning control at the local level. There is a better solution within the city, and this sets a dangerous precedent.

Andrew and Leanne Clifton

Location:

Submitted At: 2:02pm 07-11-23

We are against the rezoning of the St Cross property to R3. This is a residential neighborhood and does not need large multi unit properties ever! Monterey is an over used street as it is and cannot handle such increased traffic. Parking is very difficult now on Monterey and units with no parking spaces required will make parking impossible. If we have to make changes in zoning due to our nutty State government, do it in non residential areas like PCH and Aviation.

Nathan Cournia

Location:

Submitted At: 12:02pm 07-11-23

I am against lot consolidation and rezoning of the St. Cross property. High density housing is more appropriate near infrastructure that can sustain it, such as PCH or Aviation. Parking, traffic, and noise along Monterey Blvd are already problematic issues. Opening the door to adding many more units along Monterey will worsen these issues and have an adverse effect on the character of the neighborhood.

Andrea Garvey

Location: 90254, Hermosa Beach
Submitted At: 11:18am 07-11-23

I strongly oppose! I am AGAINST LOT CONSOLIDATION AND REZONING OF THE ST CROSS CHURCH'S PROPERTY. We live very close by and parking is already an huge issue. I can't imagine what will happen with a large complex! The new laws allowing development of multiple units without being required to provide parking is a poorly thought out plan in this already densely populated neighborhood. There are several other locations in Hermosa Beach that are more suitable to fulfill the RNHA requirement.

Remove the St. Cross Church parcels from the map and inventory.

Do not upzone the church parcels to R3.

Remove lot consolidation from the Housing Element.

Revise the plan to include alternative properties that our community has brought forth.. No parking- already emergency vehicles can not access our alley behind and close to the church because of parking issues this will make it impossible & even more dangerous! The safety of our children is also a huge issue! Schools are already over crowded here. Residents have not been properly noticed of the zoning change! I oppose any actions to consolidate lots.

Julie-Ann Forney

Location:
Submitted At: 9:18am 07-11-23

Please remove St Cross from the list for upzoning those lots. There are other sites in HB that are much better suited that will accommodate this need and will meet the required minimum by the state mandate. Please consider other sites instead. Thank you.

Preserve OurNeighborhood

Location:
Submitted At: 1:28am 07-11-23

1,727 people have signed the petition "Preserve Our Neighborhood and Say no to 50 New Units at 19th & Monterey/Loma." The message is loud and clear! The community is imploring you to protect the character of Hermosa.

Do not approve the Housing Element as proposed. Remove the St. Cross Church parcels from the map and inventory. Do not upzone the church parcels to R3. Remove lot consolidation from the Housing Element. Revise the plan to include alternative properties that the community has brought forth.

MC Guerry

Location:
Submitted At: 7:08pm 07-10-23

I urge you to approve the housing units at St Cross church. It is the Christian thing to do and the only option for environmentalists. You can not call yourself an environmentalist or Christian if you oppose this, We need to increase density in the housing plan on every lot in the city so to facilitate the building of a lot more housing. We should allow more people to live here and not be forcing people to live where they have to run the air conditioning a lot. We are in a housing crisis and housing costs are too high, forcing people to those hot areas. The most effective way to bring housing costs down is to build more. Increased density will also be good for businesses (more local customers) and to fight the climate crisis.

Thomas Turney

Location: 90254, Hermosa Beach
Submitted At: 4:46pm 07-10-23

I oppose any actions to consolidate lots.

Jon David

Location:
Submitted At: 3:02pm 07-10-23

The City of Hermosa is in a very tough spot because it must show removal of housing development constraints to allow for more housing or risk lawsuit from the state, loss of funding, and the loss of our own ability to write our own zoning law (via builders remedy). These are hard pills to swallow in an already built out town!

I have no doubt we will achieve a certified housing element because of all the hard work that has led us here. However, this will not actually solve an important problem...lack of housing production. The housing element has been called "an exercise" because the deliverable is only a paper certification, not actual housing. Rezoning just releases one constraint of many. Actual development is in hands of property owners. Unless the Church wants to get into the development businesses a low-income housing project will NOT likely materialize because it hard to pencil out and because of inertia. At the end, the City will be happy because they do not have to fight the state and property owners, and the St. Cross area residents will be happy because nothing changes in practical terms.

