

SUPPLEMENTAL INFORMATION

From: Sheryl Main [mailto:sherylmain@att.net]
Sent: Tuesday, April 20, 2021 12:09 PM
To: DG_PlanningCommission <DG_PlanningCommission@hermosabeach.gov>
Cc: City Council <citycouncil@hermosabeach.gov>; Suja Lowenthal <suja@hermosabeach.gov>
Subject: H2O Hotel CUP

Hello everyone...I am writing to you today to again voice my support to deny the resolution to amend the CUP for the H2O Hotel.

I was going to write a lengthy email but instead I am attaching some of the emails I have sent over the past six years to give you a snapshot of what's gone on as I feel the timeline in the resolution is incomplete.

This process began in July of 2013 when the public notice was posted. After the project was approved in 2015 it sat dormant for a very long time. It became an eyesore. Mr. Chhabria then bought the adjacent properties, threw out thriving businesses and again left another whole block dormant for years. So here we are in 2021 still having the same conversations about non-compliance and bad behavior and on and on and on.

The hotel H2O has a full wine bar which they call an art installation and they have been charging non-guests for parking...both go against their current CUP. And while I have no problem with allowing them to charge for parking, the fact they did these things and more speaks volumes about their sense of responsibility to the community as a whole. Yet here we are 6 years later and my question remains the same...What has changed? The only answer you can possibly come up with after reading the emails below is NOTHING HAS CHANGED.

Asking tough questions and holding business owners to their word is not anti-business. Denying this CUP amendment is good business. Going from having alcohol in-room only to serving alcohol from 7am-10pm 7 days a week is a...BAR!!! We do not need another bar in Hermosa especially in a residential area. I've attached an excerpt from Chief Paul LeBaron's letter to the editor to further illustrate my point.

Thank you for your time - thank you for your great work and please stick to your decision to deny this amendment. I was truly impressed with the way you discussed this matter at your last meeting in March - you looked at all sides of the situation objectively and arrived at the correct decision after considering the facts. I trust you will do the same tonight.

Thank you
Sheryl Main
15 year resident



Mayor Carolyn Petty

RE: Is Raju at it again...H2O Hotel

To: Sheryl Main

March 28, 2016 at 6:27 PM



Sheryl

Hi there - you may have already heard back on this from my colleagues, but just in case:

Permits were issued 2/25/16. What is most likely happening is they are digging up old roots, debris, footings, etc, and compacting the soils per soil engineer specs. The "fake supervisors" were probably soils engineers observing the activity to verify compliance. Port a Pots are an OSHA requirement. The contractor is a B - General contractor so is authorized to do projects like this.

As far as "required to do" they need to ensure that the soils are sufficient to hold the weight of the structure. Next, they will probably install their foundation footings and any in ground plumbing (holding tanks, sewer, drainage, etc.) and call for an inspection. After that, it is just the floor by floor construction and inspections to verify. California Building Codes (and our Muni Code) gives everyone 6 months between inspections to keep permits alive. It is in everyone's best interest for this thing to be built ASAP.

Raju bought the project just south of this one, and will probably request a public/private partnership to provide parking. That is when we can make the more subjective determinations as to whether he would be a good business partner. One of my concerns is that I do not believe he has selected a hotel operator. A credible hotel operator and concept could be something that we require of him. However, if he made the decision to park on-site we lose all leverage. He has a legal right to build a hotel on that space as the property owner. That is why public/private partnerships can be a good thing.

On another note, our vote on marijuana was to deny the ability to grow or purchase or deliver marijuana in Hermosa Beach. If someone has a medical marijuana card they could legally smoke. They just need to purchase from another town. I do believe most of the residents would agree with that decision.

