

From: cynthia furnberg <cfurnberg@yahoo.com>

Date: May 20, 2024 at 6:40:41 PM PDT

To: David Pedersen <dpedersen@hermosabeach.gov>, Kate Hirsh <khirsh@hermosabeach.gov>, Stephen Izant <sizant@hermosabeach.gov>, Marie Rice <mrice@hermosabeach.gov>, Peter Hoffman <phoffman@hermosabeach.gov>

Subject: 210 PCH, 5/21 Hearing

Honorable Commissioners,

This is a supplemental response. On 4/22, the applicant was informed by the city that he needed to provide **loading spaces** and that they **couldn't be part of the required parking** (subsection a of the code, which would be the 11 spots).

He was told to either have the loading on site, if feasible, or get an agreement to have the loading on a neighboring site (like O'Kelles) and get a property owner agreement, neither of which was done.

The email also tells him to **factor in the growth rate of the business**. This was never done. They just changed to CUP to not have any expansion, and that it would only be for 77 kids.

From: [Alexis Oropeza](#)
To: [Amir Mikhail](#)
Cc: srinath.raju@rajuassociates.com
Subject: From Subject Received Size Categories
Date: Monday, April 22, 2024 6:19:00 PM
Attachments: [image001.png](#)
[Re: CUP hearing schedule.pdf](#)

Amir,

Thank you the impromptu call to discuss the traffic memo. As previously indicated a traffic study with updated traffic counts would be the best way to move forward with the traffic analysis. However, to move forward with the data from the prior project that was provided then the following adjustments need to be made to the analysis:

1. The growth assumption should be adjusted by a growth rate of 7 percent growth rate to bring the data to 2021.
2. From 2021 onward a growth factor should be applied annually. The accompanying narrative should explain why the annual growth rate selected is appropriate.
3. Additionally, please provide the analysis for the street segments identified in Carrie's email attached.

With regards to the loading spaces, it appears that approximately 9 percent of the time someone may be waiting on 2nd Street. Please add a discussion to explain if this would have any impact on emergency services and if not why. Additionally, consider adding a loading space on-site (if feasible- it cannot be a required parking space) or off-site (if you can obtain a property owner agreement).

Cynthia Furnberg
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