

City Manager's office and City Clerk: Please include this written communication with the 7-PM, March 26, 2019, Regular City Council meeting agenda under Item-1, "Oral/Written Communications". Thank You.

March 18, 2019

To: Hermosa Beach City Council (Stacey Armato, Mary Campbell Collins, Hany Fangary, Justin Massey, and Jeff Duclos), City Clerk, and City Manager.

From: Howard Longacre, Hermosa Beach Resident.

Re: 1) Toddlers and young children being in significantly-close proximity to radiation emanating from a radio-frequency-transmitting monopole, street-light-disguised, cell-tower (as first approved and then intensified-further-approved by the City) as located on a commercial property containing a Pre-School at the South-East corner of Aviation Blvd and Prospect Avenue.

Re: 2) Concerns re: The 'H2O' hotel project's construction progress at 15th Street and Hermosa Avenue.

Honorable Councilmembers and others:

The following comments by me are given freely, and they are entirely my views and opinions on all that I've stated herein. Concerns raised within this communication are for the benefit of all concerned, and are not intended to disparage any property owner or business.

Re: 1) Toddlers and young children being in significantly-close proximity to radiation emanating from a radio-frequency-transmitting monopole, street-light-disguised, cell-tower (as first approved and then intensified-further-approved by the City) as located on a commercial property containing a Pre-School at the South-East corner of Aviation Blvd and Prospect Avenue.

Following at the end of this communication (is an included link) for reference to a recent story reported on a CBS local station in the Sacramento, CA area. The story reminds one of an ongoing situation right here in Hermosa Beach which appears to be far more significant and dangerous in terms of children and especially toddlers who are being directly exposed within approximately only 30 feet or less of a functioning monopole-cell-tower that also transmits much lower to the ground than most cell towers do. I.e. Lower to the ground, and also very close, approximately 30-linear-feet in distance or less to the presence of young children and especially toddlers attending the preschool.

While it has been stated by many, supposedly-competent, "experts", that cell tower radiation is not a significant risk, it nonetheless is apparently a risk in many other "experts" view.

While radio-wave intensity declines rapidly, i.e. inversely-proportional to the square of the distance (or radius) from its source, you likely would not choose to operate your microwave oven without it being properly shielded to prevent the radio-frequency (RF) radiation from exiting the oven. Nor would you likely choose to stand in front of, or even close to an active aviation radar transmission. Thus a cell tower far up in the air, and perhaps also hundreds of lineal feet away may not represent a significant health threat, i.e. as when compared to the cumulative effects of ultra-violet radiation from the sun or even fluorescent lights.

However, having children under the age of ten routinely standing/walking within several feet of the monopole-cell-tower in question (and as evidently having transmitters along most of its vertical length), or possibly even worse, having unknowing parents dropping off toddlers at the pre-school, five years of age and under, to play, and rest, for four or more hours per day, perhaps five days a week, to then in fact be invisibly radiated at such a close distance of approximately 30-feet from the subject monopole-cell-tower, leads one to ask if this is in fact an unconscionable thing to be accepted by the City and School District. Is this not in fact a significant potential future liability for the City, given their discretion over the location of such cell tower?

This submittal is to in fact place on the record a reminder, should the city in the future indicate that they were somehow not made aware of the preschool being located so close to this transmitting cell tower, nor, not to mention the monopole-cell-tower's close-proximity, i.e., only a few feet away from a heavily utilized by young children, city public sidewalk.

Please note the following two Google street images that clearly show the subject beige-painted monopole-cell-tower with its essentially-unneeded light on the top, i.e. to make it appear like some kind of fat light pole. Note the added red-circles markings on the images.

