

**From:** noreply@granicusideas.com <noreply@granicusideas.com>  
**Sent:** Thursday, September 22, 2022 11:51 AM  
**To:** Melanie Bristow <mhurtado@hermosabeach.gov>  
**Subject:** New eComment for Planning Commission Virtual Special Agenda 9/22/22

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## New eComment for Planning Commission Virtual Special Agenda 9/22/22

Greg Newman submitted a new eComment.

Meeting: Planning Commission Virtual Special Agenda 9/22/22

Item: b. REPORT 22-0566 SPECIAL MEETING TO REVIEW AND DISCUSS THE COMPREHENSIVE ZONING CODE UPDATE: CITYWIDE STANDARDS (Associate Planner Maricela Guillen)

eComment: Dear Planning Commissioners, It came to my attention that the comprehensive zoning update contemplates changing how non-conforming commercial structures are treated in the wake of a natural disaster. Under the existing code, commercial structures are treated the same as residential. Under the proposed changes, commercial structures damaged greater than 50 percent of their value, would not just be required to upgrade to current design standards, they would also lose their non-conforming status. Loss of the non-conforming status would trigger an obligation to build parking – not possible here – or pay the city in lieu for parking at \$30,000/100 square feet of space. In what I hope is an unintended consequence, this would result in astronomical costs to long time Hermosa businesses impacted by a tragic event not of their making. The cost would be in the multiple millions of dollars to many of the current non-conforming commercial structures in the city. The result would be that local business owners would likely be unable to pay those astronomical costs, would never re-open and be replaced by chain corporations with deep pockets. I urge you to support local business ownership by not making this damaging change to the current code.

Sincerely, Greg Newman