



PLANNING APPLICATION FORM

Please note that all information submitted becomes public record.

SITE ADDRESS OR LOCATION: 1429 Hermosa Avenue																																																																							
ASSESSOR'S PARCEL NUMBER: 4183-004-028																																																																							
APPLICANT NAME: 1429 Hermosa LLC																																																																							
Company Name: 1429 Hermosa LLC																																																																							
Mailing Address: 717 Yarmouth Road																																																																							
City, State, Zip Code: Palos Verdes Estates, CA 90274																																																																							
Phone: 310-379-2167	Mobile Phone: 310-704-1395																																																																						
Fax:	Email: rajv@chhabriare.com																																																																						
PROPERTY OWNER NAME: 1429 Hermosa LLC <i>(Not prospective owner in escrow)</i>																																																																							
Mailing Address: 717 Yarmouth Road																																																																							
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Phone: 310-379-2167	Mobile Phone: 310-704-1395																																																																						
Fax:	Email: rajv@chhabriare.com																																																																						
ARCHITECT OR OTHER NAME: Luis de Moraes, Envirotechno Architecture, Inc.																																																																							
Company Name: Envirotechno Architecture, Inc.																																																																							
Mailing Address: 116 South Catalina Avenue #102																																																																							
City, State, Zip Code: Redondo Beach, CA 90277																																																																							
Phone: 310-379-9716	Mobile Phone: 310-488-8769																																																																						
Fax:	Email: luis@envirotechno.com																																																																						
PROJECT REQUEST: Consult with a planner to determine application type(s)																																																																							
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CITY USE ONLY																																																																							

Received By:		Date Filed (Stamp at Top of Form):		File No.:	
NOTE: ATTACH ADDITIONAL SHEETS TO EXPAND ON ANSWERS OR EXPLAIN 'YES' RESPONSES					
PROJECT DESCRIPTION: 30 - Room Boutique Hotel					
1. Describe the proposed project, particularly changes to the site, buildings, improvements, and uses. <p>H2O Hermosa is a 30-room luxury boutique hotel. Hotel accommodations will be 24 hours/day and 7 days/week. Other amenities to include a gym area, spa, and outdoor sitting area. We are proposing to have a lobby lounge/bar available to guests staying at the hotel and to their guests only. Common facilities to be open no later than 10 pm.</p>					
2. Describe the reasons for the project and any conditions that justify or support the project: <p>No other luxury boutique hotel in the area. Place to stay for visiting guests. Accommodations for stay during different city events.</p>					
3. Is the site in the Coastal Zone?				Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
4. If in the Coastal Zone, is a Coastal Development Permit from the Coastal Commission required?			Not sure: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
5. Will the project be developed or constructed in phases?				Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
6. Are you proposing any other development, uses, or alterations of the site that are not included in this application?				Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
7. Are any sustainable or 'green' elements pertaining to the site, buildings, or other operations proposed? <p>Yes, compliant with new green building codes and energy efficient.</p>					
8. Has the project or site received previous or other approvals? (If so, an amendment may be required.)			Not sure: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
9. Is any part of the site subject to any lease, agreement, covenant, association, easement, or other encumbrance?				Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
10. Adjacent land uses and business names: <p>To North: Restaurant - Chef Melba's Bistro To South: Retail / Restaurant Commercial Space - Under Construction To East: 16 Unit Apartment Complex To West: Street (Hermosa Avenue) - Housing</p>					
11. Are you aware of anyone that may be concerned about the project?				Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
12. Application for General Plan amendment or rezoning only:		Existing designation:		Proposed designation:	
13. Application for Lot Line Adjustment, Merger or Subdivision only:		Existing number of lots:		Proposed number of lots:	
14. Application for Condominiums only:		Existing number of units:		Proposed number of units:	

IMPROVEMENTS AND USES:

15. Lot coverage and surfaces:

Type	Existing (sq ft)	Proposed (sq ft)	Net Change (sq ft)
Buildings	30,250	30,250	—
Lot coverage*	10,528	10,528	—
Paved area	705	705	—
Landscaped area	901	901	—
Unimproved area	—	—	—
Pervious surfaces	—	—	—

***Lot coverage:** area of lot covered by foundations of all buildings and structures, cantilevers projecting from a building, decks and stairs >30" above grade. **Excluded:** Architectural projections, eaves, unenclosed balconies open on ≥ 2 sides including portions under another balcony projecting ≤5' from a building face; nonstructural stairs, patios, walkways and planters establishing finish grade; fences and walls. (Hermosa Beach Municipal Code, Chapter 17.04)

