

From: Jill Gottesman [mailto:Jill@thegottesmangroup.com]
Sent: Wednesday, April 22, 2020 8:26 AM
To: Community-Development <CommunityDevelopment@hermosabeach.gov>
Cc: Peter Hoffman <phoffman@hermosabeach.gov>; mangiaglit@gmail.com
Subject: RE: 4/21/20 Planning Commission Comment

Hello:

As a follow up to last night's approval of the three Convex Lot exceptions (or however they are referred to), I have a few observations/suggestions:

- I was pleased the commissioners read the comments from the neighbors, but felt a bit as if we were being "scolded" for not understanding more about convex lots and their ramifications, as though each of us happens to have a copy of the city code handy during a pandemic.
- There is literally ONE very technical paragraph about convex lots on the HB City website. It reveals nothing about why they are used, what they mean to the development, and how they impact the neighbors. Perhaps you can expand on that section of the city code for our edification, especially since none of us could visit city hall for an in-person tutorial due to the coronavirus shut down.
- Convex lot measurements seem to be an extremely rare tool that developers use to maximize the height and view potential of a lot. I get that, but please help us understand why some lots meet the criteria while others don't.
- Pete, you said last night that the height measurements will still be taken from the four corners of the lots, and that it will still only be 25 feet high. So, what makes this approval of the convex lot any different than other lots? Help us out, please! If you are saying it will be 25 feet high from the Manhattan Ave side vs the Palm Dr. side, that's a HUGE difference for the neighbors and the neighborhood.
- Finally, no one answered the question last night about the real estate agent being the applicant for the convex lot exception/variance/measurement. He is selling this house to be torn down; there are no plans currently. How can someone get "pre-approved" for a favorable zoning decision?
- The virtual nature of the meeting, while appreciated, was very unsatisfying to me and others, as we felt that very few of our concerns were addressed. Each of us took time to write out our questions, and were only admonished for not understanding a very technical zoning tool that is not explained anywhere on the city's website.
- Just because something has "always been done" doesn't mean it's right, or that it still should be allowed, especially considering the evolution of the residential construction in HB.

Please feel free to give me a call if that is easier. We as neighbors are truly just trying to understand what will be allowed on the lot. My number is: 310-995-0107.

Thank you.

Jill Gottesman
310-995-0107