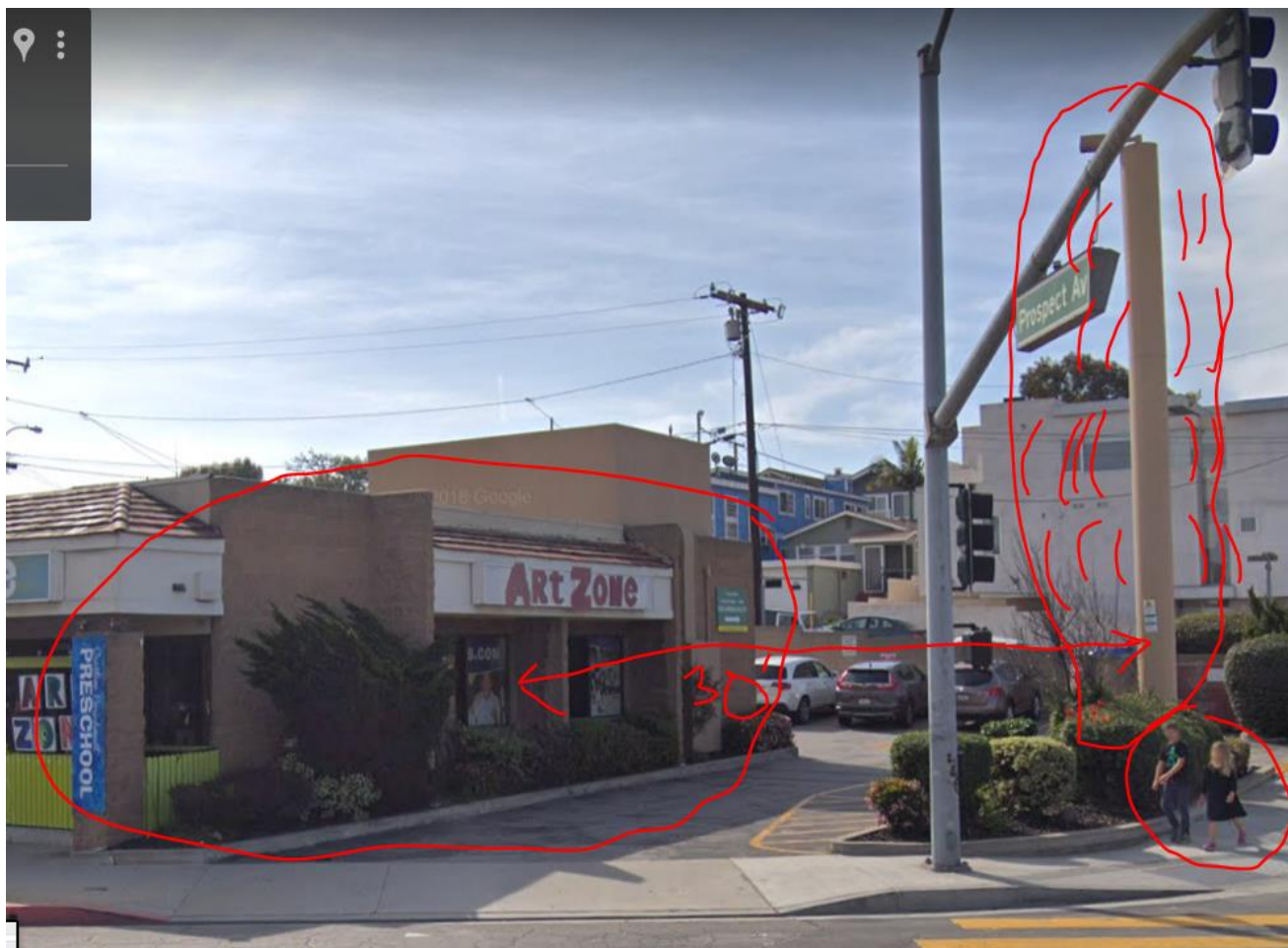
The light at the top is evidently to fool people into not knowing really what this device actually is. It's an essentially meaningless light. And because it is a monopole-cell-tower design, the transmitters inside the monopole extend vertically downward to a relatively low point above the ground unlike other cell towers with their transmitters all mounted completely high off the ground and then perhaps disguised as a palm tree, if at all.