16. Will any buildings or structures be demolished?	Yes:	No: <input checked="" type="checkbox"/>
17. Are any temporary uses or structures proposed?	Yes:	No: <input checked="" type="checkbox"/>
18. Will fences, walls /retaining walls, or similar elements be installed or altered?	Yes: <input checked="" type="checkbox"/>	No:
19. Are any roof decks proposed?	Yes:	No: <input checked="" type="checkbox"/>
20. Are electrical transformers, fire hydrants, antennae, rooftop elements, solar photovoltaic energy systems, tanks, or similar improvements proposed/required?	Yes: <input checked="" type="checkbox"/>	No:
21. Will any structure, architectural projection, stairs, decks, utilities, or other elements encroach into a setback as a result of the project?	Yes:	No: <input checked="" type="checkbox"/>
22. Will any signs be installed or altered in connection with the use or building?	Yes: <input checked="" type="checkbox"/>	No:
23. Will trash/recycling facilities be installed or altered?	Yes: <input checked="" type="checkbox"/>	No:
24. Will any part of the project, or its use, encroach on the public right-of-way (during or after construction or operation)?	Yes: <input checked="" type="checkbox"/>	No:
25. Will exterior lighting on any building or site be installed or altered?	Yes: <input checked="" type="checkbox"/>	No:

26. Parking spaces

Type	Existing	Proposed	Net Change	Required	Covered spaces
Regular space	22	22	—	22	22
Compact	13	13	—	13	13
Disabled	2	2	—	2	2
Loading/other					
Guest (residential)					
Commercial project: Vehicle movements per day				N/A	N/A

27. Are any parking spaces located offsite or shared with other uses or businesses on the site?	Yes:	No: <input checked="" type="checkbox"/>
28. Will any driveways or access ways be constructed or altered?	Yes: <input checked="" type="checkbox"/>	No:

29. Will drainage be altered or increased?

Yes, drainage for the site will be increased to service holiday / street according to public work plans.

30. Is a Standard Urban Storm Water Mitigation Plan required? (Hermosa Beach Municipal Code, Chapter 8.44)	Not sure: <input checked="" type="checkbox"/>	Yes:	No:
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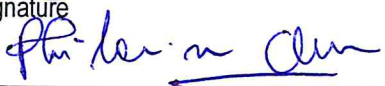
31. Are any trees, unique environmental conditions, or cultural elements located on the site or an adjacent site? <i>Landscaping to follow approved landscape plan. Native American monitor during grading</i>					
32. Will any trees be removed, or will construction, trenching, construction materials, or vehicles encroach within the drip line of existing trees?				Yes:	No: <input checked="" type="checkbox"/>
33. Will any vegetation or planters be removed, altered or installed?				Yes: <input checked="" type="checkbox"/>	No:
34. Is site grading or contouring proposed?				Yes: <input checked="" type="checkbox"/>	No:
Cut (cubic yards):			Fill (cubic yards):		
Maximum height fill slope (feet):			Maximum height cut slope (feet):		
RESIDENTIAL PROJECTS (Skip to Question 38 if not a residential project)					
35. Type of units					
Type	Number of units	Bedrooms per unit	Unit size (sq ft)– except garages	Garage– per unit (sq ft)	Total size– all units (sq ft)
Single-family					
Duplex					
Multi-family					
Condominiums					
Accessory or other					
36. Will affordable or special need housing be provided?				Yes:	No:
37. Will any amenities be provided?				Yes:	No:
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OTHER (Skip to Acknowledgements if inapplicable)					
38. Describe operations or change in operations: <i>30-Room boutique hotel with 24 hour valet parking. Proposing a lobby bar/lounge to service guests & their guests only. Please see attached Alcohol Plan & Training information for licensing and other information. Also propose charging for valet parking (\$20.00 per night)</i>					
Criteria	Existing		Proposed		
Days and hours of operation:	<i>7 days/wk, 7am-10pm</i>		<i>7 days/wk, 7am-10pm</i>		
Shifts per day:	<i>3</i>		<i>3</i>		
Employees on largest shift:	<i>15</i>		<i>15</i>		
Number of seats (for restaurants, schools, theaters, etc.):	<i>40</i>		<i>40</i>		
Maximum number of people on site at peak time:	<i>100</i>		<i>100</i>		
Maximum number of people in building at peak time:	<i>100</i>		<i>100</i>		
Maximum number of businesses or tenant spaces:	<i>1</i>		<i>1</i>		
Specify any outdoor activities (dining, storage, etc.):	<i>sitting area / balconies</i>		<i>sitting areas / balconies</i>		
39. Will machinery other than typical office equipment be used?				Yes:	No: <input checked="" type="checkbox"/>
40. Will any flues, filtration systems, ventilation or similar equipment be installed or altered (e.g., affecting air, water, grease or oil trap)?				Yes: <input checked="" type="checkbox"/>	No:

ACKNOWLEDGEMENTS

1. I certify that to, the best of my knowledge, the information in this application and all plans and submittals are true, accurate and correct; this application is made with my consent; and misrepresentation of factual information may invalidate development entitlements granted by the City.
2. I understand that work pertaining to the project shall not begin prior to final City approval. 'Final City approval' means approval by the final decision-making authority on the application, following any appeal period set forth in the Hermosa Beach Municipal Code. Please contact the Community Development Department or City Clerk's office at 310-318-0239 with any questions on the approval process.
3. I understand that property development is complex and responsibility for understanding and abiding by all legal requirements pertaining to this project lies with myself, the property owner and project developers. I understand that unknown conditions and requirements may arise during the development process, which may result in unanticipated time, cost, requirements, or project denial. I understand that my project may be subject to requirements of other City departments, such as the Public Works or Fire Departments and have inquired about them, or other local, state or federal, or utility company requirements.
4. I hereby authorize employees of the City of Hermosa Beach to enter upon the subject property, as necessary to enable the City to process this application and upon providing reasonable notice, to inspect the premises and post public hearing notices.
5. I understand that any decision of the Planning Commission may be reviewed by the City Council and some applications are subject to appeal. Appeals must be filed in writing with the City Clerk within ten calendar days from the date of the subsequent City Council meeting.
6. To the extent permitted by law, I agree to defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorneys fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
7. I understand that all information of any type pertaining to this application is public information and may be uploaded to the Internet in a portable document format (PDF) as part of an agenda packet for Planning Commission or City Council meetings. Any information that I believe is proprietary or should not be viewed by the public is clearly designated; however and notwithstanding, I understand such information may be subject to disclosure under the California Public Records Act (Government Code section 6250 *et seq.*).
8. I understand that I may request in writing to receive notice of any proposal to adopt or amend the general plan, a specific plan, zoning or other ordinance affecting building permits or grading permits reasonably related to my proposal. (Government Code Section 65945).
9. I understand that the City reserves the right to require an additional deposit of funds in order to make an environmental assessment pursuant to the California Environmental Quality Act.
10. The following persons also have a legal interest in the project site (i.e., tenants, property associations, easement holders, etc.):

Name of others with a record interest	Relationship	Mailing Address

SIGNATURES: I hereby certify that I have read, understand, and agree with all of the Acknowledgements above. (Notarized signature required from current Property Owner, not owner in escrow).

Applicant:	Signature 	Print Anand Chhabria	Date: 7/13/20
Owner:	Signature 	Print RAVI KHOSLA	Date: 7/13/2020
Other owner:	Signature 	Print PHILOMINATA CHHABRIA	Date: 7/13/20
Other:	Signature	Print	Date:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

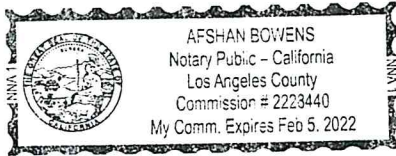
On 7-13-2020 before me, Afshan Bowens, notary public
Date Here Insert Name and Title of the Officer

personally appeared Philomina Chhabria and Ravi Khosla
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Afshan Bowens
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



1429 Hermosa LLC: CUP Amendment Application – Notes

- The lobby floor plan being submitted with the application shows the area in which alcohol will served/consumed.
- No food will be served due to the abundance of nearby food establishments. The kitchen is equipped to accommodate beverages and not food. (We currently have a basic continental breakfast available to guests but do not serve cooked items.)
- H2O Hermosa Hotel currently has two liquor licenses, Type 66 and Type 70. Our current approval allows us to supply alcohol in the room mini-bars. This amendment request is to add on-sale general alcohol service (Type 70) **to serve guests staying at the hotel and their guest only.** (7am-10pm daily).
- Alcohol will be served and consumed indoors only. Service and consumption is prohibited in all outdoor areas including private balconies
- The 40 seats and maximum 100 people counts are just for the lounge/lobby area only.

