

From: Josh Krasnegor <josh@mavarx.com>

Sent: Tuesday, May 21, 2024 4:21 PM

To: City Clerk <cityclerk@hermosabeach.gov>; Melanie Hurtado <mhurtado@hermosabeach.gov>

Subject: Presentation for HB Planning Commission Meeting 5/21/24 - 210 PCH CUP Agenda Item

Dear City Clerk & Melanie,

This is my presentation when I speak.

I would like it played when it is my turn to speak.

Additionally, please add this document and its contents to the public record.

Josh Krasnegor

210 PCH CUP

Childcare is a good idea but this is a very bad plan and needs CEQA review.

Issues

- Only 5 days to study and prepare while the applicant and city had months and months.
- Open Records Request regarding project was unfulfilled after over three months.
- Unclear who is responsible for the CUP.

Which Party is Responsible for the CUP

- Amir Mikhail, Pacific Developments (No Address)?
- Frank Bardi, South Bay Equity Partners, President of Spectrum Medical Xray?
- Owner of the proposed Preschool?
- Manager of the preschool?
- I would like to see a copy of the official letter from Frank Bardi CEO/Owner of South Bay Equity Partners LLC and President of Spectrum Medical Xray Company authorizing Mr. Amir Mikhail as his representative in the CUP application for the proposed 6 month-6year old childcare center at 210 PCH in Hermosa Beach

Misrepresented Traffic Impact

- Traffic study inaccurately categorizes site as retail/auto sales.
- Inflates vehicle trip numbers affecting VMT and CEQA requirements.
- Amended study needed to reflect true auto repair shop usage.

False Trip Generation Numbers

- Claim of 393 daily trips by Felder's is incorrect.
- Felder's was mainly an auto repair shop, not retail.
- Felders was non-operational since 2018 and a place where Mick could sell cars from his collection.
- At the most, there may have been one to two visits per week and auto body work was performed on his own cars.

Actual Daycare Traffic Data

- 55 vehicles observed in 39 minutes at similar facility.
- Drop-offs took longer than the projected 5-minute turnover.
- Sign-in processes and parent interactions prolong drop-off times.

Traffic Volume Challenges

- Projected volume exceeds estimates, impacting residents and customers.
- Congestion will hinder northbound PCH traffic turning onto 2nd Street.
- "No Right Turn on Red" signal exacerbates the issue.
- Emergency vehicles access.

Flawed Traffic Study

- Distributes trips during non-operational hours.
- Underestimates peak traffic periods.
- Inadequate loading/unloading spaces increase congestion and safety hazards.

Hazardous Site Conditions

- High levels of lead and cadmium (and other chemicals detected).
- Missing permits for sump and hydraulic lift.
- Dates are wrong – 1978 instead of 1968 (to 2018).
- Heavy use of Chlorinated Solvents (PCE) were used in that time period.
- Sump and floor drain, unlined, unknown pit.
- Former paint booths and work lots not adequately tested.
- Comprehensive CEQA study needed for child safety.

Environmental Issues - CEQUA

Based on visual observations during the Phase 1 ESA site reconnaissance and Phase 2 ESA geophysical survey, the Subject Site has been equipped with: a sump and floor drain network with an outbound sump; an unknown subsurface vertical unlined conduit (unknown pit) potentially used for liquid-waste dumping; at least two (2) abandoned in place subsurface hydraulic lifts; a potential subsurface storage tank or septic tank system with cesspool/leach system; and a spray paint booth. Additional observations of these items were made based on existing site marks from prior geophysical surveys by others, and interviews with site managers. Each of these items were identified as recognized environmental conditions (REC) for the Subject Site.

Insufficient Site Cleanup

- Remediation efforts leave significant areas untested.
- Playground areas planned on untested soil.
- Concerns over safety of excavation and landscaping.

Non-Compliance with Regulations

- Fails to meet HBMC 17.40.110(A) and (C) requirements.
- Insufficient parking and loading/unloading areas.
- Lack of proper vehicle circulation and safe egress.
- Blocks emergency response / needs CEQA review.

Misleading Enrollment Numbers

- States 77 children but plans for up to 98 and the building plans capacity is nearly 150.
- Discrepancy affects parking and traffic study accuracy.
- Misrepresents circulation and loading/unloading needs.

Excessive Noise Impact

- Two playgrounds exceed noise threshold for neighbors.
- Noise study accounts for only 30 children outside at a time.
- Potential negative impact on community from increased noise.
- How will the CUP be enforced on noise level?
- No designs for playground; how to do sound study with no existing playground or design? How do you grant CUP with no design?