

**P.C. RESOLUTION NO. 21-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PARKING PLAN AMENDMENT TO MODIFY CONDITIONS OF APPROVAL TO ALLOW CHARGING A FEE FOR ON-SITE PARKING AT AN EXISTING HOTEL (H2O HERMOSA) LOCATED AT 1429 HERMOSA AVENUE, AND DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

**SECTION 1.** The Planning Commission adopted Resolution No. 15-25 on October 20, 2015 to approve a Precise Development Plan (PDP15-11) to allow a 30,250 square foot hotel with 30 guest rooms and common areas on an undeveloped 11,516 square foot lot; Conditional Use Permit (CUP15-10) 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 for a property located at 1429 Hermosa Avenue.

**SECTION 2.** An application was filed by 1429 Hermosa LLC seeking approval for a Conditional Use Permit CUP 20-8 and Parking Plan Amendment PARK 20-5 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.

**SECTION 3.** 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.

**SECTION 4.** During the March 16, 2021 public hearing, The Planning Commission directed staff to bring back a resolution approving the Parking Plan Amendment for charging a fee for on-site parking at an existing hotel (H2O Hermosa) on consent calendar. The motion carried with a 3 to 2 vote approving the Parking Plan Amendment.

**SECTION 5.** The Planning Commission conducted a duly noticed public meeting on April 20, 2021 to formally adopt, the resolution memorializing the approval of the Parking Plan Amendment.

**SECTION 6.** Pursuant to the California Environmental Quality Act, the project is Categorically Exempt from the California Environmental Quality Act as defined in Section, Class 1 Exemption of the CEQA Guidelines. Class 1 exemptions include modifications to existing structures that involve negligible or no expansion of an existing use. The proposal pertains to an existing facility where the hotel operation will be maintained and charging for on-site parking involves negligible or no expansion of the use. Moreover, none of the exceptions to the Categorical Exemption apply; nor will the project result in a significant cumulative impact of successive projects of the same type in the same place over time, or have a significant effect on the environment due to unusual circumstances, or damage a scenic highway or scenic resource within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

**SECTION 7.** Based on the foregoing factual findings, the Planning Commission makes the following findings for a Parking Plan amendment pursuant to H.B.M.C. Section 17.44.210.

The existing hotel use is subject to the approved Parking Plan, which includes conditions of approval to ensure proper use of the valet parking system. Conditions of approval that ensure the proper use of the valet system will not be affected by the applicant's request. Conditions of approval such as "hotel guest, visitors, employees and service providers shall be directed to utilize the 15<sup>th</sup> Street project driveway to access the site and directional signage shall be provided to this effect. Valet service shall not be provided to assist guest arrival and loading/unloading from the public right-of-way. Signage shall direct guests to pull into the garage for arrival and loading/unloading," will remain. Additionally, the approved parking management plan will only be revised to allow for the proposed parking charge.

The request to allow the charge of parking would permit the applicant to offer competitive room rates when it comes to marketing and increase their ability to have a sustainably high occupancy rate.

The existing project was conditioned to prohibit the charge of on-site parking in order to address concerns of creating spillover-parking impacts into the surrounding neighborhoods. However, the provision to allow for a parking fee is not anticipated to generate adverse impacts to neighboring businesses or residents. The existing hotel is compliant with current parking requirements, as there are 37 on-site spaces for the 30-room hotel. Charging a parking fee is a common practice for hotels. Similar boutique hotels in the South Bay also charge for valet parking. The parking fee is comparable to other hotel parking fees in the area. See the chart below of hotel parking fees for similar hotels in the South Bay:

Beach House Hotel (Hermosa Beach)	\$25
The Shade Hotel (Redondo Beach)	\$26

The Shade Hotel (Manhattan Beach)	\$30
Portofino Hotel (Redondo Beach)	\$28

Since the parking fee is comparable, and even more affordable than other hotel parking fees in the area, the provision to allow for a parking fee is not anticipated to generate adverse impacts to neighboring businesses or residents. Additionally, the parking fee is comparable with parking fees in the surrounding area. Metered and pay-by-space parking in the downtown area is available for \$1.25 per hour (daily 2AM to 8PM) to \$1.50 per hour (daily 8PM to 2AM). Thus, hotel guests would have to pay between \$22.50 and \$27.00 per night for on-street metered parking. On street parking for hotel guests in neighboring residential neighborhoods is prohibited. Residential areas surrounding the subject site have been identified as "Impacted Parking Areas". Overnight parking within impacted parking areas require residential parking permits purchased through the City's Finance Cashier's Office. Thus, both the hotel operators would encourage hotel guests and market conditions to pay the overnight parking fee and park their vehicles on-site.

Charging a small parking fee per night would not impact surrounding areas and could additionally encourage alternative forms of transportation such as ride share services, taxis, carpooling, or bus service, which is preferred in the downtown district and consistent with sustainability and mobility goals of the City. The existing hotel has two 7-bike on-site bicycle racks located on northwest side of the building, facing 15<sup>th</sup> Street, which is consistent with the 2015 approved plans.

**SECTION 8.** Based on the foregoing, the Planning Commission **hereby approves an amendment to a Parking Plan** to modify conditions of approval to allow charging a fee for on-site parking by removing condition 12 (d) to modify condition 12 (and to renumber accordingly) to read as follows.

**12. A parking management plan shall be submitted for review and approval of the Community Development Director prior to issuance of any building permit consistent with this permit and the Coastal Development Permit.**

- a) Employees shall not be prohibited from parking onsite. Employee parking permits shall be paid for by the hotel management for employees that desire them, and this information shall be provided to all employees as a benefit of employment.**
- b) The parking management plan shall provide details on the 24-hour valet parking operations.**
- c) A 24-hour per day onsite valet service shall manage all onsite circulation and parking.**

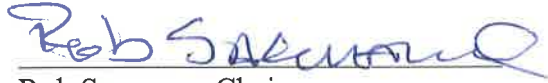
- d) The valet service shall minimize fugitive light from headlamps and emissions by turning off vehicles and their headlamps and when vehicles are in the queuing lane.**
- e) Hotel guests, visitors, employees and service providers shall be directed to utilize the 15<sup>th</sup> Street project driveway to access the site and directional signage shall be provided to this effect. Valet service shall not be provided to assist guest arrival and loading/unloading from the public right-of-way. Signage shall direct guests to pull into the garage for arrival and loading/unloading.**
- f) Vendors shall be directed to access the site during off-peak hours when they may park onsite or when metered spaces are not likely to be occupied.**
- g) The site shall be operated so as to avoid stopping over the sidewalk and queuing onto public right-of-way.**
- h) Install appropriate pavement markings (i.e., stop bar with STOP legend) on the project drive aisle just south of the public sidewalk to ensure that motorists stop prior to the sidewalk along 15<sup>th</sup> Street and at the 15<sup>th</sup> Court project drive aisle before exiting the site.**
- i) Install a pavement left turn arrow prior to the stop bar/STOP legend on the 15<sup>th</sup> Court project drive aisle to reinforce the left turn only movement for motorists exiting the site.**
- j) Provide bicycle parking on the ground level of the project site in a readily accessible location(s). A durable secure facility accommodating a minimum of 10 bicycles shall be provided in the approximate location shown on the plans. Should it be relocated, the location shall provide an equivalent level of security and accessibility, provided that bicycle facilities shall not be located within the five-foot rear yard setback.**
- k) The business shall prominently display on the hotel website and in the lobby information on local biking, transit, electric vehicle charging stations, and other alternative transportation modes. One electric vehicle charging station shall be provided as shown on the plan submitted October 20, 2015.**
- l) A plan to stage and manage of parking for construction vehicles and workers to minimize impacts on parking supply and adjoining uses shall be provided.**



ABSENT: None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 21-03 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at its adjourned regular meeting of March 16, 2021, and memorialized on April 20, 2021.



Rob Saemann, Chair



Ken Robertson, Secretary

April 20, 2021

Date