But we are all left with a massive problem that should not be overlooked nor fall out of the discussion.... few kids in Hermosa will have the opportunity to spend their adulthood in their home town....or even their home state. We have a true shortfall of housing in California. The proof is in the prices. Even hard working, older professional can not afford to live here due to lack of inventory. So here we are where the current generation of property owners want keep our slice of paradise which leaves an unmet obligation of increases our housing stock for the benefit the next generation. This is a real pickle!

There is no pretty and perfect solution. But much of the housing element is great attempt. In order to generate housing that has minimal negative impact, we need smart zoning and building standards. I think the City has done a good job at that. We need to put the right housing in the right locations...and with standards that actually promote housing production. The obvious focus, which the City is taking, should be on the downtown, which is oddly less dense than our residential zones. This results in a lack of vibrancy and economic resiliency downtown that has plagued our city for years. Now is the perfect moment to improve the housing shortage, the lack of economic vibrancy, and take the pressure off the residential zones by adding density where it is most needed and where it is most appropriate...in our downtown.

To be effective we need building standards that actually support housing production as well as our City Plans lifestyle, environmental and character preservation goals. Two concepts, support these goals that I do not see written into the ordinance are:

1 -Lessen residential parking standards for studios and 1brms in the DOWNTOWN to allow the substitution of a car parking spot for bike parking spots. This open up the ability to produce housing units on small lots and also support our living streets goals. By reducing residential parking downtown we are selecting our downtown residents to be ones that live, work, and play in Hermosa. That puts more feet on the street for vibrancy and increase affordability because units where parking is not offered are less expensive.

2 - Building standards that encourage the retention of our downtown character. City code should allow for conversions of portions of existing commercial structures to residential use without conforming to new R-3 building standards, unless needed for health and safety reasons. Forcing the dismantling or demolition of downtown structures is counter-productive to housing production and directly opposes our character retention goals.

Lastly, as to the question of will adding more housing to Hermosa bring down prices? Mathematically yes. Price is where the supply and demand curve meet. If we add 500 housing units, and every city in the region does their proportional amount, supply would increase and prices would come down. It's simple economics. Arguing against this is the equivalent of saying "Why should I vote because it won't make a difference." It matters on the margins. The bigger issue is that since many view there houses as investments as well as places to reside additional housing a may not be a good thing for them. We also may not want to share our precious space with more people. So an honest question we all need to ask ourselves is "how self-serving do we want to be?" then decide our position accordingly.

Kent allen

Location: 90254-3323, Hermosa Beach
Submitted At: 1:39pm 07-10-23

Dency Nelson is correct that the Greg Breen Letter was good. I called Greg myself to tell him so. What Dency failed to mention, is that this is what you get when you vote for Democrats. Democrates run this state and you get

exactly what you vote for. Elections do have consequences. I wanted to ask his wife Moria some additional questions, but I figured it's better to go straight to Dency to get her opinions. Like one of my planning commissioner, friends said: STOP VOTING FOR DEMOCRATES AT THE STATE LEVEL. This entire mess was caused by poor leadership.

Concerned Resident

Location: 90254

Submitted At: 11:58am 07-10-23

Why would our City approve a plan that is not good for Hermosa-at-large?! We need a GOOD plan — and not just any plan — to comply with the State's RHNA requirement. Let's look at parcels that actually make sense for the Housing Element... and not those that are merely convenient.

Tony Higgins

Location:

Submitted At: 7:37am 07-10-23

I fat fingered my position on the housing element in my comment below. I should have selected OPPOSE not NEUTRAL.

I believe any large scale housing developments should be placed in newly zoned mixed use commercial/residential locations along Pier Ave, PCH or Aviation and must include underground parking.

The idea that a developer might have the option to place 50-100 units in an area without devoid of easy east/west highway access is wrong

Anthony Higgins

Anthony Higgins

Location:

Submitted At: 7:10am 07-10-23

Dear City Council

Dear Planning Commission

Well here we are in another fine mess.

Despite spending many millions on consulting, hiring two different community development directors in the past couple of years, staffing increases, more salary for our city manager than you can shake a stick at, countless job reclassifications and a King's buffet of budget increases the city hasn't taken care of basic core-competencies like completing its Housing Element on time.

And because of this, the city is at increased risk from predatory developers among other things as described in the LA Times article below:

<https://www.latimes.com/homeless-housing/story/2022-10-24/santa-monica-housing-apartment-boom>

Are we going to blame covid again?