Note the large box on the roof of the building in these images. It is believed to be a shroud around all the equipment used to generate the radio waves (RF waves) to the transmitters inside the (one assumes) plastic-shrouded fat monopole-cell-tower.

The preschool tenant was perhaps not presently located there when this monopole-cell-tower was first permitted by the City. However the preschool was likely in existence when a 2nd city-approval allowed for additional transmitter intensification to be added to this monopole-cell-tower. There were days when you could drive by and actually see all the guts of this monopole's insides, fully exposed at the time they were perhaps installing/servicing the added transmitting equipment in same. It appeared to be jammed full of transmitters/antennas from the top to bottom. Btw, there are some small, virtually-unreadable labels on the side of this monopole-cell-tower.

Note in the two pictures, the two young children at the corner, perhaps walking to View School. This is a Hermosa View School, supposedly “safe”-route-to-school. Young children walk directly by the cell tower within a few feet and there’s usually a crossing guard at this corner who also is routinely being subjected to this monopole-cell-tower’s RF radiation.

More discussion follows these images.





Questions thusly:

- a) Would you have your toddler or child knowingly being radiated daily by this particular cell tower at such significantly close range?
- b) Are parents of toddlers that are being dropped daily at the pre-school even aware of this monopole-cell-tower and its close proximity to where their toddler(s) will spend perhaps 4 or more hours daily?
- c) Has View School notified the parents of children who stand or walk near this cell tower on their way to school of its existence?
- d) Should it be a requirement that parents be notified if their toddlers attend the pre-school or other 'Art-Zone' activities, or have young children routinely walking within a few feet past this monopole-cell-tower, and perhaps also be required to sign a statement acknowledging their awareness of the odd location of this City-approved monopole-cell-tower?
- e) What if anything is the City doing to correct this situation, given that they approved this particular monopole-cell-tower for this location, i.e., so close now to where children wait for the crossing light to go to View School daily, and toddlers spend hours inside the preschool daily?
- f) Should these things be of concern?

Check the Google street images carefully. Perhaps this particular monopole-cell-tower should be relocated or even removed? This is of course all about money, and those with the need for greed often perhaps need money first and only wait until later to be concerned if their money-making is potentially at a significant cost to others? After all, such radiation, as like UV radiation is supposedly a cumulative threat to one's health; often taking time to show up and then perhaps much too late to do anything about.

Again, the following linked story doesn't even seem to compare to the monopole-cell-tower right here in Hermosa Beach at the S.E. corner of Aviation Blvd and Prospect Avenue, where toddlers play and rest daily at the 'Art Zone' children's studio and preschool.

Note: If choosing to play the following brief story and video, please first review the second item of this written communication, which follows immediately regarding the unfortunately dysfunctional 'H2O' hotel construction project at 15th Street and Hermosa Avenue in Hermosa Beach's downtown. The following link is also at the end of this entire communication.

'Parents Blame Elementary School's Cell Tower After 4th Student Diagnosed With Cancer' (Four children at the school have developed cancer.)

<https://sacramento.cbslocal.com/2019/03/12/school-cell-tower-causing-cancer/>

Re: 2) Concerns re: The 'H2O' hotel project's construction progress at 15th Street and Hermosa Avenue.

The following image is extracted from a recent '*The Beach Reporter*' newspaper full page advertisement image detailed further below. Per the advertisement, the "H2O" hotel project and property, as located at the South-West corner of 15th Street and Hermosa Avenue in downtown Hermosa Beach, is apparently "available FOR SALE".



**1429 HERMOSA AVENUE
HERMOSA BEACH**

Luxury boutique hotel, one block from the beach! Great opportunity for investors. Also available FOR SALE.

Call Raju for more information:
310-493-9533

During the March 12, 2019 Hermosa City Council Meeting a local resident inquired during 'Public Comments' as to the ongoing situation regarding the 'H2O' hotel project's ultra-slow construction.

The subject property, through its various owners since 'Classic Burger' and a donut shop (former tenant businesses) were ousted and their business buildings demolished some ten or more years ago, has been essentially an ongoing eyesore and negative for the city.