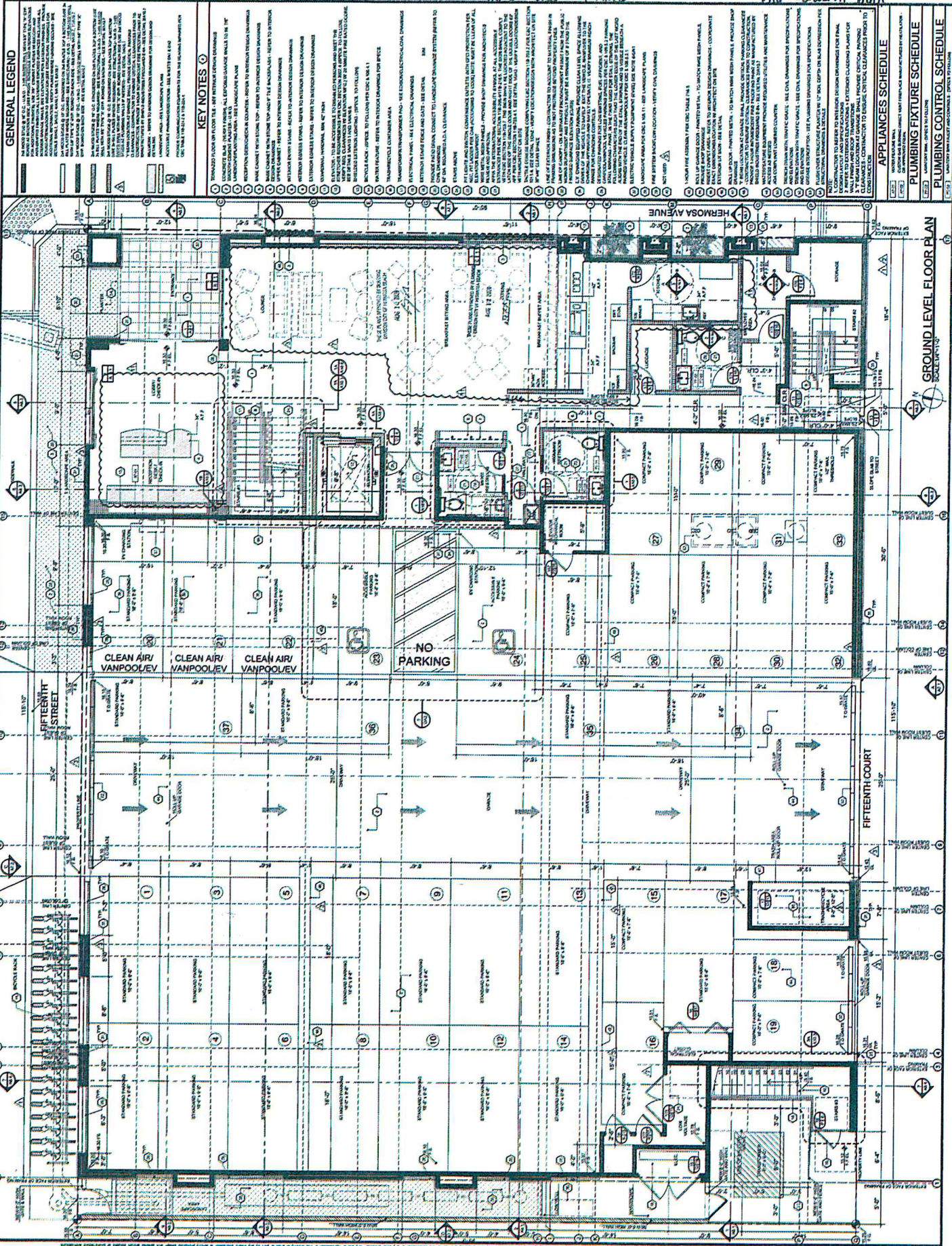
Parking

- Proposing to charge \$20 per night for valet parking.
- Lower rate than other hotel parking accommodations in the area.
- Encourages the use of ride-share and other efficient methods of travel.
- Common practice for luxury hotels to charge for valet service due to additional security/monitoring of vehicles.
- 24 hour valets services offered to guests only.

