



*Kind working copies*

**CITY OF HERMOSA BEACH**  
Community Development Department 1315 Valley Drive, Hermosa Beach, CA 90254 Phone: (310) 318-0242 Fax: (310) 937-6235  
Website: <http://www.hermosabch.org>

## REVISED PLANNING APPLICATION FORM

**Please note that all information submitted becomes of public record.**

|   |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
|---|---|-----------|---|---|---|---|---|--|---|--|---|---|--|--|--|---|--|---|---|---|--|---|---|---|--|---|---|--|--|--|--|------------------------------|---|--|--|--|
| <b>SITE ADDRESS OR LOCATION:</b> Design Center – 2851 & 2901 Pacific Coast Highway Executive Center – 3001 & 3125 PCH   |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| <b>ASSESSOR'S PARCEL NUMBER:</b> Design Center 4169-034-020/-021; Executive Center - 4169-029-044/-052  |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| <b>APPLICANT NAME:</b> Tim Ball   |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Company Name: Sepulveda Design Center LLC (single member LLC owned by SKECHERS)   |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Mailing Address: 330 S. Sepulveda Blvd.   |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| City, State, Zip Code: Manhattan Beach, CA 90266  |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Phone: 310/318-3100, ext. 1488  | Assistant Phone:  |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Fax: 310/937-1360   | Email: <a href="mailto:timb@skechers.com">timb@skechers.com</a> with copy to <a href="mailto:lisa@wkrklaw.com">lisa@wkrklaw.com</a> |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| <b>PROPERTY OWNER NAME:</b> Sepulveda Design Center LLC<br>(Not prospective owner in escrow)  |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
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| City, State, Zip Code: Manhattan Beach, CA 90266  |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Phone: 310/318-3100, ext. 4538  | Assistant Phone:  |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Fax: 310/937-1360   | Email: <a href="mailto:timb@skechers.com">timb@skechers.com</a> with copy to <a href="mailto:lisa@wkrklaw.com">lisa@wkrklaw.com</a> |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| <b>ARCHITECT OR OTHER NAME:</b> David Hibbert   |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Company Name: DFH Architects  |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Mailing Address: 1544 20 <sup>th</sup> Street   |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| City, State, Zip Code: Santa Monica, CA 90404   |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Phone: 310/394-4045   | Mobile Phone:   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| Fax: 310/998-8656   | Email: <a href="mailto:hibbert@dfhaia.com">hibbert@dfhaia.com</a>   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| <b>PROJECT REQUEST: Consult with a planner to determine application type(s)</b>   |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| <table border="0"><tr><td><input type="checkbox"/> Amendment to Planning Entitlement (3805)</td><td><input checked="" type="checkbox"/> Precise Development Plan (PDP) (3867)</td></tr><tr><td><input type="checkbox"/> Appeal to the Planning Commission (6820)</td><td><input type="checkbox"/> Sign Variance (6802)</td></tr><tr><td><input type="checkbox"/> Categorical Exemption (6809)</td><td><input type="checkbox"/> Slope/Grade Height Determination (3888)</td></tr><tr><td><input checked="" type="checkbox"/> Conditional Use Permit (C.U.P.) - Comm/Other (3812)</td><td><input checked="" type="checkbox"/> Tentative Map - Subdivision/Lot Split (3809)</td></tr><tr><td><input type="checkbox"/> C.U.P. - Fences &amp; Walls (3864)</td><td><input type="checkbox"/> Text Amendment, Private (3886)</td></tr><tr><td><input type="checkbox"/> Condominium of Units - CUP/PDP (3899)</td><td><input type="checkbox"/> Variance (3808)</td></tr><tr><td><input type="checkbox"/> Determination of Similar Use (6806)</td><td><input type="checkbox"/> Zone Change (3811)</td></tr><tr><td><input type="checkbox"/> Extension - CUP/PDP/Tentative Map etc. (3883)</td><td><input type="checkbox"/> 300' Radius Noticing - 1st Noticing (3868)</td></tr><tr><td><input type="checkbox"/> Final