In response to the resident's public queries, Councilman Jeff Duclos asked the City Manager for a status update which she didn't have at the time, but which she indicated she would bring back.

Sitting in an apparent slow state of construction / stagnation / construction, the project, as located in such a dense residential / commercial area, should long ago have been considered as having become a serious situation, and possibly even by now, recognized as a public nuisance, due at the minimum, to the serious fire potential the property now represents, i.e., during another upcoming hot spring or summer. Question: Does the project have any kind of working fire sprinkler system at this point? It would appear to be one large mass of neglected kindling-wood just waiting for an ignition source.

The developer probably has fire and liability insurance, however is it in such an amount to cover a disaster spreading to other properties on a hot, windy day when a fire in such an area could escalate to burning down half or more of the dense beachfront area. Imagine such a fire i.e. during one of the multi-per-year Chamber of Commerce Fiesta-s with all the streets congested and blocked with street vendors, tens of thousands of transient people, and more.

From the time of the originally approved 'Boardroom office/commercial condo' project for that property, which then went bankrupt or something, to the next owner of the property, who then desired to build parking lots for the bar-hoppers, that the city didn't desire to approve, to the present real-estate broker/developer then acquiring the property, it again now appears to be in a financial quagmire.

The property appears to represent little more than pipe-dreams of riches gone astray for all concerned, including the City of Hermosa Beach.

This is just another example of why the City should never allow the over-the-top **massive-massive-massive** land-aggregating and Beach-Drive-closing, proposed hotel-and-multiple-bars abomination (to be located at the Strand and Pier Plaza) to see the light of day. Such project is way too high-density and intensive, completely out-of-scale for Hermosa Beach, and represents little if anything but another need-for-greed attempt by a few.

With respect to the 'H2O' hotel project's construction-stagnation, following are some Google street-map views (with dates) of its progress. Note: The project was originally titled the 'CLASH' hotel which was an extremely poor choice of name. The name was then changed to 'H2O' when it had to reapply for its approvals after doing nothing for two years. This name now seems ironically to reflect that it's apparently drowning in debt.

Following the Google images is a full-page snag-image as present in the real-estate advertisements of the March 7, 2019 online and hard-copy '*The Beach Reporter*' newspaper. The advertisement evidently lists four of the developer's commercial involvements, including the unfinished subject 'H2O' hotel property itself, now apparently also "available FOR SALE".

The 'H2O' hotel, as big as it is, nonetheless is a mere fraction of the size of the Strand & Pier proposed high-density over-the-top proposed-PIG-monstrosity to be destroying Hermosa's downtown and setting the entire downtown up to be systematically demolished and replaced with other similar gargantuan, land-aggregating, over-the-top, ultra-high-density 'plasticville'-crapola. A Pig-Crapola proposal, that would never survive a vote of by the residents of the city.

All should remember the failed 'Greenwood', massive hotel proposal for downtown Hermosa back in the late '80s. Fortunately the residents themselves helped to kill that ridiculous oversized hotel pig-proposal. But then also, never forget the ongoing albatross at 1601 Pacific Coast Highway, aka the 'Hermosa Pavilion'. How many bankruptcies has that monstrosity been through since it was first approved by the City as one of the be-all, end-alls for the City back in the 1980s. Another pile of out-of-scale planning crap approved by the City. Pure high-density way out-of-scale rotten planning that the City is now stuck with.

What is worrisome, given the grandiose representations made by the 'H2O' hotel developer, during his follow-up for a second rubber-stamp approval, after his first approval went unacted on by the developer for some two years, is what now happens if the 'H2O' developer sells the present "vested" 'H2O' hotel project to others who will just finish it to be a mediocre stucco box flop-house. Is the City in a position to stop such from happening?