Well most other California cities either have HCD approved Housing Elements or at least submitted their Housing Elements to HCD.

And this is just the tip of the iceberg in terms of risks and penalties our city and ultimately our residents are now facing for not having an approved Housing Element in place.

Running the City is a very demanding job. I will grant you that.

But having an on-time approved Housing Element is just a core competency for a City Manager.

But at this point it should be clear the problem is a matter of priorities not resources and accordingly i believe our

city manager is just not up to the job.

The draft Housing Element should have been submitted long before former Director Ken Robertson retired.

The Housing Element draft should have been submitted to HCD by January 2021 if we were to have an HCD approved Housing Element by October 2021 as required by State Law.

And our City Council has abjectly failed to provide any meaningful oversight and continues to coddle our City Manager with rosy accolades & raises instead of a pink slip.

Anthony Higgins

Alysa Brennan

Location:

Submitted At: 12:07am 07-10-23

I am AGAINST LOT CONSOLIDATION AND REZONING OF THE ST CROSS CHURCH'S PROPERTY. I live close by and parking is already an issue. I can't imagine what will happen with 50 units. The new laws allowing development of multiple units without being required to provide parking is a poorly thought out plan in this neighborhood. There are several other locations in Hermosa Beach that are more suitable to fulfill the RNHA requirement.

Richard Healy

Location: 90254, Hermosa Beach

Submitted At: 8:04pm 07-09-23

I strongly oppose any plan to rezone the St Cross Church property. I have lived down the street from St Cross for 24 years and adding density to an already overly dense area is insane! Parking is a nightmare already; what on earth are you trying to impose on the current neighbors who enjoy a safe and reasonably quiet area. Additionally, Loma Drive, which runs through the St Cross property, is a popular route for young children heading to/from Valley and Vista schools. Don't endanger their safety with increased traffic from unnecessary additional housing units. Keep Hermosa Hermosa! The only ones to benefit from such a move are the developers - certainly not the residents!

KATHLEEN GARDNER

Location: 90254-2837, HERMOSA BEACH

Submitted At: 5:17pm 07-09-23

I am AGAINST LOT CONSOLIDATION AND REZONING OF THE ST CROSS CHURCH'S PROPERTY because building high density at that site will ruin the character of our neighborhood. Parking already is a problem for residents before you add 50 more units. Several other parcels along major thoroughfares near public transportation within the city have been identified to fulfill the RHNA requirement. Please select among those options and preserve our neighborhood. Over the years we have worked to keep Hermosa Hermosa. Let's not stop now.

Cara Looney

Location: 90254

Submitted At: 3:43pm 07-09-23

Firstly, there are several other parcels that will get HB to its RHNA requirement without St. Cross on the list. Let's keep those large-scale developments -- whether realized or merely on paper -- in commercial zones and not in dense residential areas. Secondly, consolidating and upzoning the St Cross properties is NOT good for Hermosa Beach's future. I agree that St Cross is an asset to this neighborhood and trust that St Cross will continue to do right by its neighbors. However, I do not trust that developers will share our same ethos. Keep Hermosa Hermosa.

Dency Nelson

Location: 90254, Hermosa Beach

Submitted At: 12:38pm 07-09-23

Moira & I draw your attention to the excellent letter published in this past week's Easy Reader by longtime

Hermosa Beach resident and homeowner and former HB City School District Board of Trustees Member Greg Breen. In that letter Mr. Breen reminds us that "state law requires all cities -- including our beloved Hermosa -- to have a housing plan. The upzoning of St. Cross is an integral part of Hermosa's proposed Housing plan," He goes on to say that his understanding of the rules is that "failure to have such a plan means a builder can ignore local development guidelines to build affordable housing. Opponents don't want an 'albatross project similar to the 79-unit Highrose project in neighboring Manhattan. The irony here is that failing to have a housing plan means exactly that a developer can build such an albatross project." He also suggests in that letter that all the fury over having a project like this might be more about letting "people with cooties live near us." In a personal correspondence with Mr. Breen where Moira & I thanked him for his letter, he replied to us "thanks for the kind words. We've lived across the street from St. Cross for 30+ years now and I appreciate what they've done and what they continue to try to do. They're really good neighbors, as are the tenants they have living in the 18 units they own. My personal belief is that Hermosa is a richer, more vibrant community for the economic diversity of our populace." Moira & I wholeheartedly agree with all of these points and support this General Plan Amendment.

kelly Kinnon

Location:

Submitted At: 9:18am 07-08-23

The upzoning of the St. Cross Church is not appropriate for the neighborhood for a multitude of reasons. Current zoning should remain unchanged. Poor site for dense housing.

