



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Regular Meeting Agenda - Final Planning Commission

*Chair*

*David Pedersen*

*Vice Chair*

*Peter Hoffman*

*Commissioners*

*Michael Flaherty*

*Rob Saemann*

*Marie Rice*

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Tuesday, March 19, 2019

7:00 PM

Council Chambers

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Note: No Smoking Is Allowed in The City Hall Council Chambers

**THE PUBLIC COMMENT IS LIMITED TO THREE MINUTES PER SPEAKER**

Planning Commission agendas and staff reports are available for review on the City's web site at [www.hermosabch.org](http://www.hermosabch.org). Wireless access is available in the City Council Chambers for mobile devices:  
Network ID: CHB-Guest, Password: chbguest

Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the Community Development Department during normal business hours from Monday through Thursday, 7:00 a.m. - 6:00 p.m. and on the City's website.

Final determinations of the Planning Commission may be appealed to the City Council within 10 days of the next regular City Council meeting date. If the 10th day falls on a Friday or City holiday, the appeal deadline is extended to the next City business day. Appeals shall be in written form and filed with the City Clerk's office, accompanied by an appeal fee. The City Clerk will set the appeal for public hearing before the City of Hermosa Beach City Council at the earliest date possible.

If you challenge any City of Hermosa Beach decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

To comply with the Americans with Disabilities Act (ADA) of 1990, Assistive Listening Devices will be available for check out at the meeting. If you need special assistance to participate in this meeting, please call or submit your request in writing to the Community Development Department at (310) 318-0242 at least 48 hours (two working days) prior to the meeting time to inform us of your needs and to determine if/how accommodation is feasible.

**Submit your comments via eComment in three easy steps:**

Note: Your comments will become part of the official meeting record. You must provide your full name, but please do not provide any other personal information (i.e. phone numbers, addresses, etc) that you do not want to be published.

1. Go to the Agendas/Minutes/Video webpage and find the meeting you'd like to submit comments on. Click on the eComment button for your selected meeting.
2. Find the agenda item for which you would like to provide a comment. You can select a specific agenda item/project or provide general comments under the Oral/Written Communications item.
3. Sign in to your SpeakUp Hermosa Account or as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

eComments can be submitted as soon as the meeting materials are published, but will only be accepted until 12:00 pm on the date of the meeting to ensure Planning Commission and staff have the ability to review comments prior to the meeting.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Oral / Written Communications**
5. [REPORT](#)  
[19-0174](#) Information Only: Public Hearing Notices and Projects Zoning Map

**Section I****CONSENT CALENDAR**

6. [REPORT](#)  
[19-0179](#) Approval of the February 19, 2019 Planning Commission Action Minutes  
**Recommendation:** Staff recommends the Planning Commission approve the Action Minutes of the February 29, 2019 regular meeting.
7. **Resolution(s) for Consideration - None**

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THE RECOMMENDATIONS NOTED BELOW ARE FROM THE PLANNING STAFF AND ARE RECOMMENDATIONS ONLY. THE FINAL DECISION ON EACH ITEM RESTS WITH THE PLANNING COMMISSION. PLEASE DO NOT ASSUME THAT THE STAFF RECOMMENDATION WILL BE THE ACTION OF THE PLANNING COMMISSION.  
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**Section II**

## HEARING

8. [REPORT](#)  
[19-0166](#) Receive Tri-Annual report for on-sale alcoholic beverage Conditional Use Permits

**Recommendation:** Receive and file the report, noting that no establishments are recommended for further review.

This tri-annual review covers the period from July 1 to December 31, 2018. Based on the information in the report, no establishment has reached the "Standard Initiating Planning Commission Review."

## Section III

### PUBLIC HEARING

9. [REPORT](#)  
[19-0175](#) CUP 19-1: A request for a Conditional Use Permit to allow a massage therapy business at 1601 Pacific Coast Highway, Suite 285, (Massage Envy) and determination that the project is Categorically Exempt from the California Environmental Quality Act.

