

## **1429 Hermosa Avenue (H20 Hermosa) Project Timeline**

### **February 7, 2013**

An application was filed by Raju Chabria c/o Hermosa Boutique Hotel, LLC, seeking approval for a Precise Development Plan, Parking Plan, and Conditional Use Permit to allow a 29,544 square foot 30-room hotel with less than required parking in tandem and four (4) offsite shared parking spaces at 205 Pier, and on-sale general alcohol in guest rooms and in common areas of the hotel at 1429 Hermosa Avenue which may utilized by the general public by reservation in addition to hotel guests.

### **April 16, 2013**

At the request of staff, the Planning Commission continued the request for a Precise Development Plan, Parking Plan, and Conditional Use Permit for a 30-room hotel with common areas and meeting rooms and on-sale beer and wine limited to hotel guests only in the rooms and certain common areas, at 1429 Hermosa Avenue. The continuance was requested in order to address comments received regarding the Notice of Completion of the Draft Mitigated Negative Declaration and noticing issues.

### **May 22, 2013**

The Planning Commission conducted a duly noticed public hearing to consider the application for a Precise Development Plan (PDP 13-1), a Conditional Use Permit (CUP 13-1) a Parking Plan (Park 13-1). During the May 22, 2013 Planning Commission public hearing concerns were raised and the item was continued to the June 18, 2013 meeting.

### **June 18, 2013**

In response to concerns raised by the Planning Commission on May 22, 2013, the application was revised to eliminate allowance for use of any facilities by the general public, thereby limiting use of all hotel facilities to hotel guests (and their guests), and accordingly the proposal to provide offsite parking to meet this additional demand was eliminated.

The Planning Commission approved Precise Development Plan to allow a 29,544+ square foot hotel with 30 rooms and common areas on an undeveloped 11,516+ square foot lot at 1429 Hermosa avenue; Conditional Use Permit to allow on-sale general alcohol for hotel guests in guest rooms (mini-bars); Parking Plan to allow a valet program and parking in tandem; and adoption of mitigated environmental negative declaration, at 1429 Hermosa avenue, with a 4 to 1 vote.

### **July 9, 2013**

City Council took jurisdiction of the Planning Commission's decision to approve Precise Development Plan 13-1, Parking Plan 13-1, and Conditional Use Permit 13-1 per P.C.

Resolution 13-13 to develop a 30-room hotel subject to conditions and adopting an environmental Mitigated Negative Declaration and Mitigation Monitoring Plan at 1429 Hermosa Avenue, noting parking and compatibility issues as issues of primary concern.

### **July 23, 2013**

On July 23, 2013 City Council held a duly noticed public hearing to consider the modification of the Conditional Use Permit at which time testimony and evidence, both oral and written, was presented to and considered by Council. In addition, the applicant submitted modified plans A1.1 Ground Level Floor Plan Revisions, A1.2 Middle Level Revision, and A2.1 South and East Elevation.

City Council voted 4 to 1, to sustain, with amendment, the Planning Commission approval of a Precise Development Plan to allow a 29,544 SF hotel with 30 guest rooms and common area on an undeveloped 11,516 SF lot; Conditional Use Permit to allow on-sale general alcohol for hotel guests in guest rooms restricted to mini-bars; Parking Plan to allow a valet program and parking in tandem; and adoption of Mitigated environmental negative declaration and mitigation monitoring plan at 1429 Hermosa Avenue.

### **2015**

Entitlements for the project expired in 2015 and the applicant reapplied for the same entitlements with minor modification. In summary, an application was filed by Hermosa Beach Parking Company, LLC seeking approval for a Precise Development Plan, Parking Plan, and Conditional Use Permit to allow a 30,250 SF 30-room hotel with parking in tandem, and on-sale general alcohol in guest rooms and in designated common areas of the hotel at 1429 Hermosa Ave.

### **October 20, 2015**

The Planning Commission conducted a duly noticed public hearing to consider the application for the Precise Development Plan 15-11, Parking Plan 15-7, and Conditional Use Permit 15-10 on October 20, 2015. The Planning Commission approved the Precise Development Plan (PDP 15-11) to allow a 30,250 SF hotel with 30 guest rooms and common areas on an undeveloped 11,516 SF lot, a Conditional Use Permit (CUP 15-10) to allow on-sale general alcohol for hotel guests in guest rooms restricted to mini-bars; and a Parking Plan (PARK 15-7) to allow a valet program and parking in tandem, and adoption of a mitigated environmental negative declaration and mitigation monitoring plan at 1429 Hermosa Avenue, with a 4 to 1 vote.

### **February 25, 2016**

Building permits were issued for the project on this date (B14-00465).

**June 6, 2019**

The applicant submitted a letter requesting to extend the building permit expiration date an additional year for building permit B14-00465. Building permits are otherwise limited to a period of two years, with two six-month extensions allowed to be granted by the Building Official. The Planning Commission had the authority to consider the extension pursuant to the recent amendments to Municipal Code Section 15.04.050, which authorize the Planning Commission to set alternate building permit schedules through the entitlement process.

Building permits were issued February of 2016 and construction started early summer of 2016. Pursuant to HBMC section 15.04.050, the Building Official had granted two 6-month extensions and the current expiration date based on when the latest extension was granted is July 2019.

**June 17, 2019**

The Planning Commission conducted a duly noticed public hearing to consider the application for Precise Development Plan Amendment to extend the building permit expiration date, pursuant to section 15.04.050 of the Municipal Code, for a 30-room hotel under construction at 1429 Hermosa Avenue.

The Planning Commission decided to continue the item to July 16, 2019 Planning Commission meeting so that the applicant and staff to provide additional documentation to support the Precise Development Plan Amendment extension by a 4 to 1 vote.

**July 16, 2019**

The Planning Commission conducted a duly noticed public hearing to consider the subject application on July, 2019 at which time testimony and evidence, both written and oral, was presented to and considered by Planning Commission. Planning Commission approved the Precise Development Plan amendment to extend the building permit expiration date, pursuant to section 15.04.050 of the municipal code, for a 30-room hotel under construction at 1429 Hermosa Avenue by 5 to 0 vote.

**December 9, 2020**

An incomplete application was filed 1429 Hermosa LLC seeking approval for a Conditional Use Permit and Parking Plan Amendment to CUP 20-8 & PARK 20-5-Conditional Use Permit and Parking Plan amendment request to provide on-site sale, service, and consumption of general alcohol indoors only within the hotel lounge for registered guest only, 7 days a week 7:00 a.m. to 10:00 p.m. at an existing hotel (H2O Hermosa) and to allow charging a fee for on-site parking located at 1429 Hermosa Avenue.

**October 2020**

The existing hotel began operation in October 2020. However, due to the pandemic, the hotel was temporarily closed at times.

**March 16, 2021**

The Planning Commission conducted a duly noticed public hearing to consider the application for the Conditional Use Permit 20-8 and Parking Plan 20-5 amendment, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission. Concerns were raised regarding the Conditional Use Permit Amendment due to the hotel's close proximity to adjacent residential uses, and the potential for alcohol related noise and nuisances.

During the March 16, 2021 public hearing, The Planning Commission directed staff to bring back revised resolutions approving the Parking Plan Amendment to allow charging a fee for on-site parking and denying the Conditional Use Permit to provide on-site sale, service, and consumption of general alcohol indoors only within the hotel lounge for registered guests only, 7 days a week 7:00 a.m. to 10:00 p.m. at an existing hotel (H20 Hermosa) on consent calendar. The motion carried with a 3 to 2 vote for the Parking Plan Amendment and a 4 to 1 vote for the Conditional Use Permit Amendment.