

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



Th14d

5-20-0595 (Baboolal)

FEBRUARY 11, 2021

CORRESPONDENCE

From: SouthCoast@Coastal
To: [Lee, Vince@Coastal](mailto:Lee,Vince@Coastal)
Subject: FW: Public Comment on February 2021 Agenda item Thursday 14d-Application No.5-20-0595 (Babbolal, Hermosa Beach)
Date: Tuesday, February 2, 2021 10:29:05 AM

From: Michael Keegan <michaelkeegan@gmail.com>
Sent: Tuesday, February 2, 2021 9:59 AM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Public Comment on February 2021 Agenda item Thursday 14d-Application No.5-20-0595 (Babbolal, Hermosa Beach)

Dear Coastal Commission:

I live 4 doors down the street from the proposed redevelopment at 823 Monterey Blvd. I have lived in Hermosa Beach for 35 years. The proposed development will be an improvement to the neighborhood. The current building is an eyesore to the area. It is an older home with a badly done remodel completed sometime in the 70's. It currently has a fake façade that contains some Spanish roof tiles that look terrible. It has been run down for the most part. Maintenance has been lacking and what little has been done is "lipstick on a pig". The back house is very run down and does not look as it would hold up in a strong wind. There are no side yards (northside rear unit) and the house is built to the property line, no setbacks, per the requirements. It looks like emergency crews would have a difficult time getting around the house in the case of a fire. The garage goes to the exact rear property line (zero setback), absolutely no curb appeal from the rear street (Bayview).

I have seen the proposed plans and it looks like a very nice improvement to the area. These narrow lots make for challenging homes, most are box like developments. This house was designed with some care and attention to detail. It is not boxy and does not reach the full height limit on Monterey, thus making it not overpower any neighboring house. I see there is an ADU. I think that's fine, but it seems that it should not be a requirement in an R1 zone. I thought R1 was defined as one dwelling unit. I think this development will be a good addition to our neighborhood. I think the neighbor would benefit from the approval of this project.

Sincerely,

Michael Keegan
841 Monterey Blvd.
Hermosa Beach, CA 90254
310-213-2086

From: Roth, Heidi R. <hroth@kilroyrealty.com>

Sent: Thursday, February 4, 2021 6:42 PM

To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>

Subject: Public Comment on February 2021 Agenda Item Thursday 14d - Application No. 5-20-0595 (Baboolal, Hermosa Beach)

Dear Coastal Commission –

My name is Heidi Roth and I am a neighbor of the proposed redevelopment at 823 Monterey Blvd. My husband and I have lived in Hermosa Beach and been homeowners in the city for over 25 years. We have seen the proposed plans for the redevelopment at 823 Monterey Blvd and are supportive of the plan. The existing structure is very old and in disrepair and the proposed plans are very tasteful. The structure would be a nice addition to the neighborhood. As you are aware, there has been quite a bit of redevelopment in this area. In fact, we just completed construction on our own redevelopment project a block away. We tore down a 1,400 sq ft 60 year old single family home and built a 2 unit condo; one that we're living in and one to rent. Each unit is almost 2,000 sq ft. The lot sizes in Hermosa can be challenging but we were fortunate that our lot is wider than the lot at 823 Monterey Blvd and therefore able to accommodate two full units. Given the proposed plans for 823 Monterey include a reasonably sized ADU I believe that adds diversity of rental options in the neighborhood which is important given the affordability gap for many given the current rental options in this area.

Thank you for your time.

Sincerely,

Heidi Roth

820 Sunset Drive

Hermosa Beach, CA 90254

310-948-0190

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**Names: Tre Lovell, Angela &
Rick Komick**

Position: Opposed

Permit No: 5-20-0595

Agenda No: _____

Item No: Th14d

Date: February 5, 2021

To: Vince Lee, Coastal Program Analyst
Vince.lee@coastal.ca.gov
(562) 590-5071

From: Angela and Rick Komick (phone 310-650-1418) and Tre Lovell (phone 310-748-7805)

Subject: Coastal Permit Application Review Request – Opposed to Demo

Location: 823 Monterey Blvd., Hermosa Beach, CA (APN: 4187008016)

Hello. Our names are Tre Lovell, Angela Komick, and Rick Komick, we are jointly writing this notice opposing the permit application for the demolition of the property located at 823 Monterey Blvd., Hermosa Beach. We are home owners in Hermosa Beach directly next to the property requesting demolition and re-construction permit by applicants, Heather & Paul Baboolal. Our reasons to oppose the tear down and new construction are including, but not limited to the following:

- Potentially a Historical Beach Property
- The demolition of so many small beach homes in the South Bay has occurred and the historical coastal charm is close to extinct
- Lot size is narrow and concerns on set-backs for new structure as they relate to our property and our neighbors
- Small lot size for potential pile driving, heavy equipment, and other operations that may structurally cause permanent damages to our property
- Utility ties in for new construction continue to cause impacts to our utilities, including sewer backups and drainage pipe flow
- Installation of the new home noise and disruption of our daily activity, especially in light of COVID restrictions and at-home working
- Designated handicap parking spot located in the front of the property is used by locals and this permit will remove this parking spot

As a result of COVID, it has been difficult to talk to all the neighbors on their position. We feel there are several other residents that would agree with our opposition. We request to delay the issuance of this permit until we have more time to gather our information and input from the neighborhood.