HERMOSA BOUTIQUE HOTEL

HERMOSA BOUTIQUE HOTEL, LLC
RAU CHHARRA & RAU KHOLA
206 FIFTH AVENUE, SUITE 201
HERMOSA BEACH, CA 90254

ENVIRONMENTAL
TECHNOLOGY
INCORPORATED
1200 PAVILION DRIVE, SUITE 100
HERMOSA BEACH, CA 90254
TEL: 949.261.1111
WWW.ENVIRONMENTALTECHNOLOGY.COM



GENERAL LEGEND

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE PLAN.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
4. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
7. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE ARCHITECT'S REPRESENTATIVE.
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KEY NOTES

1. CONCRETE FLOOR SHALL BE 4" THICK WITH 1" REINFORCING BARS AT 18" ON CENTER.
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10. CONCRETE FLOOR SHALL BE 4" THICK WITH 1" REINFORCING BARS AT 18" ON CENTER.

PLUMBING FIXTURE SCHEDULE

1. SINK
2. TOILET
3. URINAL
4. SHOWER
5. TUB
6. BATHTUB
7. SINK
8. TOILET
9. URINAL
10. SHOWER
11. TUB
12. BATHTUB
13. SINK
14. TOILET
15. URINAL
16. SHOWER
17. TUB
18. BATHTUB
19. SINK
20. TOILET
21. URINAL
22. SHOWER
23. TUB
24. BATHTUB

PLUMBING CONTROL SCHEDULE

1. SINK
2. TOILET
3. URINAL
4. SHOWER
5. TUB
6. BATHTUB
7. SINK
8. TOILET
9. URINAL
10. SHOWER
11. TUB
12. BATHTUB
13. SINK
14. TOILET
15. URINAL
16. SHOWER
17. TUB
18. BATHTUB
19. SINK
20. TOILET
21. URINAL
22. SHOWER
23. TUB
24. BATHTUB

APPLIANCES SCHEDULE

1. REFRIGERATOR
2. STOVE
3. DISHWASHER
4. WASHING MACHINE
5. DRYER
6. REFRIGERATOR
7. STOVE
8. DISHWASHER
9. WASHING MACHINE
10. DRYER
11. REFRIGERATOR
12. STOVE
13. DISHWASHER
14. WASHING MACHINE
15. DRYER
16. REFRIGERATOR
17. STOVE
18. DISHWASHER
19. WASHING MACHINE
20. DRYER

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

CONTROLLED ACCESS CABINET PERMIT

VALID FROM

Jul 20, 2020

1429 HERMOSA LLC
3730 PACIFIC COAST HIGHWAY STE 202
TORRANCE, CA 90505

EXPIRES

Jun 30, 2021

TYPE NUMBER DUP

66 597173 1

AREA CODE

1924 03

DOR

BUSINESS ADDRESS (IF DIFFERENT) DBA: H2O HERMOSA HOTEL
1429 HERMOSA AVE
HERMOSA BEACH, CA 90254-3540

CONDITIONS

OWNERS: 1429 HERMOSA LLC



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMenu.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

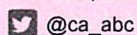
LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.

<http://www.abc.ca.gov>



@ca_abc



CaliforniaABC

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE
ON-SALE GENERAL RESTRICTIVE SERVICES

VALID FROM

Jul 20, 2020

1429 HERMOSA LLC
3730 PACIFIC COAST HIGHWAY STE 202
TORRANCE, CA 90505

EXPIRES

Jun 30, 2021

TYPE NUMBER DUP

70 597173

AREA CODE

1924 03

ORI

BUSINESS ADDRESS (IF DIFFERENT) DBA: H2O HERMOSA HOTEL
1429 HERMOSA AVE
HERMOSA BEACH, CA 90254-3540

CONDITIONS

OWNERS: 1429 HERMOSA LLC



IMPORTANT INFORMATION

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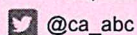
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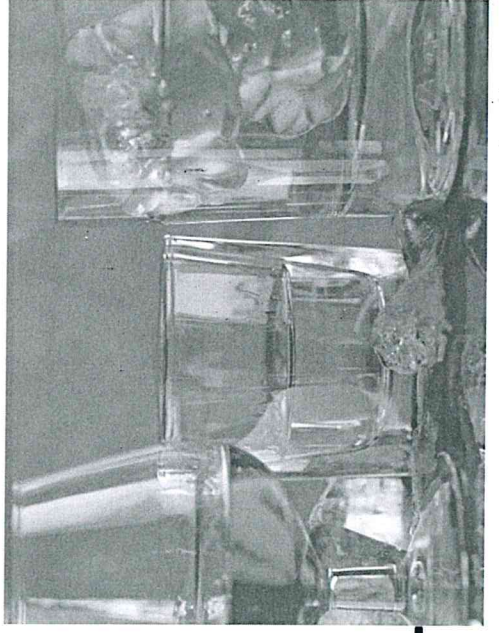


@ca_abc



CaliforniaABC

Serving Alcohol With Care



Competencies for *Serving Alcohol With Care*

1. Identify legal restrictions and liability issues affecting the service of alcoholic beverages.
2. Describe steps to take when checking identification of guests.
3. Explain the physical effect of alcohol in relation to the strength of drinks and the body's rate of absorption.