Map (3810)</td><td><input type="checkbox"/> 300' Radius Noticing - 2nd Noticing (3890)</td></tr><tr><td><input type="checkbox"/> General Plan Amendment - Map (6803)</td><td><input checked="" type="checkbox"/> 1000' Radius Noticing - 1st Noticing (3824)</td></tr><tr><td><input type="checkbox"/> General Plan Amendment - Text (6803)</td><td><input checked="" type="checkbox"/> 1000' Radius Noticing - 2nd Noticing (3856)</td></tr><tr><td><input type="checkbox"/> Height Limit Exception (3898)</td><td><input checked="" type="checkbox"/> Public Notice Poster (3825)</td></tr><tr><td><input type="checkbox"/> Lot Line Adjustment (3884)</td><td><input checked="" type="checkbox"/> Legal Ad - Easy Reader (1121-4323)</td></tr><tr><td><input type="checkbox"/> Mural Review (6801)</td><td><input checked="" type="checkbox"/> Other: Vacation of alley behind 2851 PCH –</td></tr><tr><td><input type="checkbox"/> Negative Declaration/Initial Study (3803)</td><td><b>Attachments H &amp; I</b></td></tr><tr><td><input checked="" type="checkbox"/> Parking Plan (3857) <b>To be provided</b></td><td></td></tr><tr><td><input type="checkbox"/> Planning Commission Interpretation (6807)</td><td></td></tr></table> |   |           | <input type="checkbox"/> Amendment to Planning Entitlement (3805) | <input checked="" type="checkbox"/> Precise Development Plan (PDP) (3867) | <input type="checkbox"/> Appeal to the Planning Commission (6820) | <input type="checkbox"/> Sign Variance (6802) | <input type="checkbox"/> Categorical Exemption (6809) | <input type="checkbox"/> Slope/Grade Height Determination (3888) | <input checked="" type="checkbox"/> Conditional Use Permit (C.U.P.) - Comm/Other (3812) | <input checked="" type="checkbox"/> Tentative Map - Subdivision/Lot Split (3809) | <input type="checkbox"/> C.U.P. - Fences & Walls (3864) | <input type="checkbox"/> Text Amendment, Private (3886) | <input type="checkbox"/> Condominium of Units - CUP/PDP (3899) | <input type="checkbox"/> Variance (3808) | <input type="checkbox"/> Determination of Similar Use (6806) | <input type="checkbox"/> Zone Change (3811) | <input type="checkbox"/> Extension - CUP/PDP/Tentative Map etc. (3883) | <input type="checkbox"/> 300' Radius Noticing - 1st Noticing (3868) | <input type="checkbox"/> Final Map (3810) | <input type="checkbox"/> 300' Radius Noticing - 2nd Noticing (3890) | <input type="checkbox"/> General Plan Amendment - Map (6803) | <input checked="" type="checkbox"/> 1000' Radius Noticing - 1st Noticing (3824) | <input type="checkbox"/> General Plan Amendment - Text (6803) | <input checked="" type="checkbox"/> 1000' Radius Noticing - 2nd Noticing (3856) | <input type="checkbox"/> Height Limit Exception (3898) | <input checked="" type="checkbox"/> Public Notice Poster (3825) | <input type="checkbox"/> Lot Line Adjustment (3884) | <input checked="" type="checkbox"/> Legal Ad - Easy Reader (1121-4323) | <input type="checkbox"/> Mural Review (6801) | <input checked="" type="checkbox"/> Other: Vacation of alley behind 2851 PCH – | <input type="checkbox"/> Negative Declaration/Initial Study (3803) | <b>Attachments H &amp; I</b> | <input checked="" type="checkbox"/> Parking Plan (3857) <b>To be provided</b> |  | <input type="checkbox"/> Planning Commission Interpretation (6807) |  |
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| <input type="checkbox"/> Condominium of Units - CUP/PDP (3899)  | <input type="checkbox"/> Variance (3808)  |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| <input type="checkbox"/> Determination of Similar Use (6806)  | <input type="checkbox"/> Zone Change (3811)   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
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| <input type="checkbox"/> Height Limit Exception (3898)  | <input checked="" type="checkbox"/> Public Notice Poster (3825)   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
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| <b>TOTAL FEES \$</b>  |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| <b>CITY USE ONLY</b>  |   |           |   |   |   |   |   |  |   |  |   |   |  |  |  |   |  |   |   |   |  |   |   |   |  |   |   |  |  |  |  |                              |   |  |  |  |
| 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:

1. Describe the proposed project, particularly changes to the site, buildings, improvements and uses.

See Attachment A

2. Describe the reasons for the project and any conditions that justify or support the project:

See Attachments B and C

|                                     |      |       |
|-------------------------------------|------|-------|
| 3. Is the site in the Coastal Zone? | Yes: | No: X |
|-------------------------------------|------|-------|

|  |           |      |     |
|--|-----------|------|-----|
| 4. If in the Coastal Zone, is a Coastal Development Permit from the Coastal Commission required? | Not sure: | Yes: | No: |
|--|-----------|------|-----|

|  |  |     |
|--|--|-----|
| 5. Will the project be developed or constructed in phases? | Yes: X - MB components to be started before HB | No: |
|--|--|-----|

|   |  |     |
|---|--|-----|
| 6. Are you proposing any other development, uses, or alterations of the site that are not included in this application? | Yes: X - see MB applications - Attachments E and F | No: |
|---|--|-----|

7. Are any sustainable or 'green' elements pertaining to the site, buildings or other operations proposed?

The buildings will be built to the most current Title 24 standards, including the new Cal Green standards. Additionally, the buildings will be designed to meet LEED Gold standards. **Please see Attachment G**

|   |           |      |       |
|---|-----------|------|-------|
| 8. Has the project or site received previous or other approvals? (If so, an amendment may be required.) | Not sure: | Yes: | No: X |
|---|-----------|------|-------|

|  |        |     |
|--|--------|-----|
| 9. Is any part of the site subject to any lease, agreement, covenant, association, easement, or other encumbrance? Please see Attachment H | Yes: X | No: |
|--|--------|-----|

10. Adjacent land uses and business names: - See Attachment D

**To North:** Longfellow and north of that - C-3 2-story office building owned and utilized by SKECHERS

**To South:** C-3 w/Affordable Housing Overlay; Dunn Edwards Paint Store

**To East:** Pacific Coast Hwy. and across City of MB/General Commercial- 2 story commercial office buildings

**To West:** R-1 single family housing

|  |        |     |
|--|--------|-----|
| 11. Are you aware of anyone that may be concerned about the project? | Yes: X | No: |
|--|--------|-----|

|  |                       |                       |
|--|-----------------------|-----------------------|
| 12. Application for General Plan amendment or rezoning only: | Existing designation: | Proposed designation: |
|--|-----------------------|-----------------------|

|   |   |   |
|---|---|---|
| 13. Applications for Lot Line Adjustment, Merger or Subdivision only: | Existing number of lots:<br>Design Center - 5<br>Executive Office - 3 | Proposed number of lots: 1 lot for each building (total 2 lots) |
|---|---|---|

|  |                           |                           |
|--|---------------------------|---------------------------|
| 14. Application for Condominiums only: | Existing number of units: | Proposed number of units: |
|--|---------------------------|---------------------------|

**IMPROVEMENTS AND USES: DESIGN CENTER – 2901 Pacific Coast Highway**
**15. Lot coverage and surfaces:**

| Type                              | Existing (sq ft)        | Proposed (sq ft)       | Net Change (sq ft) |
|-----------------------------------|-------------------------|------------------------|--------------------|
| Buildings                         | 28,578                  | 100,296                | + 71,718           |
| Lot coverage* (from net lot area) | 28,758 (46%)            | 38,953 (62%)           | + 10,195 (+16%)    |
| Paved area                        | 61,025 (97%) inc. bldg. | 53,573(85%) inc. bldg. | -7,452 (-12%)      |
| Landscaped area                   | 1,843 (3%)              | 9,295 (15%)            | +7,452 (+12%)      |
| Unimproved area                   | 0                       | 0                      | 0                  |
| Pervious surfaces                 | 1,843 (3%)              | 9,295 (15%)            | + 7,452 (+12%)     |

\*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  $\geq 2$  sides including portions under another balcony projecting  $\leq 5'$  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: X | No:   |
| 17. Are any temporary uses or structures proposed?   | Yes:   | No: X |
| 18. Will fences, walls /retaining walls, or similar elements be installed or altered?  | Yes: X | No:   |
| 19. Are any roof decks proposed?   | Yes:   | No: X |
| 20. Are electrical transformers, fire hydrants, antennae, rooftop elements, solar photovoltaic energy systems, tanks, or similar improvements proposed/required? | Yes: X | 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: X |
| 22. Will any signs be installed or altered in connection with the use or building?   | Yes: X | No:   |
| 23. Will trash/recycling facilities be installed or altered?   | Yes: X | No:   |
| 24. Will any part of the project, or its use, encroach on the public right-of-way (during or after construction or operation)? – During construction             | Yes: X | No:   |
| 25. Will exterior lighting on any building or site be installed or altered?  | Yes: X | No:   |