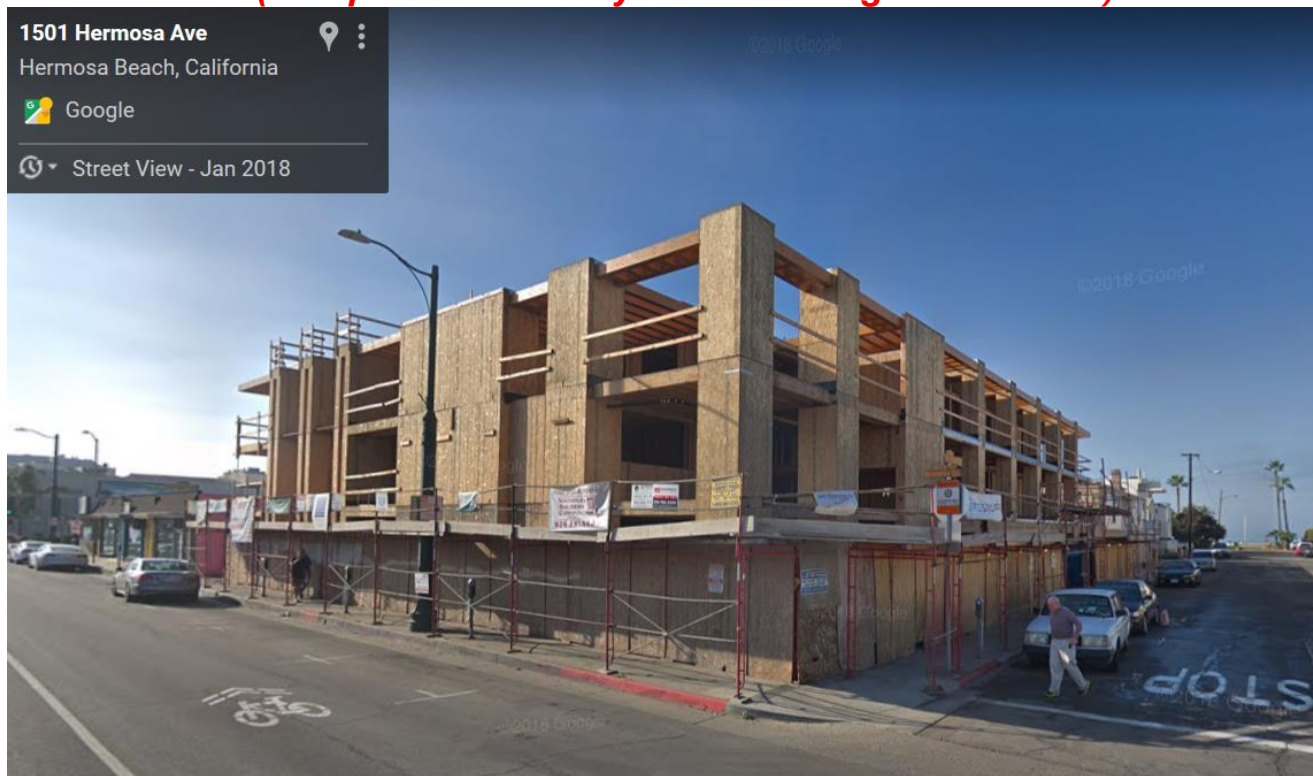
So much for the developer's grandiose representations regarding the high-end quality of construction to be accomplished? And what has happened to the hotel-operator that was to be involved? Why hasn't the council and the city apparently been more-closely monitoring this developer, given the city approvals he's been granted? Why is there no performance bond for such projects? Could the same

thing happen with the monster crapola-pig-project proposed at the Strand & Pier Plaza corner with that area now perhaps being set up for a decades-long disaster when the next serious recession hits during its construction?