Christopher Kinnon

Location: 90254, Hermosa Beach

Submitted At: 9:16am 07-08-23

The upzoning of the St. Cross Church is not appropriate for the neighborhood for a multitude of reasons. Current zoning should remain unchanged.

Michele Hampton

Location: 90254, Hermosa Beach

Submitted At: 2:46pm 07-07-23

Please take off St. Cross Church properties from the Housing Element list.

This would be an eyesore in the center of our community in a residential neighborhood.

There is already very, very limited parking for those of us who live next to St. Cross Church.

Please look into others locations that would be better suited.

Corridors along PCH/Seuplveda where there is better public transportation, markets, restaurants, etc.

City Council Hybrid Meeting (Closed Session - 5:00 PM and Open Session - 6:00 PM)

Meeting Time: 07-11-23 17:00

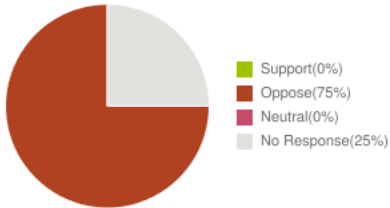
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Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
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Sentiments for All Meetings

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Overall Sentiment



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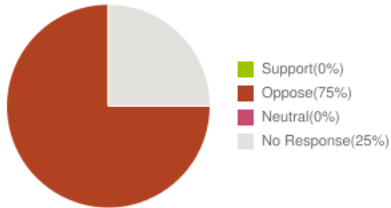
07-11-23 17:00

Agenda Name	Comments	Support	Oppose	Neutral
PUBLIC COMMENT ON THE CLOSED SESSION AGENDA	8	0	6	0

Sentiments for All Agenda Items

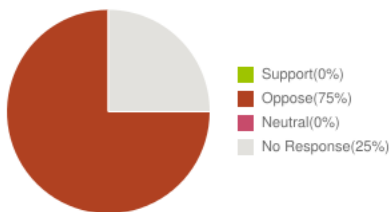
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Overall Sentiment



Agenda Item: eComments for PUBLIC COMMENT ON THE CLOSED SESSION AGENDA

Overall Sentiment



Robb Stroyke

Location:

Submitted At: 2:55pm 07-11-23

Mindy Brown another long time local and realtor just said that two owners who own several lots along 1600- 1800 block of PCH would gladly be updated to R3 to help the situation.

We just need more time and quick responses from city staff to questions. Thanks so much for your consideration.

Robb Stroyke

Robb

Lisa Burt

Location: 90254, Hermosa Beach

Submitted At: 2:12pm 07-11-23

Are there not enough empty/blighted buildings in the South Bay that can be utilized or provide the space for a new building?

Greg Maffei

Location: 90254, Hermosa Beach

Submitted At: 1:10pm 07-11-23

I am a local realtor, but more importantly, a 33 year resident of Hermosa Beach. I have paid close attention to city politics since moving here, and I have seen a number of different city councils in this time. My concern for the past 10 years of governance as ushered in by the BIPARTISAN Keep Hermosa Hermosa Oil fight (which I and many people here were a part of) has been how national-party-centric our recent councils have gotten.....rather than town-centric like in years' past. Important decisions like this were based on what was in the best interest of our charming town and its residents.

It's now a bad word talking point (or acronym) to be a NIMBY. I say if we aren't discriminating or breaking the law, we should be proud to say, "I don't want 5-story-and-above residential buildings in MY Back Yard. We have the right to Say NOT IN MY BACKYARD, and in this case, it is vital to help KEEP HERMOSA HERMOSA! I plea with you all to begin to govern for our residents, not Sacramento.

This issue of conforming to a Sacramento-power ideology is unprecedented, where our state government is forcing its will in shaping the landscape of individual municipalities or cities. How are you not more angry? There have been lawsuits about this issue all over the state, but Hermosa Beach has been silent. This is a dangerous precedent that you as leaders of our city should be greatly offended by.....for the sake of your own political power in our city, as well as and more importantly for the good of our local residents. Whatsmore, the talking points on the issue think adding units will lower rent and the prices to buy homes here. It will NOT lower the overall cost to live in great cities like ours. There is plenty of data around the country to support this. This is all a Sacramento fight on optics.