**Recommendation:** Adopt the attached resolution approving Conditional Use Permit 19-1 to allow a massage therapy business at 1601 Pacific Coast Highway (Massage Envy), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

## Section IV

### 10. Staff Items

- a. [REPORT](#)  
[19-0172](#) Verbal Report on City Council Actions
- b. [REPORT](#)  
[19-0173](#) Verbal Status Report on Major Planning Projects
- c. [REPORT](#)  
[19-0169](#) April 16, 2019 Planning Commission Tentative Future Agenda Items
- Recommendation:** Receive and file the April 16, 2019 Planning Commission tentative future agenda items.
- d. [REPORT](#)  
[19-0171](#) Due to technical difficulties, the January and February 2019 Activity Report is not available at this time. We hope to make it available at next month's meeting. We appreciate your patience.

### 11. Commissioner Items

### 12. Adjournment





# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA 90254

## Staff Report

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### Staff Report

REPORT 19-0174

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**Honorable Chairman and Members of the Hermosa Beach Planning Commission**

**Regular Meeting of March 19, 2019**

Information Only: Public Hearing Notices and Projects Zoning Map

Attachments:

1. Public Notices
2. Projects Zoning Map

**Easy Reader**

Run Date: March 7, 2019

Acct: 7010-2110

**DISPLAY**

**City of Hermosa Beach**

**PUBLIC NOTICE**

**NOTICE IS HEREBY GIVEN** that the **Planning Commission** of the City of Hermosa Beach shall hold a public hearing on **Tuesday, March 19, 2019** to consider the following:

1. CUP19-1: A Conditional Use Permit for a request to allow a Massage Therapy Business at 1601 Pacific Coast Highway (Massage Envy) and determination that the project is Categorically Exempt from the California Environmental Quality Act.

**SAID PUBLIC HEARINGS** shall be held at **7:00 P.M.**, or as soon thereafter as the matter may be heard, in the **City Council Chambers, City Hall, 1315 Valley Drive, Hermosa Beach, CA 90254.**

**ANY AND ALL PERSONS** interested are invited to participate and speak at these hearings at the above time and place. Written materials pertaining to matters listed on the agenda of a Regular Planning Commission meeting must be submitted by noon of the Tuesday, one week before the meeting in order to be included in the agenda packet. However, written materials received after that deadline will nonetheless be posted under the relevant agenda item on the City's website at the same time as they are distributed to the Planning Commission by email and provided to the Planning Commission and public at the meeting. Written comments may be submitted to the Community Development Department, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA 90254. Written comments may also be submitted via eComment in 3 easy steps: 1) Go to the Agendas/Minutes/Video webpage and find the meeting on which you'd like to comment; 2) Find the agenda item on which you'd like to comment; and 3) sign in to your SpeakUp Hermosa Account or sign in as a guest, enter your comment in the field provided, provide your name, and if applicable, attach files before submitting your comment.

**IF YOU CHALLENGE** the above matter(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department, Planning Division, at, or prior to, the public hearing.

**FOR FURTHER INFORMATION**, please contact the Community Development Department, Planning Division, at (310) 318-0242 or fax to (310) 937-6235. The Department is open from 7:00 a.m. to 6:00 p.m. Monday through Thursday. Please contact a staff planner to discuss subject project on the Planning Commission agenda. A copy of the agenda will be available for public review at the end of the business day on Thursday, March 14, at the Hermosa Beach Police Department and Public Library. The staff report(s) in the Planning Commission packet will be available to view on the City's website at [www.hermosabch.org](http://www.hermosabch.org). Relevant Municipal Code sections are also available on the website.