(continued)

Competencies for *Serving Alcohol With Care*

(continued)

4. Identify signs of intoxication and explain how a “traffic light” system is used to monitor and control guests’ alcohol consumption.
5. Describe steps to take when stopping alcohol service to intoxicated guests, and identify other situations that require special alcohol service procedures.



Reasons People Drink

- Celebrate special events
- Create a feeling of fellowship
- Make meals more enjoyable
- Deal with loneliness
- Drown sorrows
- Get drunk



Consequences of Violating Alcohol Laws

- Associates and owners can be sued
- Managers, servers, and bartenders can lose their jobs
- Establishments can lose their licenses
- Owners can lose their businesses

Types of Liquor Licenses

- Beer license
- Liquor license
- Wine license
- On-premises
- Off-premises



Regulations

- Hours of sale
- Days of sale
- Record maintenance
- Age of employees
- Illegal sales



Liability

- Dram shop acts
- Common law

Types of Identification

- Valid state driver's license
- State-issued identification card
- International driver's license
- United States military identification
- Valid United States passport

Checking an ID

- Feel the surface
- See whether the type has been tampered with
- Examine the official information
- Examine behind a light
- Look at the picture and compare to the person presenting the ID



Facts about Alcohol

- Alcohol is a depressant
- Alcohol decreases body temperature
- How much you drink causes hangovers
- Time is the only factor that can restore sobriety
- Alcohol is high in calories



High-Fat Foods

- French fries
- Deep-fried items
- Cheese
- Pizza
- Chips and dip
- Nachos
- Any beef items



Intoxication Risk Factors

- Does the guest appear stressed, depressed, or tired?
- Is the guest drunk or determined to get drunk?
- Is the guest dieting?
- Is the guest taking any medication or drugs?



Signs of Intoxication

- Relaxed inhibitions
- Impaired judgment
- Slowed reaction time
- Decreased coordination



Traffic Light System

- **Green:** The guest is sober
- **Yellow:** The guest is becoming intoxicated
- **Red:** The guest is intoxicated



Green Service Actions

- Encourage food with drinks.
- Explain any designated driver specials.
- When a guest asks for a drink served straight-up, bring a glass of water with it.
- Serve only one drink at a time to each guest.
- Don't bring a drink to someone who doesn't want one.

Yellow Service Actions

- Advise a manager.
- Strongly encourage the guest to eat.
- Strongly suggest non-alcoholic or low-alcohol beverages.
- Wait for the guest to reorder. Don't suggest or encourage the purchase of more alcohol.

(continued)

Yellow Service Actions

(continued)

- Remove the guest's used glass before bringing a new drink.
- Telephone a taxi or suggest the guest telephone for a ride. Or ensure that someone in the guest's party will drive.

Red Service Actions

- Get a second opinion.
- Ask a manager to help.
- Deny or stop alcohol service.



Alcohol Strengths

- What is the percentage of alcohol in 90-proof gin?
- What is the percentage of alcohol in 82-proof whiskey?
- What is the proof of a beer that is 3.2 percent alcohol?
- What is the proof of a wine that is 4.5 percent alcohol?
- What percentage of alcohol is in 151-proof rum?

Role Plays

Role Play #1: The guest did not display any signs of intoxication. Complaining about drink strength is a sign of intoxication only if it represents a *change* in behavior.

For instance, if the guest had drunk one or more of the same alcoholic beverages without complaining and then complained that the drink was weak, this would be a sign of intoxication.

(continued)

Role Plays

(continued)

Role Play #2: The guest displayed signs of decreased coordination (falling back into the chair) and signs of slowed reaction times (trouble pronouncing a word). It's likely that the guest is becoming intoxicated because he or she had at least one drink and exhibited two signs of intoxication.