As a related aside, our Realtor board told Sacramento when they bypassed a defeated proposition to allow rent control, controlled by each municipality, and instead just MADE rent control a mandate throughout the state.....we told them that this would have no effect in bringing down rents, and 3 years later, it has not, and in many cases, rents have gone up. The simple truth is, in Hermosa Beach, we don't have enough (or any really) open land to add the MANDATED units....and if we make bad choices like this to try and meet this arbitrary, algorithmic demand by our state to add over 500 units in already one of the most densely populated little cities in the state.....it still won't swing the pendulum to effect less expensive rents for enough renters.

I'll close by appealing to your logic. Decreasing density has always been a priority in this town. In fact, it fell in line with an important environmental objective of current and past councils. A duplex or triplex would get sold in the Sand Section....a single family residence would go up. The city is happy to have fewer cars on our already crowded roads and less trash, waste and lighter usage of our aging infrastructure. And, our residents see property values increase with these developments. This might not be a popular talking point for one side of our political spectrum, but many retirees (including my own parents) live off the equity in their homes. Property appreciation is GOOD. Say it with me! More than half of the residents in this town own their homes. If you don't think this is good, we'd like to know now so we can elect leaders that don't snub their noses at more than half of the electorate. Please help KEEP HERMOSA HERMOSA.

Ilona Rice

Location: 90254, Hermosa Beach

Submitted At: 11:22am 07-11-23

I'm tired of all the old houses and buildings being replaced by giant buildings that use every square inch and push the height limits. It's completely changing the character of our town, not to mention the associated parking and congestion issues. It's also very disturbing to perpetually have to hear construction in our neighborhoods, especially for those of us who work at home. All so some developer can profit from it. Replacing the church with high density housing will definitely change the character of the neighborhood. Lots of people want to live by the beach, but unfortunately there is only so much space in our older, fully developed city.

Julie-Ann Forney

Location:

Submitted At: 9:13am 07-11-23

Please vote no on upzoning St. Cross lots and please remove them from consideration. There are other sites that are more appropriate for you to consider.

Preserve Our Neighborhood

Location:

Submitted At: 1:20am 07-11-23

1,727 people have signed the petition "Preserve Our Neighborhood and Say no to 50 New Units at 19th & Monterey/Loma." The message is loud and clear! The community is imploring you to protect the character of Hermosa.

Do not approve the Housing Element as proposed. Remove the St. Cross Church parcels from the map and inventory. Do not upzone the church parcels to R3. Remove lot consolidation from the Housing Element. Revise the plan to include alternative properties that the community has brought forth.

RUSSELL SCHRAMM

Location: 90254, Hermosa Beach

Submitted At: 2:39pm 07-10-23

Please vote no on building on
St Cross Church Property and 19 th Street
Thank you Russell Schramm

michael Clemens

Location: 90254, HERMOSA BEACH

Submitted At: 10:33am 07-10-23

Dear Council,

Please vote NO on any proposed housing project of the St Cross Church property at 19th street and Monterey Ave, and remove the Lot Consolidation from the city plan.

This is an unwise move to ruin a neighborhood. Please listen to the public you represent.

Sincerely, Michael H. Clemens

From: [Christa Lyons](#)
To: [City Council](#); [City Clerk](#)
Subject: A Dangerous Precedent of Lot Consolidation & Density Bonuses
Date: Tuesday, July 11, 2023 8:36:55 AM

Some people who received this message don't often get email from christamlyons@gmail.com. [Learn why this is important](#)

Good Morning,

I am resending Karynne's email because I agree with everything that she said. I also feel very strongly that any and all of these decisions need to be put on hold. We have found that nearly everyone who we spoke with was unaware of the church offering their site until we made them aware. The church still has not admitted this to the public. The reason for that is quite clear, this site as a potential for this development is causing huge concern for those who live in that immediate area. It is unfair to the residents of that neighborhood to make a change that will drastically, negatively affect where they live.