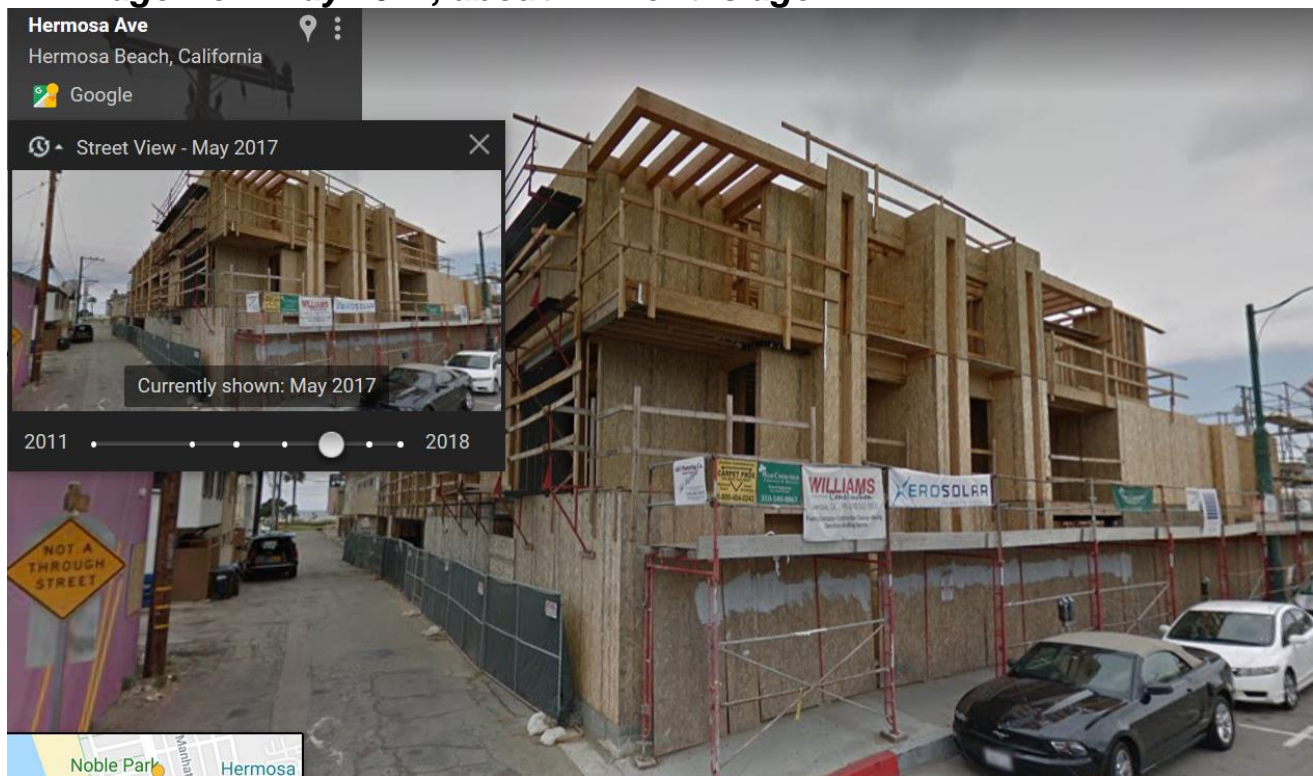
TEN PLUS YEAR EYESORE ON HERMOSA AVENUE AT 15th STREET:

Following are 'H2O' hotel construction project date-indicated Google street-images, followed by the March 7, 2019 '*The Beach Reporter*' real estate advertisement offering some of the developer's interests for sale.