H

H₂O HERMOSA

MEET H₂O HERMOSA

H₂O Hermosa is your premier getaway experience, located walking distance from the beach and pier in Hermosa Beach, California. Overlooking the Pacific Ocean, filled with palm trees, and vivid scents of fresh sea air throughout, your experience will truly embody the lifestyle of Hermosa Beach. Modern and sophisticated within, enjoy countless high-end amenities such as our cozy rooftop lounge, fitness and wellness facilities, and seamless smart technology features. Just a walk away, relax with a guided yoga session by the ocean, dine at one of many oceanfront restaurants, or stroll down the pier as the sun sets. H₂O Hermosa is the perfect escape for a peaceful stay.

ABC Licenses Narrative

66 - Control Access Cabinet Permit

70 - On Sale General Restrictive Services

Proposed Days

Monday - Sunday

7am - 10pm

Management Plan

- Liquor Consumption for In-House Guests only
- 24hr Management personnel on site
- 24hr Security on site
- 39 Cameras Throughout the Hotel
- All staff LEAD certified
- Training for all new employees

Parking Management Plan:

A) We are looking to provide and pay for staff parking through the yearly pass for staff. Employee parking will be offered free of charge at hotel's expense.

B) The valet is always responsible to maintain smooth and safe parking operations, while offering a friendly and warm greeting to our guests. Valet operates 24 Hours.

Greeting Procedure:

Guests are approached by an attendant as soon as the vehicle arrives. Vehicle doors are opened, eye contact is made, guests are greeted in a friendly manner, example:

Good morning, afternoon, evening - Welcome to H2O Hermosa

Then, offer a ticket that guests can use upon retrieving their cars.

All vehicles are carefully parked, the doors are locked and the keys brought back to a secure area. The keys are hung with the ticket stub attached on a hook.

The license plate, parking location, attendant's initials, model & color of vehicle, are all written on the ticket stub so that the vehicle can be easily identified when the customer is ready to leave.

Customers are treated with courtesy and professionalism at all times with the goal being to get them in and out of the parking facilities as quickly as possible.

Parking Procedure:

All vehicles are driven safely and cautiously to the intended parking. All vehicles must be backed into each parking space. Safety is always the most important goal. Our operations should always be car-

ried with a sense of urgency, however safety must never be sacrificed.

Motor Vehicle Reports

H2O Hermosa reserves the right to request motor vehicle reports (MVRs) on any employment applicants as well as current employees with driving responsibilities.

Driver's License

Drivers are required to carry their current driver's license when driving vehicles.

Driving Test

The Company reserves the right to conduct a driving test of any prospective or employed driver at any time.

Revocation of Driving Responsibility

Employees observed demonstrating carelessness or wanton disregard for safe operation of a motor vehicle are excluded from driving responsibilities and may face suspension and/or termination from employment.

Compensation

Each valet collects their own tips

Incident Report

If an incident (loss, damage, or injury) occurs, report it immediately to the Manager On Duty. It is our responsibility to intercept any incidents, report any and all problems.

Vehicle Care

- Lock every car, every time. Never leave keys or key board unattended.
- Run fast, drive slow.
- Leave a safety zone on both sides of the vehicle when you park it to prevent damage. Leave enough room so vehicles on both sides can easily get out and doors will open without touching the car.

- Obey all traffic laws including, but not limited to:
 - Parking in the direction of the flow of traffic.
 - Most damage occurs while backing up. Be aware of your surroundings. Only back up when necessary.
 - Only enter the vehicle after all guests have exited and all doors are closed. Check right and left blind spots before proceeding.
 - When pulling a car forward, or when a guest has stopped, make sure the vehicle is in park.
 - Leave the radio, air conditioning, and other controls alone. Only adjust the seat if needed for safety reasons.
 - Don't rummage through the glove compartment or anything else in the vehicle.
 - If you are not familiar with the operation of the vehicle (hybrid, keyless ignition, specially equipped, etc.) ask the guest the manager. He or she will be glad to show you.

Conduct

- Smile
- No horseplay, No joy riding.
- Never use your iPod touch while parking

Lost parking ticket:

If the parking ticket is lost by the guest, the valet attendant kindly asks for an ID in order to ensure it matches the vehicle registration, or insurance.

In case the guest uses a rental car, ask for ID and rental agreement.

Communication:

If needed, Valet attendants are allowed to communicate with Front Desk through their iPod touch to ensure parking registration has been proceeded.

C) As above

D) There is a fee for valet services of \$20 per night. All the boutique hotels in South Bay charge for valet parking as it is a service. It generates revenue for the hotel and for the city. It will not cause any impact on street parking, as it is much higher for guests to pay per hour on the street.