**26. Parking spaces - NOTE – ONLY 401 SPACES ARE REQUIRED/520 BEING PROVIDED**

| Type   | Existing | Proposed                       | Net Change | Required                         | Covered spaces |
|--|----------|--------------------------------|------------|----------------------------------|----------------|
| Regular space                                    | N/A      | 353                            | N/A        | 281 min (per 401; inc. disabled) | All            |
| Compact  | N/A      | 63                             | N/A        | 120 max (per 401)                | All            |
| Disabled   | N/A      | 11                             | N/A        | 10 (2 van)                       | All            |
| Loading/other –                                  | N/A      | curbside                       | N/A        |                                  | All            |
| Tandem   | N/A      | 93                             | N/A        | Parking Plan to be submitted     | All            |
| Guest (residential)                              | N/A      | N/A                            | N/A        | N/A                              | All            |
| Commercial project:<br>Vehicle movements per day |          | Traffic report to be submitted |            |                                  |                |

|   |        |       |
|---|--------|-------|
| 27. Are any parking spaces located offsite or shared with other uses or businesses on the site? | Yes:   | No: X |
| 28. Will any driveways or access ways be constructed or altered?                                | Yes: X | No:   |

**29. Will drainage be altered or increased?**

There will not be any increase in drainage as the site is currently completely covered with non-permeable surfaces and there will be increased landscaping as a result of this project. The discharge locations will likely change.

|   |           |        |     |
|---|-----------|--------|-----|
| 30. Is a Standard Urban Storm Water Mitigation Plan required?<br>(Hermosa Beach Municipal Code, Chapter 8.44) | Not sure: | Yes: X | No: |
|---|-----------|--------|-----|

31. Are any trees, unique environmental conditions, or cultural elements located on the site or an adjacent site? Yes - trees

|  |        |     |
|--|--------|-----|
| 32. Will any trees be removed, or will construction, trenching, construction materials, or vehicles encroach within the drip line of existing trees? Yes – trees will be removed | Yes: X | No: |
|--|--------|-----|

|   |        |     |
|---|--------|-----|
| 33. Will any vegetation or planters be removed, altered or installed? | Yes: X | No: |
|---|--------|-----|

|   |        |     |
|---|--------|-----|
| 34. Is site grading or contouring proposed? | Yes: X | No: |
|---|--------|-----|

|                               |                              |
|-------------------------------|------------------------------|
| Cut (cubic yards): 107,000 CY | Fill (cubic yards): 1,500 CY |
|-------------------------------|------------------------------|

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| Maximum height fill slope (feet): N/A | Maximum height cut slope (feet): N/A |
|---------------------------------------|--------------------------------------|

RESIDENTIAL PROJECTS (Skip to Question 38 if not a residential project)

35. Type of units – N/A

| Type               | Number of Bedrooms per unit units | Unit size (sq ft)– except garages | Garage– per unit (sq ft) | Total size– all units (sgft) |
|--------------------|-----------------------------------|-----------------------------------|--------------------------|------------------------------|
| 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: All of the properties are currently vacant.

The new operations will be as described in the Project Description, which is Attachment A.

| Criteria  | Existing              | Proposed  |
|---|-----------------------|---|
| Days and hours of operation:                                | N/A – vacant property | 9 a.m. to 6 p.m.  |
| Shifts per day:   | N/A – vacant property | 1 shift   |
| Employees on largest shift:                                 | N/A – vacant property | 350   |
| Number of seats (for restaurants, schools, theaters, etc.): | N/A – vacant property | N/A   |
| Maximum number of people on site at peak time:              | N/A – vacant property | 850– during Global Sales Conference 2x/year                   |
| Maximum number of people in building at peak time:          | N/A – vacant property | 850– during Global Sales Conference 2x/year                   |
| Maximum number of businesses or tenant spaces:              | N/A – vacant property | 1 - SKECHERS  |
| Specify any outdoor activities (dining, storage, etc.):     | N/A – vacant property | Outdoor patios for occasional use for meetings and gatherings |

|   |      |       |
|---|------|-------|
| 39. Will machinery other than typical office equipment be used? | Yes: | No: X |
|---|------|-------|

|  |        |     |
|--|--------|-----|
| 40. Will any flues, filtration systems, ventilation or similar equipment be installed or altered (e.g., affecting air, water, grease or oil trap)? | Yes: X | No: |
|--|--------|-----|

