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From: ed hart <coloradvisor@yahoo.com>

Sent: Wednesday, September 21, 2022 11:49 AM

To: DG_PlanningCommission <DG_PlanningCommission@hermosabeach.gov>

Cc: Jeannie Naughton <jnaughton@hermosabeach.gov>

Subject: Planning Commission/ zoning

Dear planning commissioners,

A friend of mine recently told a story that while spending time in North West over the summer he happen to meet people who had visited and enjoyed Hermosa! and when he asked where did you end up doing for dining? They replied, Manhattan Beach!!

There is no secret that in recent years Manhattan, El Segundo and Redondo have been very popular with investments and quality operators. And thanks to you, your recent changes in the code last year may have marked an start of renewal for our city. And I am writing to you to say, please keep the momentum going in zoning! Be on the side of creating flexible uses, and No parking requirements for buildings less than 5000sf in the DT pedestrian zone where the lots are generally smaller and growth is naturally very limited.

I do appreciate your time and energy that you are spending on zoning today that will be in effect for the next 30+ years into the future! please make it about the future! consider how the pandemic has altered our lives in just short couple of years! Consider the challenges we are facing today, who will be the Hermosians of tomorrow? What challenges the next pandemic, the one after that and the economic uncertainty of the future will bring to our community?

Although it is impossible for you to come up with any document today that would cover all that can go wrong in the future! But there is one important thing you can do in DT pedestrian zone, a safety net for the future if you will!..... make it flexible use and make it about people Not cars or parkings!

Thank you for your time and service to our community

Best, Ed Hart