I have great respect for the city council and I very much appreciate those of you who have taken the time to speak with us, the residents and property owners in that neighborhood of Hermosa. I understand the pressure of the state mandate, but, I do strongly feel that the community has not been given enough notice and opportunity to work together with you to try and locate alternative locations. I have received many calls, texts and emails from concerned citizens, many in tears, many asking me to sell their home for fear of what is to come. That is not right. The residents who live here now should be the top priority. Specifically, those who live in the neighborhood by the church. They are your constituents and their feelings are what should matter the most. The church is not a person, it's an institution looking to make money. They should not be allowed to have their lots rezoned or any lot consolidation because what can happen as a result will be horrific for that neighborhood.

I beg you please to let the community get involved and help more. Give us more time. I will also say that no decisions should be made now, in July, when so many are not even here in town, but away on vacation. Many, many people told me they were unable to attend because of planned vacations. Everything to do with this needs to be paused. It is possible to do that since the deadline, I understand, is in October.

Please remember that that specific neighborhood is one of the most affluent in Hermosa Beach. The residents have worked very, very hard to be able to live there. They chose that area specifically for its character and neighborhood feel. They pay a lot in property taxes. I think those residents deserve the respect of the city council to hear them saying NO, please NO. Stand up for the residents you represent in Hermosa Beach. They are begging you to.

Thank you for your time and serious consideration in this matter.

CHRISTA LYONS
REALTOR® | CalDRE#01489213
D + 310.722.7115
<https://mattmorrisrealestategroup.com>

I have not and will not verify or investigate the information supplied by third parties.

Good Morning,

In San Diego, St. Paul's Episcopal Church sold off part of their property to a developer who used density bonus laws to build a 20 story, 204 unit apartment building at Balboa Park. They were able to exceed the height limit by including just 18 affordable units.

The church remains (see photo below) and provides a playbook for St. Cross to follow. St. Paul's even looks like St. Cross. It's way too familiar, and given the St. Cross' huge property encompassing over 109,000 sf (2.5 acres) in total, this type of scenario could play out right here in Hermosa.



With St. Cross' current zoning and separate lots, this type of project couldn't happen. But it can if you approve the Housing Element Plan as proposed, which would require the City to rezone the property. It's not just theoretical. Rezoning would be a real entitlement granted to the church and there's no walking that back. Are you going to let this happen on your watch?

I keep coming back to this simple concept. If the church has no intention of developing the site on a larger scale, it's not necessary to upzone it. They can add units with their existing zoning.

Please don't roll out the red carpet for a developer to do this in

Hermosa by upzoning the St. Cross site to R3 and allowing lot consolidation.

Please take the time to revise the plan to include alternative properties that the community has brought forth and remove the church properties from the map and sites inventory.

Here is a news article for background:

<https://www.kpbs.org/news/local/2022/02/07/san-diego-bankers-hill-high-rise-sets-statewide-precedent-on-density-bonus-law>

Thank you for your consideration,

Karynne

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Myra Maravilla

From: Karynne Thim <kt@ktbeachproperties.com>
Sent: Tuesday, August 1, 2023 3:32 PM
To: City Clerk
Subject: Fwd: Comments regarding Housing Element Plan Agenda Item

You don't often get email from kt@ktbeachproperties.com. [Learn why this is important](#)

Hi Myra,

For the City Council meeting on July 11th, I sent an email to the City Council. I don't see it in the record anywhere. Please be sure it is added.

Thank you,

Karynne

----- Forwarded message -----

From: Karynne Thim <kt@ktbeachproperties.com>
Date: Tue, Jul 11, 2023 at 3:39 PM
Subject: Comments regarding Housing Element Plan Agenda Item
To: City Council <citycouncil@hermosabeach.gov>

Dear Councilmembers,

Here are my thoughts regarding the Housing Element Plan. I'm a 28 year resident and a 30 year real estate professional.

Please show leadership and take a stand for our city by not rolling out the red carpet for developers to construct over height buildings in our city. Not just on the St. Cross site, but anywhere in our city.

The current draft of the Housing Element Plan, with lot consolidation, would be a devastating reversal of decades of city planning and allow buildings to exceed current height limits by two stories using density bonus laws. You'd create winners and losers by doing this.

As a resident and representative of many homeowners, I ask you to take the following 4 actions.