**IMPROVEMENTS AND USES: EXECUTIVE OFFICES – 3001 Pacific Coast Highway**
**15. Lot coverage and surfaces:**

| Type              | Existing (sq ft)        | Proposed (sq ft)       | Net Change (sq ft) |
|-------------------|-------------------------|------------------------|--------------------|
| Buildings         | 2,377                   | 20,209                 | + 17,832           |
| Lot coverage*     | 2,377 (15%)             | 6,688 (42%)            | + 4,311 (+27%)     |
| Paved area        | 15,426 (98%) inc. bldg. | 12,713 (80%) inc. bldg | -2,713 (-18%)      |
| Landscaped area   | 387 (2%)                | 3,100 (20%)            | + 2,713 (+18%)     |
| Unimproved area   | 0                       | 0                      | 0                  |
| Pervious surfaces | 387 (2%)                | 3,100 (20%)            | -2,713 (-18%)      |

\*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  $\geq 2$  sides including portions under another balcony projecting  $\leq 5'$  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: X | No:   |
| 17. Are any temporary uses or structures proposed?   | Yes:   | No: X |
| 18. Will fences, walls /retaining walls, or similar elements be installed or altered?  | Yes: X | No:   |
| 19. Are any roof decks proposed?   | Yes:   | No: X |
| 20. Are electrical transformers, fire hydrants, antennae, rooftop elements, solar photovoltaic energy systems, tanks, or similar improvements proposed/required? | Yes: X | 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: X |
| 22. Will any signs be installed or altered in connection with the use or building?   | Yes: X | No:   |
| 23. Will trash/recycling facilities be installed or altered?   | Yes: X | No:   |
| 24. Will any part of the project, or its use, encroach on the public right-of-way (during or after construction or operation)? – During construction             | Yes: X | No:   |
| 25. Will exterior lighting on any building or site be installed or altered?  | Yes: X | No:   |

**26. Parking spaces – NOTE ONLY 87 SPACES REQUIRED; 89 PROVIDED**

| Type   | Existing | Proposed                       | Net Change | Required                     | Covered spaces |
|--|----------|--------------------------------|------------|------------------------------|----------------|
| Regular space                                    | N/A      | 81                             | N/A        | 62 – min (inc. Disabled)     | All            |
| Compact  | N/A      | 2                              | N/A        | 26 - max                     | All            |
| Disabled   | N/A      | 4                              | N/A        | 4 (1 van)                    | All            |
| Loading/other –                                  | N/A      | 0                              | N/A        |                              | All            |
| Tandem   | N/A      | 2                              | N/A        | Parking plan to be submitted | All            |
| Guest (residential)                              | N/A      | N/A                            | N/A        | N/A                          | All            |
| Commercial project:<br>Vehicle movements per day |          | Traffic report to be submitted |            |                              |                |

|  |        |     |
|--|--------|-----|
| 27. Are any parking spaces located offsite or shared with other uses or businesses on the site?<br>In addition to the Executive Offices (19,209 SF) there will be a 998 s.f. ground floor retail space currently programmed to be a local coffee house with a 200 s.f. outside patio area. Coffee house was figured at 1:100 parking | Yes: X | No: |
| 28. Will any driveways or access ways be constructed or altered?   | Yes: X | No: |

**29. Will drainage be altered or increased?**

There will not be any increase in drainage as the site is currently completely covered with non-permeable surfaces and there will be increased landscaping as a result of this project. The discharge locations will likely change.

|   |           |        |     |
|---|-----------|--------|-----|
| 30. Is a Standard Urban Storm Water Mitigation Plan required?<br>(Hermosa Beach Municipal Code, Chapter 8.44) | Not sure: | Yes: X | No: |
|---|-----------|--------|-----|

|  |                                      |     |
|--|--------------------------------------|-----|
| 31. Are any trees, unique environmental conditions, or cultural elements located on the site or an adjacent site? Yes - trees                                |                                      |     |
| 32. Will any trees be removed, or will construction, trenching, construction materials, or vehicles encroach within the drip line of existing trees? - Trees | Yes: X                               | No: |
| 33. Will any vegetation or planters be removed, altered or installed?  | Yes: X                               | No: |
| 34. Is site grading or contouring proposed?  | Yes: X                               | No: |
| Cut (cubic yards): 27,000 CY   | Fill (cubic yards): 500 CY           |     |
| Maximum height fill slope (feet): N/A  | Maximum height cut slope (feet): N/A |     |

| RESIDENTIAL PROJECTS (Skip to Question 38 if not a residential project) |                 |                   |                                    |   |
|---|-----------------|-------------------|------------------------------------|---|
| 35. Type of units – N/A   |                 |                   |                                    |   |
| Type  | Number of units | Bedrooms per unit | Unit size (sq ft) – except garages | Garage – per unit (sq ft) Total size – all units (sgft) |
| 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:   |