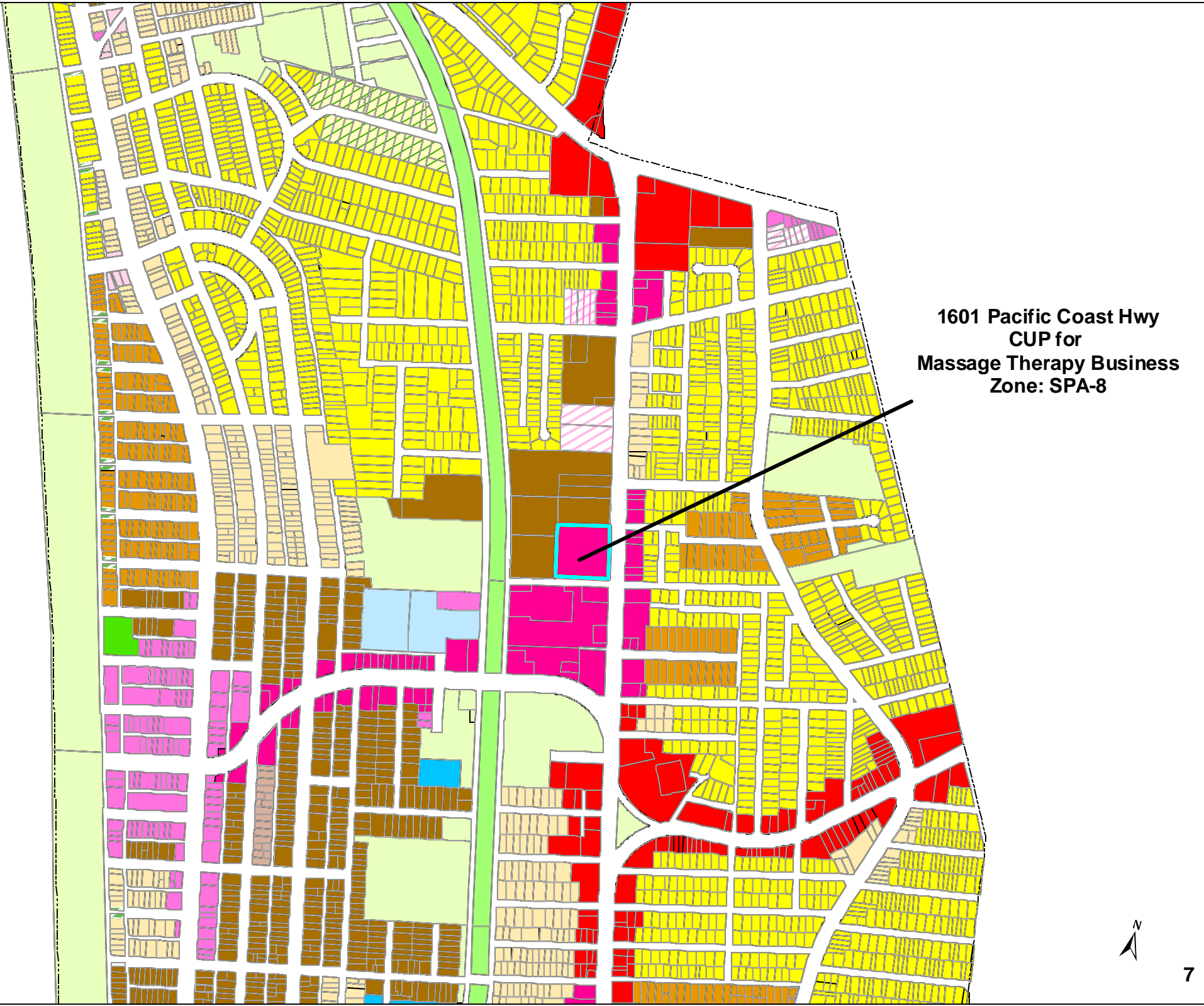
Elaine Doerfling  
City Clerk

# Projects Zoning Map

## Planning Commission Meeting

### March 19, 2019

ZONING DESIGNATIONS	
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	R-1 ONE FAMILY RESIDENTIAL
<span style="display:inline-block; width:15px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border:1px solid black;"></span>	R-1A LIMITED ONE-FAMILY RESIDENTIAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightyellow; border:1px solid black;"></span>	R-2 TWO-FAMILY RESIDENTIAL
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	R-2B LIMITED MULTIPLE FAMILY RESIDENTIAL
<span style="display:inline-block; width:15px; height:10px; background-color:darkorange; border:1px solid black;"></span>	R-3 MULTIPLE FAMILY RESIDENTIAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span>	R-P RESIDENTIAL-PROFESSIONAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightgrey; border:1px solid black;"></span>	RPD RESIDENTIAL PLANNED DEVELOPMENT
<span style="display:inline-block; width:15px; height:10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, grey 2px, grey 4px); border:1px solid black;"></span>	R-3PD MULTIPLE FAMILY PLANNED DEVELOPMENT
<span style="display:inline-block; width:15px; height:10px; background-color:lightpink; border:1px solid black;"></span>	C-1 NEIGHBORHOOD COMMERCIAL
<span style="display:inline-block; width:15px; height:10px; background-color:hotpink; border:1px solid black;"></span>	C-2 RESTRICTED COMMERCIAL
<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span>	C-3 GENERAL COMMERCIAL
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	M-1 LIGHT MANUFACTURING
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	OS OPEN SPACE
<span style="display:inline-block; width:15px; height:10px; background-color:limegreen; border:1px solid black;"></span>	OS-1 RESTRICTED OPEN SPACE
<span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span>	OS-2 RESTRICTED OPEN SPACE
<span style="display:inline-block; width:15px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border:1px solid black;"></span>	OS-O OPEN SPACE OVERLAY
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	MHP MOBILE HOME PARK
<span style="display:inline-block; width:15px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, pink 2px, pink 4px); border:1px solid black;"></span>	SPA SPECIFIC PLAN AREA (RESIDENTIAL USES)
<span style="display:inline-block; width:15px; height:10px; background-color:magenta; border:1px solid black;"></span>	SPA SPECIFIC PLAN AREA (COMMERCIAL USES)





