

November 11, 2025

To: City Manager, Planning Department, and Planning Commission

City of Hermosa Beach

Emails: snapolitano@hermosabeach.gov, planning@hermosabeach.gov,
abecker@hermosabeach.gov

Subject: Request for Continuance and Preservation of Shared Side Yard Access — 1035 Loma Dr / Neighboring Property at 1038 Sunset Dr

Dear City Manager and Planning Staff,

I am the owner of the property immediately north of the development site at 1035 Loma Drive, operating a three-unit apartment building that has shared a side yard with the development parcel since our building was constructed with City approval in 1923.

Because our lot is only 24.4 feet wide, the City historically permitted side-yard encroachments, such as exterior stairways, that effectively required neighboring properties to share access for safety and utility purposes. In our case, 1035 Loma has an east-facing stairway, and 1041 Loma has a west-facing stairway toward Sunset Drive. These conditions have existed for nearly a century and have resulted in the continued use of a three-foot portion of the adjacent side yard—next to the existing garage at Sunset Drive—for access to our kitchen door, water-heater closet, and bicycle storage.

It is essential that this shared three-foot setback remain accessible during and after redevelopment. Construction fencing or grading changes along the property line would block long-established access and create serious functional and safety issues for our tenants. The simple and fair solution is to maintain the existing grade and shared use of the side yard, as has been the practice since the 1920s.

We previously experienced a similar problem on our north side when condominiums were built at 1045 Loma Drive approximately ten years ago. Although the developer verbally agreed to continue side-yard sharing, the final project fenced off the area and altered the grade. This caused hardship and required legal threats to obtain even partial relief. To avoid a repeat of that situation, we need a clear, written condition or agreement addressing the continued side-yard use before project approval.

Additionally, I request that this matter be continued for one month. I was not properly

notified of the upcoming November 18 meeting; the only notice I received was the on-site posting dated November 10. A matter of this importance deserves proper mailed notification and opportunity for public review.

Please ensure this letter and request are forwarded to the property owners and project principals at 1035 Loma Drive, and advise me of any materials, plans, or staff reports relevant to this agenda item so that I may prepare appropriate public comments.

Thank you for your consideration.

Sincerely,

Olivier Enders

Neighboring Property Owner — 1038 Sunset/1041 Loma/ 1035 Loma Dr adjacency

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