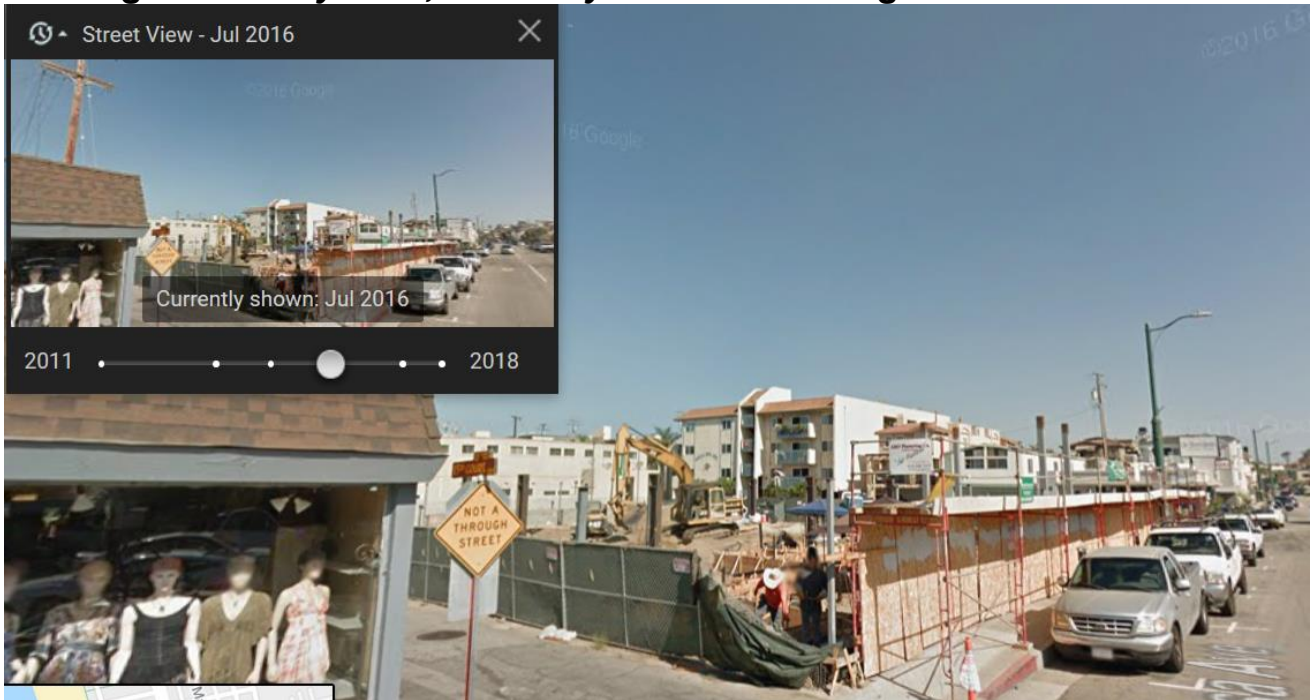
1st image as from 14 months ago, Jan 2018. The 'H2O' 30-room hotel construction. (Complete with trashy contractor signs all over it.)



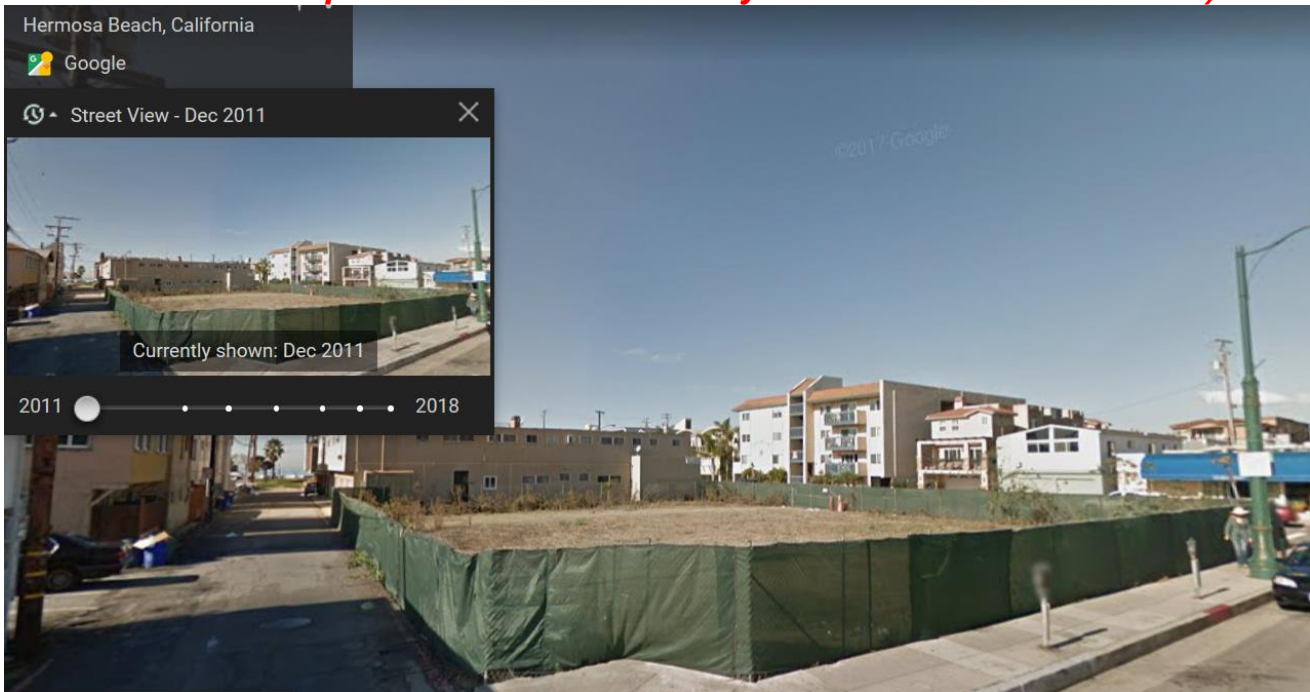
2nd image from May 2017, about 22 months ago.



