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Supplemental Information for Parking Plan Application

This is a submission of additional information from 2200 Associates, LLC, (Applicant) in support of its application for approval of a Parking Plan to accommodate up to 100 percent medical office use of the commercial office building at 2200 Pacific Coast Highway (PCH).

Under Hermosa Beach Municipal Code Section 17.52.035(E), the Applicant is required to provide 113 parking spaces in order to accommodate 100 percent medical office use at 2200 PCH. The Applicant currently provides 126 parking spaces, consisting of 86 on-site parking spaces and 40 off-site parking spaces at 2420 PCH. The 86 on-site parking spaces are located in three parking lots: a surface parking lot/deck (19 spaces); a west subterranean parking lot (18 spaces); and an east subterranean parking lot (45 spaces). Accordingly, the building is parked pursuant to the codified parking ratios in the Hermosa Beach Municipal Code. Those ratios reflect carefully considered analysis and deliberation concerning parking demands by use category and address mitigation of parking impacts -- the very concerns raised by the Planning Commission at its November 17, 2020, meeting.

During its consideration of the proposed Parking Plan at its meeting on November 17, 2020, the Planning Commission expressed concern that the layout of the parking areas and a lack of signage would hinder visitors from finding parking on the site and result in their use of street parking. There also was concern that the parking spaces most convenient for visitors may be occupied by building tenants. Commissioners requested additional information as to how the Applicant would manage parking on the site to ensure that on-site parking is readily available to visitors and clearly marked.

While the Applicant recognizes the concern that demand for on-site parking spaces may increase with the proportion of medical office use, we also contend that the total of 126 spaces provided addresses those concerns because it meets the parking ratios established in the Code for medical office use. The sufficiency of the existing parking also has now been confirmed by an independent Consulting Traffic Engineer, as set forth in the Peer Review of 2200 PCH Parking Plan dated December 8, 2020, which is part of the record.

Nevertheless, the Applicant proposes the following measures to manage parking:

- 1) All parking spaces in the surface lot/deck (19 spaces) will be limited to visitor parking only. Signs will be installed at the entry and inside the lot indicating that parking is for 2200 PCH visitors only.

- 2) The Applicant will make tenants aware of the availability of additional parking at 2420 PCH and request that they not park on neighboring streets.
- 3) Signs will be installed inside each of the three on-site parking lots indicating that additional parking is available at 2420 PCH during the hours of 7am to 6pm, Monday through Friday.
- 4) Signs will be installed inside each of the two subterranean parking lots requesting visitors and tenants not to park on neighboring streets.

These measures will result in the efficient use of the available parking, which is more than sufficient to meet the Code requirement for this site.

Although entitled to up to 100 percent medical office use under the Municipal Code, if a compromise is the only alternative to a denial of the instant application of the Parking Plan for 100 percent medical use, then the Applicant proposes a cap of 75 percent of gross floor area for medical office use. The Applicant proposes that any future increase in medical office use from 75 percent to 100 percent of gross floor area be subject to approval by the Community Development Director upon submittal of a new parking study showing that 126 parking spaces were adequately parked with the 75 percent medical office use cap and that an additional 25 percent increase in medical uses will continue to be adequately served by the 126 parking spaces approved pursuant to the Parking Plan. .