1. Do not adopt the current Housing Element Plan.
 - a. Revise it to include more suitable sites with confirmed owner/developer interest in commercial corridors which have been brought forth by the community.
 - b. Collaborate with and listen to your constituents rather than stonewall us. Almost 1,800 people have signed a petition asking you to oppose this. When is the last time you've had this many residents speak up? Oil? The message is clear. The community is imploring you to protect the character of Hermosa.
 - c. Direct staff to tell the HCD that more community engagement is required and the city is working in good faith to present an updated plan.
2. Do not upzone the church parcels.
 - a. The combined size of St. Cross' property is over 109,000 sf or 2.5 acres. If you grant upzoning and lot consolidation is applied, it would be very easy for the church to remain in place AND STILL DEVELOP a large project of 50 units. All they have to do in order to exceed surrounding

height limits by 2 stories is to carve out 20% of their land to meet the ½ acre minimum and include a mere 10% affordable units.

- b. There is precedent for this already in San Diego, where St. Peter's Episcopal church sold off a portion of their land to a developer, who then constructed a 20 story 204 unit apartment building with just 18 affordable units. St. Cross could adopt the same playbook right here in Hermosa.
 - c. A large scale residential development does not belong aside r1 zoned properties.
3. Remove lot consolidation from the Housing Element and delete the current lot consolidation ordinance.
- a. Lot consolidation is the gateway to large projects like the 97 unit, 4 story, 50' height Highrose project in Manhattan Beach and the church project I just mentioned in San Diego.
4. Remove the St. Cross Church parcels from the maps and inventory
- a. If the church parcels remain on the map and sites inventory, they must be rezoned per the state.
 - b. This is an entitlement gift, that once given, can't be walked back..
 - c. Once rezoned, all bets are off on what can be done with the site.

Don't let this happen on your watch!

Thank you for your consideration,

Karynne

--



Alan Benson

TIMES
of SAN DIEGO

BUSINESS

Rents at New 525 Olive Project Overlooking Balboa Park to Start at \$2,440

T by Editor
February 10, 2022



525 Olive, as seen from Balboa Park. Photo credit: Staff photo

Pre-leasing is underway at **525 Olive**, a \$100.2 million apartment project in Bankers Hill developed in conjunction with **St. Paul's Episcopal Cathedral**.

The nearly 300,000 square-foot complex, across from Balboa Park, is slated for completion in April, the same month move-ins are expected to begin in the 204 new units.

Rents in the 20-story luxury building, developed by the Charleston, South Carolina-based firm, **Greystar**, will start at \$2,440 per month.

“This is an extraordinary opportunity to live in one of San Diego’s most walkable and bikeable neighborhoods, offering close proximity to not only Balboa Park, but also dozens of nearby shops and restaurants, and other vibrant areas such as downtown, Little Italy, Hillcrest and Mission Hills,” said Tamez, director of development for Greystar.

The developer has a growing footprint in San Diego, and is also pre-leasing at **MöDE**, a new 111-unit multi-family community on 7th and Robinson avenues in Hillcrest.

Greystar acquired the half-acre plus parcel for 525 Olive from St. Paul’s three years ago. As part of the transaction, the church will occupy 10,000 square feet on the first floor and 8,500 square feet on the bottom level, along with sharing access to the underground parking garage.

The residences include studio, one-, two-, three-bedroom floor plans, plus 12 penthouse suites. Homes range from 533 to 1,625 square feet.

The units are outfitted with wide wood plank-style flooring, private patios or balconies and floor-to-ceiling glass windows to maximize city and park views.

Elements of the building also were designed to complement the neighboring church, a neo-gothic structure built in 1951, as well as the nearby park and the neighborhood. The ground floor lobby area will include a soon-to-be-named retail venue.

Amenities include the Level 20 SkyClub, a rooftop retreat on the entire top floor, the Park Lounge social area with a food bar, the Sun Club with a rooftop swimming pool and lounge, an indoor/outdoor fitness studio, courtyards with outdoor seating, a dog run and pet spa and a 15,000 square-foot community park.

The builder, Greystar Construction Group, joined with architect Joseph Wong Design Associates and interior designer Jules Wilson Design Studio in completing the project.

