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Sent: Monday, November 17, 2025 5:28 PM
To: Planning
Cc: Timothy Tyndorf
Subject: Agenda item: 1035 Loma for November 18 at 6pm

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Good Morning,

We own and reside with our children at 1029 Loma Dr, Hermosa Beach, CA 90254 which is directly south of Parsel 4187-012-13, 1035 Loma Dr, This hearing for the planning commission is to provide permitting for demo and construction in 2026. We want to ensure that the following concerns can be addressed:

1. Adherence to construction times: Monday - Friday: 8:00 a.m. - 6:00 p.m., Saturday - 9:00 a.m. - 5:00 p.m., Sunday or National Holidays - Construction work is not allowed on these days.
2. Parking for construction vehicles and construction workers. Our street is very narrow and we want to ensure that the crews respect the neighbor vehicles and parking.
3. Street debris cleaned regularly, nails picked up, etc. Also with the moist marine air all of our cars will be covered in mud daily if the dust isn't addressed.
4. Addressing the temporary speed bump directly in front of 1035 which becomes loose regularly and creates a lot of noise. We have put in several work orders to have this maintained over the years. Installing a permanent speed bump would create less noise and solve the problem. If the temporary speed bump is in place during construction we will have to put in work orders almost daily.
5. Demolition materials - this is an old dwelling and we are concerned about potentially hazardous materials and want to ensure that these materials are handled and removed safely and do not become airborne.
6. Timeline for construction. Almost none of the neighboring houses have Air Conditioning so our windows are open Spring, Summer and Fall. Our windows are mainly facing north, facing 1035 Loma so this will be a huge issue for us. When we heard of the plans for this demo and construction, we spent \$30,000 to install new windows and doors so that we could do our part to alleviate the noise and dust issues from construction and just need assurance that we can live comfortably during construction.
7. We have horrible dust allergies and run air filters constantly. We want to understand what will be in place to minimize dust.
8. Notice to neighbors for early deliveries or street closures.
9. Height capped at 30 feet and where they take their measurements from.
10. Set back from the street
11. Process for handling complaints or violations between the construction at 1035 and the neighbors.

We plan to be in attendance at the hearing and will bring this list with us. Thank you,

Tim & Liz Tyndorf
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