## Staff Report

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### Staff Report

REPORT 19-0179

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**Honorable Chairman and Members of the Hermosa Beach Planning Commission**

**Regular Meeting of March 19, 2019**

Approval of the February 19, 2019 Planning Commission Action Minutes

**Recommended Action:**

Staff recommends the Planning Commission approve the Action Minutes of the February 29, 2019 regular meeting.

**Attachment:**

1. February 19, 2019 Planning Commission Action Minutes

Respectfully Submitted by: Kim Chafin, Planning Manager

Approved: Ken Robertson, Community Development Director



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Meeting Minutes

### Planning Commission

Council Chambers

Tuesday, February 19, 2019

7:00 PM

#### 1. Call to Order

Chairperson Rice called the meeting to order at 7:00 p.m.

#### 2. Pledge of Allegiance

#### 3. Roll Call

**Present** 5 - Chairperson Marie Rice, Vice Chairperson David Pedersen, Commissioners  
Michael

**Absent** 0  
Flaherty, Peter Hoffman, and Rob Saemann

Also Present:  
Kim Chafin, Planning Manager  
Patrick Donegan, Assistant City Attorney  
Kathy Khang, Assistant Planner

#### 4. Oral / Written Communications

##### Section I

##### CONSENT CALENDAR

#### 5. REPORT Approval of the January 15, 2019 Planning Commission Action Minutes 19-0104

**Recommendation:** Approve the Planning Commission action minutes of the January 15, 2019 regular meeting.

**Attachments:** [Planning Commission Action Minutes 1-15-19](#)

**ACTION:** Commissioner Flaherty moved, seconded by Commissioner Pedersen to approve the Planning Commission action minutes of the January 15, 2019 regular meeting. The motion carried by the following vote:

**Ayes:** Flaherty, Pedersen, Rice, Saemann

**Noes:** None

**Abstain:** Commissioner Hoffman

**Absent:** None.

**6. Resolution(s) for Consideration - None**

**7. REPORT** Information Only: Public Hearing Notices and Projects Zoning Map 19-0107

Attachments: [Projects Zoning Map Feb 19, 2019](#)  
[Notices for 825 15th Street](#)

**Section II**

**PUBLIC HEARING**

**8. REPORT** CON 18-8, PDP 18-11, VTPM #80318 -- Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 80318 for a two-unit detached condominium project at 825 15th Street, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).  
**19-0113**

Recommendation: Adopt the attached resolution approving the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #80318 for a two-unit detached condominium project at 825 15th Street, subject to conditions, and determining the project is Categorically Exempt from the California Environmental Quality Act (CEQA).

Attachments: [1. Draft Resolution](#)  
[2. Site Photo](#)  
[3. Applicant Submittal](#)  
[4. Radius Map](#)  
[5. Poster Verification](#)  
[6. Zoning Map and Aerial Photo](#)

*Public speakers: Stacy Strauss, Christian Golfin, Doug Coulter.*

**ACTION:** Motion by Commissioner Hoffman, second by Commissioner Flaherty, to adopt the resolution approving Conditional Use Permit 18-8, Precise Development Plan 18-11 and Vesting Tentative Parcel Map No. 80318 for a two-unit detached condominium project at 825 15th Street, and determine that the project is categorically exempt from the California Environmental Quality Act, as amended to add to the end of Condition No .2.a., "The appropriate type of soil report, including boring samples, shall be provided, to the satisfaction of the Community Development Director." The motion carried by the following vote:

Ayes: Flaherty, Hoffman, Pedersen, Rice, Saemann

Noes: None

Abstain: None

Absent: None.