Best Regards,

Carolyn

Carolyn Petty
Mayor, City of Hermosa Beach

-----Original Message-----

From: Sheryl Main [mailto:sherylmain@att.net]

Sent: Monday, March 28, 2016 1:36 PM

To: Mayor Carolyn Petty <cpetty@hermosabch.org>

Cc: Ken Robertson <krobertson@hermosabch.org>

Subject: Is Raju at it again...H2O Hotel

Hi Mayor Petty - hope you and your family enjoyed the weekend...

wanted to follow up on this...3 weeks ago they started "construction" which consisted of removing the topsoil, creating a pile of dirt then moving the dirt around...they did that for almost a week...they even brought in a port-a-potty and had fake supervisors with clip boards and hard hats. Last week there was no movement...nothing...the digger was removed and some wood planks were thrown in the space...the fake supervisors are no where to be found. Today no one is there...and while we could use the weather as a factor, there are 5 other construction sites in my hood and they are all going full blast today...

I also googled the contractor listed on the license and he mostly does remodels and masonry work. So I am confused. at the December 2015 City Council meeting Raju made it clear that he needed approval immediately and would begin construction after Jan 1...it is now 3/28 and nothing has happened. I am being told by another contractor that Raju is playing a bit of a shell game...very troubling to my neighbors and me...

Thanks.

Sheryl Main



Mayor Carolyn Petty

H2O Hotel

To: Sheryl Main



Hi Sheryl,

Just wanted you to know that I have reached out to Raju a few times asking for a status. Unfortunately I have not heard back. I expressed my disappointment with his disengagement.

He recently purchased an adjacent parcel, so I am not sure if he is holding off until he modifies the overall concept.

He will need community and council support to make that second parcel a success, so it does not seem wise for him to ignore all of us. Doesn't make for a good partnership.

In any event, I know that you are sometimes frustrated, so always feel free to email me, because you know that we can't engage in a dialogue during public comment time.

Best Regards,

Carolyn

Note: this document was edited to remove content not pertaining to the H2O Hotel

From: Sheryl Main

Subject: Our conversation his morning

Date: July 13, 2020 at 11:39:13 AM PDT

To: Ken Robertson <krobertson@hermosabch.org>

Cc: Suja Lowenthal <suja@hermosabch.org>, citycouncil@hermosabch.org

Ken...I wanted to follow up on our conversation this morning...as a reminder, when I ask questions at Council meetings or when I discuss things with Council members or other City staff it is not just me wanting answers...I speak for approximately 80 neighbors who don't want to speak up for a variety of reasons.

H2O Hotel

Five years ago Raju was given the green light to build the hotel - after several extensions, false claims by the builder and a lot of hocus pocus here we are and it still isn't finished. When I asked you about it you said they are doing great and on track...when I asked if you had actually been through the project you said no. I have been waiting since the end of March for someone to address the fact that the

hotel was supposed to be ready to open at the end of March after several extensions. Your own memo about the project deadlines was very clear...

Equipment/furniture/operations/Construction Final 2/15/20-3/31/20

It is now mid-July and it is far from finished. Your reasoning is we have 3 similar projects that are way behind and what are we supposed to do shut them down...well first off you can monitor the project and give an honest assessment of the work. There's no lobby, chairs are on balconies of rooms that are not finished to make it look like they are habitable and on and on and on. How do we blame COVID as the reason when Hermosa never stopped construction (you said the workers couldn't safely physically distance themselves so they couldn't work) when work continued on SEVERAL projects here in HB. COVID really slammed us around March 15...according to the timeline you submitted the majority of the work was to be finished by mid-March...hard to blame COVID for that. The builder has never met any of the requirements laid out by the City and has been granted more leeway than small businesses that only wanted to paint a mural on the side of their building! Residents have the right to know what is happening with these major projects.

Hoping for some real answers I can share with my neighbors.

Sheryl Main

TBR LETTER FROM Chief LeBaron - Excerpt

For much of the past year, demand for police services on Pier Plaza declined as COVID-19 closures and restrictions eliminated or significantly reduced the late-night party atmosphere there. From 2019 to 2020, calls for service in downtown declined 58%. Public drunkenness arrests decreased, and assault and assault with a deadly weapon arrests dropped.

The reduction in alcohol-related disturbances and crimes made it possible for us to increase our efforts to target crime in other parts of the city, including vehicle break-ins, package and bicycle thefts and drug violations. We were also able to address quality of life matters and launch crime prevention initiatives, including Project Secure to remind residents to lock up valuable property to prevent thefts. HBPD has added seven new officers in the past year and has five training at the