Advertisement

Alan Benson

From: Ricardo Reznichek <reznichek2@gmail.com>

Sent: Thursday, July 6, 2023 6:07 PM

To: Jake Courtney <[REDACTED]@gmail.com>; Dan Inskeep <[REDACTED]@gmail.com>; Jim Rosenberger <[REDACTED]@gmail.com>; Peter Hoffman <[REDACTED]@vald.cc>; Sharon Rosenberger <[REDACTED]@aol.com>

Subject: Fwd: ART OF THE POSSIBLE UPDATE: 2

FYI
Ricardo

Begin forwarded message:

From: "St. Cross Episcopal Church" <info@stcross.org>

Date: July 6, 2023 at 5:38:33 PM PDT

To: reznichek2@gmail.com

Subject: ART OF THE POSSIBLE UPDATE: 2

Reply-To: "St. Cross Episcopal Church" <info@stcross.org>

ART OF THE POSSIBLE UPDATE 2

[View this email in your browser](#)



ART OF THE POSSIBLE UPDATE: 2

St. Cross Episcopal Church has been in the city of Hermosa Beach for over a century - in fact, longer than Hermosa has been a city. From that day to this one we have been here to serve the community. We have long cared about our neighbors, our neighborhood, and our Hermosa Beach community.

St. Cross is an active member of this community. St. Cross participates in local St. Patrick's Day events, provides parking on Fiesta weekends, has supported Hermosa Beach Pride the past few years, and is proud to be the locale for the HB Historical Society annual fundraising event. During the holidays we are one of the sponsors of the tree lighting, and have for years hosted a production of The Messiah for free to the community. Our clergy serve as police chaplains and have been members of Rotary and Kiwanis. St. Cross

[REDACTED]

LET OF THE POSSIBLE UPDATES:

The first part of the document is a letter to the community. It is a letter of introduction and a letter of apology. It is a letter to the community and a letter of apology. It is a letter to the community and a letter of apology.

The second part of the document is a letter to the community. It is a letter of introduction and a letter of apology. It is a letter to the community and a letter of apology. It is a letter to the community and a letter of apology.

cares about the safety of the kids who walk and bike through our parking lot every day for school. We care about the dog walkers and we built a mini-dog park we call "The Divine Kg retreat center." We love our city. Anything we do to redevelop our residential properties will be something that we believe will integrate into the neighborhood, and we would never do development without input from our neighbors.

As St. Cross continues to discern how best to use our properties (and particularly our residential properties) in line with our mission to serve the community, we intend to initiate a separate community engagement process directed at church members and neighbors to provide accurate information and invite input. We believe that whatever project(s) we eventually end up pursuing will only become better with more community involvement.

St. Cross, and The Episcopal Church in general, has always encouraged civic engagement. In this instance as well, we encourage you to learn about the issues facing the City and participate in the community engagement process as you are able.

Currently, the City is in the process of updating its housing element in accordance with California state law. This process affects St. Cross' properties by designating both our residential and non-residential properties to be re-zoned. If the updated housing element is approved by the City Council and the state, we understand that the City will then proceed with the re-zoning process. To be clear: This does not require St. Cross to build anything; it will only change the nature of what the church will be able to build.

If you are interested in learning more about the City's current zoning policies and aspirations, specifically about the rezoning of the St. Cross properties, the City has a website devoted to the housing element (including a FAQ answering some questions relating to our properties), which can be accessed here: <https://tinyurl.com/HB-Housing-Element>.

If you are interested, we also encourage you to attend the City Council meeting on July 11th, at 6:00 pm. At this meeting, the city staff will present to the City Council and the public an overview of the proposed updated housing element. We anticipate that they will

address the process used to identify and assess sites, how the community was involved, the requirements from the state that initiated the process, and how the properties owned by St. Cross will be affected by the zoning change.

The City Council will not be voting on the housing element at the July 11th meeting. The meeting is an opportunity for the City Council and members of the public to learn more about the housing element and the rezoning process, and its benefits and consequences. City Council members will be able to ask questions to the representative from the planning department and community development department. Attendees also will have the opportunity to comment on agenda items.

The City's process for re-zoning the properties to satisfy state law is separate from the process the church will use to develop its properties. The City Council will vote on the housing element at its July 25th City Council meeting. But as to whatever plans St. Cross may have in the future to develop some of our properties, the July 25th date is by no means the last opportunity for you to let your voice be heard.

If you would like to receive updates from St. Cross about the property development, please join our email list by registering here: <https://forms.gle/D3LqRLZja09tC8Eb7>

Peace,

Jack Tedford

Senior Warden

IMPORTANT LINKS

Join Us at St. Cross Live at 9 AM on Sundays!

Bite-Sized Bible Study is Thursdays at Noon. Here is the zoom link: <https://us02web.zoom.us/j/82610921330>