

Gina Konrad

From: Kim Chafin
Sent: Monday, July 16, 2018 5:19 PM
To: Gina Konrad
Cc: Nicole Ellis; Ken Robertson
Subject: FW: 70 10th St., Hermosa Beach

Hey Gina!

Can you please add this as a supplemental to the agenda item regarding 70 10th Street.

Thanks, Gina!

Kim Chafin, AICP, LEED-AP

Planning Manager, Community Development Department
City of Hermosa Beach
(310) 318-0240

From: Marie Rice
Sent: Monday, July 16, 2018 4:13 PM
To: Kim Chafin
Subject: Fw: 70 10th St., Hermosa Beach

Hi Kim,
Please add this correspondence to our agenda.
Thanks,

Marie Rice
Chair / Planning Commission
mrice@hermosabch.org
310-406-5443



From: Dean Thomas <dean@erealestatecorporation.com>
Sent: Monday, July 16, 2018 4:02 PM
To: Marie Rice
Subject: 70 10th St., Hermosa Beach

Good Afternoon Marie,

My name is Dean Thomas, I am with South Bay Development Co., LLC. My partner Jorge Lara of B&J Capital Group investments acquired the property referenced above in December, 2015. We retained Larry Peha to be our architect and our original intent with this property was to demolish the existing structure and build a contemporary building of approximately 6,000 sq. ft. with retail and office space. We completed a plan for the 6,000 sq. ft. building; it was requested by the city that we do a historical study on the property.

Page & Turnbull were the consultants that completed the study. It was determined that this property was not a historical property, but could be considered a historical resource. Based on this finding, CEQA got involved with the proposed project. After several meetings with CEQA and city staff it was determined that we would engage further with Page & Turnbull (via the city) to come up with a plan that keeps the existing structure for historical purposes and a new plan within current city code that will have similar architecture style which will compliment the existing structure and keep the same style.

We believe that the plan that is being submitted to the Planning Commission at tomorrow's meeting offers the best for the community. The community will be able to preserve the historical resource and there will be retail and office space that is desperately needed in the community.

We hope that you will be in favor of and that the Planning Commission approves this project. We are sending this information to each Planning Commissioner. If you have any questions, you are welcome to call me direct at 310-874-1010.

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Kind Regards,

Dean Thomas

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