**Section III**

**HEARING**

**9. REPORT** Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional

**19-0103 Use Permits**

**Recommendation:** Receive the semi-annual report for informational purposes in preparation for the review to be held March 19, 2019 to determine if any late night establishment has met the threshold for a Conditional Use Permit (CUP) Review Hearing.

This tri-annual review covers the period from September 1 to December 31, 2018. Based on the information in the report, no establishment has reached the "Standard Initiating Planning Commission Review."

**Attachments:** [Process and Standards, updated 2017](#)

[Police/ABC Report for This Period](#)

[Police Statistics for This Period](#)

[Police Officer Checks for This Period](#)

[LACoFD Business License Inspection Report](#)

[Code Enforcement Data for This Period](#)

[Code Enforcement Data for Last Period](#)

**ACTION:** Commissioner Hoffman moved, seconded by Commissioner Pedersen, to receive and file the Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits. The motion carried by the following vote:

**Ayes:** Flaherty, Hoffman, Pedersen, Rice, Saemann

**Noes:** None

**Abstain:** None

**Absent:** None.

**Section IV**

**10. Staff Items**

**a. REPORT** Verbal Report on City Council Actions  
**19-0068**

**b. REPORT** Verbal Status Report on Major Planning Projects  
**19-0069**

**c. REPORT** March 19, 2019 Planning Commission Tentative Future Agenda Items  
**19-0106**

**Recommendation:** Receive and file the March 19, 2019 Planning Commission tentative future agenda items.

**Attachments:** [Planning Commission Tentative Agenda for 3-19-19](#)

**Commissioner Hoffman moved, seconded by Commissioner Pedersen, to receive and file the Planning Commission Tentative Agenda for March 19, 2019. The motion carried by the following vote:**

**Ayes:** Flaherty, Hoffman, Pedersen, Rice, Saemann

**Noes:** None

**Abstain:** None

**Absent:** None.

d.     **REPORT**     *Activity Report for January 2019: due to technical difficulties, no report was submitted*

19-0108

e     **REPORT**     *Rotation of Chair and Vice Chair*

19-0084

11.     **Commissioner Items**

12.     **Adjournment**

***ACTION: Motion by Commissioner Pedersen, seconded by Commissioner Saemann, to adjourn to the regularly scheduled meeting of March 19, 2019. The motion carried unanimously and the meeting was adjourned at 8:02 p.m.***





## Staff Report

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### Staff Report

REPORT 19-0166

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### Honorable Chairman and Members of the Hermosa Beach Planning Commission

### Regular Meeting of March 19, 2019

Receive Tri-Annual report for on-sale alcoholic beverage Conditional Use Permits

#### **Recommended Action:**

Receive and file the report, noting that no establishments are recommended for further review.

This tri-annual review covers the period from July 1 to December 31, 2018. Based on the information in the report, no establishment has reached the "Standard Initiating Planning Commission Review."

#### **Background:**

Since 2017 the tri-annual reviews of on-sale alcoholic beverage establishments includes the two-step process of providing an informational report before scheduling a hearing. The Process and Standards, updated in 2017, is Attachment 1.

Changes to the process and reporting for this review, recommended by the Planning Commission, were approved by the City Council in September 2017, and include reporting and conducting the review three times a year. This is the first report in 2019 and covers the prior 6 months. The next report will be presented in June and will cover the period between November and April. The establishments required to prepare food to alcohol ratio reports for the second half of 2018 are included in this report.

#### **Analysis:**

#### **Police Reports and ABC Activity:**

The Police Report and ABC Activity are included as Attachment 2, with their current data sheet as Attachment 3 and officer security checks as Attachment 4. The report indicates that one establishment was determined to be in violation of their CUP, this case is still pending and details are not included.

#### **Occupant Load:**

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## Staff Report

REPORT 19-0166

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The threshold to trigger review is one (1). Code Enforcement routinely checks on-sale establishments and did not report occupant load violations during the review period.

The presence of Code Enforcement and HBPD efforts has resulted in few warnings being issued. Warnings typically are issued when a place of business appears to or has been counted and confirmed to be close to its posted occupant load.