E) The valet will ensure the fugitive from headlamps and emissions will turn off the vehicles and headlamps.

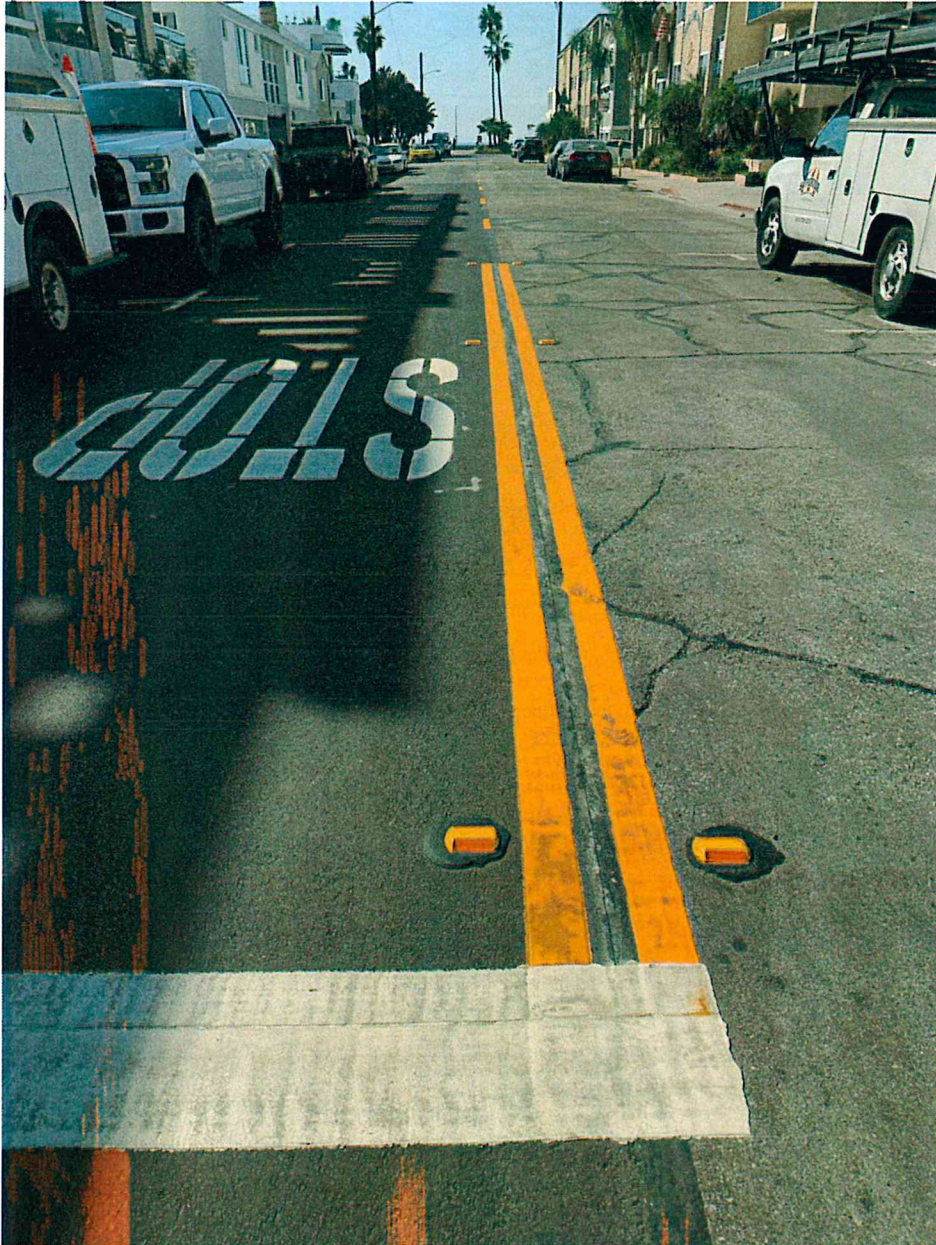
F) As above in B). All entry is through 15th Street and exit through 15th Court.

G) Vendors are directed to bring deliveries in off peak times, after 11am.

H) The site shall be operated as not to block the sidewalk and queuing on to public right-of-way.

I) The markings are there.

II)





J) Markings are there. To be done.

K) Bicycle parking is done.



L) Website has the appropriate info.
<https://www.h2ohermosa.com/explore>

In the lobby, it is done through the front desk team when the guests are checking in.

M) This was all done during construction.