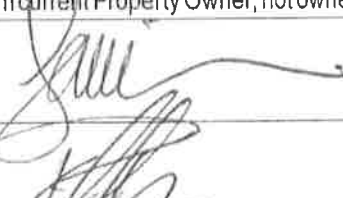
| COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OTHER (Skip to Acknowledgements if inapplicable)  |                       |  |
|--|-----------------------|--|
| 38. Describe operations or change in operations: All of the properties are currently vacant.   |                       |  |
| The new operations will be as described in the Project Description, which is Attachment A.   |                       |  |
| Criteria   | Existing              | Proposed   |
| Days and hours of operation:   | N/A – vacant property | SKECHERS - 9 a.m. to 6 p.m.<br>Coffee House – 7 a.m. to 6 p.m. M-F<br>8 a.m. to 6 p.m. S-S     |
| Shifts per day:  | N/A – vacant property | 1 shift – SKECHERS; 5 - coffee house   |
| Employees on largest shift:  | N/A – vacant property | 80 – SKECHERS; 5 - coffee house  |
| Number of seats (for restaurants, schools, theaters, etc.):  | N/A – vacant property | 20 - coffee house  |
| Maximum number of people on site at peak time:   | N/A – vacant property | 105  |
| Maximum number of people in building at peak time:   | N/A – vacant property | 105  |
| Maximum number of businesses or tenant spaces:   | N/A – vacant property | 2 – SKECHERS (19449 SF) and Coffee House (998 SF)  |
| Specify any outdoor activities (dining, storage, etc.):  | N/A – vacant property | Outdoor patios for occasional use for meetings and gatherings; outside patio for Coffee house; |
| 39. Will machinery other than typical office equipment be used?  |                       | Yes: No: X   |
| 40. Will any flues, filtration systems, ventilation or similar equipment be installed or altered (e.g., affecting air, water, grease or oil trap)? |                       | Yes: X 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 person dissatisfied with the decision of the Planning Commission may file an appeal 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. 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                                      |
|---------------------------------------|------------------------------|--|
| Benjamin Kim                          | Owner of benefitted property | 2844 El Oeste Dr., Hermosa Beach, 90254-223 – Exh. I |
|                                       |                              |  |
|                                       |                              |  |
|                                       |                              |  |

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<br> | Date: | 3/2/2016 |
| Owner:     | Signature Print<br>Peter Mow   | Date: | 3/2/2016 |
| Other:     | Signature Print  | Date: |          |
| Other:     | Signature Print  | Date: |          |

## NOTARY CERTIFICATION

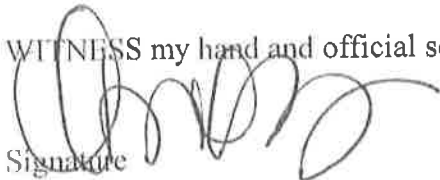
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA           )  
  )  
COUNTY OF LOS ANGELES    )

On March 2nd 2016, before me, Kimberly L. Morse, Notary Public, personally appeared Tim Ball, 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  
(NOTARY SEAL)





## NOTARY CERTIFICATION

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.

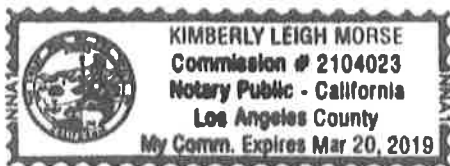
STATE OF CALIFORNIA           )  
  )  
COUNTY OF LOS ANGELES    )

On March 2nd 2016, before me, Kimberly L. Morse, Notary Public, personally appeared Peter Mow, 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  
(NOTARY SEAL)



## ATTACHMENTS

- A Project Description
- B Reasons for Project
- C Decision Making Tool
- D Project Location map with General Plan and Zoning
- E Manhattan Beach application for 305 S. Sepulveda
- F Manhattan Beach application for 330 S. Sepulveda expansion
- G LEED Information
- H Map showing alley behind 2851 Pacific Coast Highway to be vacated
- I Deed Restriction on 2851 Pacific Coast Highway

- \* Please note that soils report for properties previously provided
- \* Revised traffic report will be provided at later date

## PREVIOUSLY SUBMITTED

- Photos of Surrounding Area
- Soils Reports

## TO BE SUBMITTED

- Parking Plan
- Traffic Report
- Parcel Maps