### **Code Enforcement and Fire Prevention:**

We are working with the Los Angeles County Fire Department and include their business license inspection report for all of 2018 as Attachment 5. It indicates approximately 980 businesses were inspected, of which 25 were late night establishments. No violations were reported.

Statistical Data Relating to Business Checks of Alcohol Serving Establishments August 1 through December 31, 2017 is contained in Attachment 6, with the last reporting period report as Attachment 7.

### **Code Enforcement/Violation of CUP Conditions:**

Violations that are both a code violation and a CUP violation are only counted once. Code Enforcement issued no citations during this reporting period. Although several businesses received warnings, policy is to request compliance prior to issuing a Citation during a single shift.

Businesses required to submit food to alcohol sales ratio reports per conditions in their CUPs must continue to do so; failure to do so is counted as part of the CUP review. Waterman's, 22 Pier Avenue, and Día de Campo, 1238 Hermosa Avenue, are required to submit quarterly reports, which need not be audited. Standing Room, 1320 Hermosa Avenue, must submit quarterly reports audited by a CPA. All reports have been received.

Based on the "Procedure for Review of On-Sale Alcoholic Beverage Conditional Use Permit" no businesses have reached the "Standard Initiating P.C. Review" based on the "standards that would trigger a referral to the Planning Commission for a CUP review and potentially for a subsequent modification/revocation hearing."

### **General Plan Consistency:**

Evaluation of the City's enforcement and police responses to achieve safety goals is consistent with Goal 5 of the Public Safety Element: *High Quality police and fire protection services provided to residents and visitors* and the following policies under Goal 5:

- Public Safety 5.1 Crime deterrence. Regularly evaluate the incidence of crime and identify and implement measures to deter crime.
- Public Safety 5.2 High level of response. Achieve optimal utilization of allocated public safety

## Staff Report

REPORT 19-0166

resources and provide desired levels of response, staffing, and protection within the community.

- Public Safety 5.3 Use of technology. Provide and use smart surveillance technology and communication systems to improve crime prevention and inform the community regarding actions to take in case of emergency.
- Public Safety 5.4 Physical design standards. Reduce opportunities for criminal activity through physical design standards and Crime Prevention through Environmental Design principles.
- Public Safety 5.8 Nuisance abatement. Encourage Police Department review of uses which may be characterized historically by high levels of nuisance (noise, nighttime patronage, and/or rates of criminal activity) providing for conditions of control of use to prevent adverse impacts on adjacent residences, schools, religious facilities, and similar “sensitive” uses.

Additionally, Goal 2 of the Governance Element speaks to the importance of having the community, including business partners, be active and engaged in the decision-making process. Staff has found that collaboration with the Pier Plaza establishments to address safety concerns and improve access, lighting, and other aesthetics on the Plaza to be an effective partnership.

**Summary and Recommendations:** The data relating to the Semi-Annual Review criteria is summarized below for specific businesses.

### Process Criteria Statistics for All Businesses (March 1 - August 31, 2018)

Criteria	Summary of All Businesses
Violation of Operating Hours	0
ABC Violations (underage serving, violation of hours, etc.	0
Overcrowding Citation	0
Serious Crime on Premises indicative of Lack of Adequate Security	1*
Criminal Citation of Staff while Working/on Premises	0
Noise Citation	3
Outdoor Encroachment Permit Violation	0
Building Code Violation (incl. remodeling without permit)	0
Health Department Violation	0
Sign Ordinance Violation	0
NPDES Violation	0

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## Staff Report

REPORT 19-0166

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Violation of any CUP Condition**	1**
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\*There were nine assault reports; however only one was determined to be a result of Lack of Adequate Security, and the case is pending.

\*\* Most Code violations are also CUP violations and are not counted twice.

### Attachments:

1. Process and Standards, updated 2017
2. Police/ABC Report for this period
3. Police Statistics for this period
4. Police Officer Checks for this period
5. LACoFD Business License inspection report
6. Code Enforcement Data for this period
7. Code Enforcement Data for last period