3rd image from July 2016, about 2 years 9 months ago.



4th image from Dec, 2011, about 7.25 years ago. (Long after Classic Burger and the Donut Shop were un-ceremoniously kicked out and torn down)



In the following March 7, 2019 '*The Beach Reporter*' page-53 advertisement the commercial properties indicated, appear to all be properties that the 'H2O' hotel developer has an interest in.

Note that in this advertisement the 'H2O' hotel developer appears to be now offering to sell, from top to bottom;

- 1) the property he acquired immediately to the South of the 'H2O' hotel project,
- 2) the developer's property on the East side of Hermosa Avenue,
- 3) the 'H2O' project & property itself (shown as a finished rendering),
- 4) and additionally, apparently the developer's namesake property, '**Chhabria Plaza**' on the South-East corner of Pacific Coast Highway and Hawthorne Blvd in Torrance.

--- Please continue to next page for the advertisement image ---

Pride of Ownership! Prime Locations in Hermosa Beach and Torrance



Only one block from the beach!

Restaurant and retail spaces
in downtown Hermosa Beach

FOR SALE - \$3,999,000

FOR LEASE (GROSS LEASE)

UNIT	SF	ASKING
1401	2,166	\$13,000/month
1403	344	\$2,065/month
1405	348	\$2,090/month
1407	348	\$2,090/month
1409	729	\$4,315/month
1411	690	\$4,140/month



1242 HERMOSA AVENUE

FOR SALE - \$7,999,900

Prime location in downtown Hermosa Beach, two blocks from the beach.
4 units totalling 9,551 SF

ALSO AVAILABLE FOR LEASE

Gross Lease \$13,100/mo.
3,182 SF unit space! 2-levels with high ceilings and lots of storage.



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HERMOSA BEACH**

Luxury boutique hotel, one block from the beach! Great opportunity for investors. Also available FOR SALE.

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**3710-3730 PCH, TORRANCE
\$15,900,000**

Located on a prime corner lot -- all buildings (A, B and C) fully leased with anchor tenant, all NNN leases. Located on a high traffic intersection of Hawthorne Blvd and Pacific Coast Highway. Cap rate 3.15%.

ALSO AVAILABLE FOR LEASE

2,200 SF of office space @ \$2.74 per SF/ mo.
+ \$1.05 per SF / mo. of NNN charges

RAJU CHHABRIA
Cell 310.493.9533
Raju@ChhabriaRE.com
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BRE #00874072



View more listings at:
ChhabriaRE.com

Information deemed reliable but not guaranteed. Buyer is advised to conduct their own investigations.

'Parents Blame Elementary School's Cell Tower After 4th Student Diagnosed With Cancer'

(Four children at the school have developed cancer.) View the video.

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*** End of written communication. ***