

Addendum to Planning Application for 70 10th Street, Hermosa Beach

Narrative of revisions based on continuance of Planning Submittal dated March 19, 2019.

The property owner is submitting the same site layout and physical building design that was reviewed and approved by the City's historical consultant Page & Turnbull and was determined to preserve and not negatively impact a contributor to the historic district. Additionally, our team considered the Commission's feedback and believe we have come up with solutions to assist in mitigating parking concerns.

Due to the size of the existing structure of approximately 1841 square feet, simply converting the existing building to any of the least parking intensive commercial uses such as a general office, retail and personal service uses (requiring 1 parking space per 250 square feet (factoring in ADA parking and tandem use) would require 7 required parking spaces (1 of which must be a van accessible ADA space) which cannot be located in tandem and occupies approximately 2 parking spaces width due to the accessible path. Only 5 parking spaces can be provided on-site with 1 of the spaces being the required ADA space. Therefore, 2 spaces would have to be paid in-lieu). Also, a Parking Plan would be required for tandem and in-lieu to just convert the building to a general commercial use.

The proposed project requires 6 parking spaces (4 of which would be provided on-site and 2 would be paid in-lieu.

The project we are submitting requires less parking spaces then the existing structure would require if converted to the lowest intensity general commercial uses. Without a Parking Plan for use of tandem or in-lieu only 3 parking spaces could be provided on-site (1 of which would be the required ADA space). With 3 parking spaces only 750 square feet of the existing 1841 square foot structure could be used therefore, either 1,091 square feet would need to be deactivated or demolished.

Methods of providing parking for the boutique inn has been the major hurdle for the Planning Commission to approve this project. The property owners have consulted with multiple different consultants on proven ideas with local statistics from a recent EIR study in Hermosa Beach. The following are our recommended proposals to address the concerns about parking.

GREEN SOLUTIONS: Solutions to resolve parking concerns are as follows:

A) Introduction of green living solutions:

- 1) The project can be conditioned to require two vehicle free units whenever the property is more than 65% occupied (4 units with vehicles, 2 units vehicle free).
- 2) Provide discounts for all occupants of boutique inn that are vehicle free

B) Provide four (4) Bicycles for guests along with an eight (8) stall bicycle rack

C) Provide one (1) onsite neighborhood electric vehicle (cart), utilizing dedicated space on the northwest side of the property, next to the historical structure which is too narrow for a standard or compact parking space.

D) Provide electrical vehicle charging station.

ELIMINATE CONCIERGE SERVICES and CLEANING SOLUTIONS

- Utilize local real estate broker and property management firm. We have confirmed with two local real estate broker/property management firms located within 3 blocks of the property.
- By eliminating concierge services, we are eliminating the need to occupy a parking space for a full time employee while still giving maximum service to our guests and resolve any issues as needed.
- Identified two local experienced cleaning services that offer drop off and pick up of cleaning staff.
- Establish keyless entry for all rooms (see information from Starwood/Marriott).

We request that the project be approved with conditions set forth above.