Respectfully Submitted by: Bob Rollins, Building/Code Enforcement Official

Approved: Ken Robertson, Community Development Director

## Process and Standards for Review of On-Sale Alcoholic Beverage Conditional Use Permits

- 1) The CUP review process will consist of an administrative review process in which the on-sale establishments' activities would be reviewed against an established set of criteria three times per year.
- 2) On-sale establishments with a CUP would be referred to the Planning Commission for a CUP review, and subsequently for a modification/revocation hearing if the Commission so decided upon its review, when they exceed established standards for each criteria to trigger such a review.
- 3) The standards that would trigger a referral to the Planning Commission for a CUP review and potential modification/revocation hearing will be based on the frequency or number of incidents/violations within a stipulated timeframe. This type of system avoids the inherent problems of "point systems" where the standards for assigning values is potentially subjective.
- 4) The standards that would trigger a referral to the Planning Commission for a CUP review and potentially for a subsequent modification/revocation hearing are as indicated in Table 1 below.
- 5) The administrative review of CUPs should be conducted three times per year. While a "rolling process" with a sliding timeframe would be more effective in making the review process truly timely (i.e., a rolling process would reduce the potential time between apparent CUP violations and the Planning Commission's review), it would impose an unreasonable demand on City staff for the ongoing monitoring of the relevant data.
- 6) The standards or criteria of the CUP review system will be made readily available to all on-sale establishments with CUPs and the public via the City website and/or other appropriate media (including direct mailings) to minimize any confusion over what standards will initiate a Planning Commission review and potential modification/revocation hearing.
- 7) Information from Police and Fire Department related to patterns of patronage of on-sale establishments (as indicated by investigations of intoxicated persons after incidents) and consistency with "Model House Policies" may be generally considered by the Planning Commission as factors in whether the business is being operated responsibly and engaging in the responsible service of alcohol. This information may be considered by the planning commission as additional justification for holding a CUP review hearing after referral based on the criteria above has been determined and as evidence in any CUP modification/revocation hearing.

**Table 1. CUP Review Standards**

Criterion	Standard Initiating P.C. Review (Number of incidents in any 6 months)
Violation of Operating Hours	2
ABC Violations (underage serving, violation of hours, etc.)	2
Overcrowding Citation	1 <sup>1</sup>
Criminal Citation of Staff while Working/on Premises	2 (a)
Serious Crime on Premises indicative of Lack of Adequate Security	2 (a)

(Combination of any 3 or more)

Violation of any CUP Condition <sup>(b)</sup>  
 ABC Violations (underage service, violation of hours, etc.)  
 Overcrowding Citation  
 Criminal Citation of Staff while Working/on Premises  
 Serious Crime on Premises indicative of Lack of Adequate Security  
 Noise Citation  
 Health Department Violation  
 Outdoor Encroachment Permit Violation  
 Building Code Violation (incl. remodeling without permit)  
 Sign Ordinance Violation  
 NPDES Violation

(Administrative Determination)

"Excessive Number" of Calls for Police Service  
 "Excessive Number" of Public Complaints to City  
 "Excessive Number" of Criminal Events on/adjacent to Premises

NOTE: (a) – Recommended threshold number; Chief of Police retains authority to recommend CUP review to Commission at his/her discretion—regardless of number of incidents in any period of time—as stipulated in many current CUPs and the Municipal Code. (b) Non-submittal of food to alcohol sales ratio reports in a timely manner when required by a CUP is considered a violation of the CUP condition. Reporting of the food to alcohol sales ratio required by a CUP, ABC license, or the Municipal Code may be required and considered during any modification/revocation action.

# Hermosa Beach Police Department

## July-December 2018 CUP Review

### **Police Reports:**

The Hermosa Beach Police Department (HBPD) conducts a thorough review of all police reports related to establishments which hold an ABC alcohol permit. Each report is reviewed individually by more than three people. The typical review process is initiated by the Crime Analyst, then a review by the Operations Bureau Division Commander (Lieutenant), the Police Captain and ultimately the Chief of Police. The Lieutenant and the Captain make recommendations to the Police Chief regarding their determination of an establishment's culpability related to Conditional Use Permit (CUP) standards. In addition, the Operations Bureau Division Commander personally makes contact with owners and managers of establishments related to any concern(s) the Police Department may have of issues that do not rise to a CUP violation. The purpose of this communication is to ensure that the establishment hears directly from the Police Department in an effort to address issues before they rise to CUP violations or other potential safety concerns.

Police reports are initiated by a Call for Service (CFS). A CFS begins when someone requests the help of the police (typically by a call to dispatch) or if an officer observes an incident/violation/or contacts someone in an enforcement capacity. A CFS may result in a report, citation, arrest, or no action may be taken. HBPD reviews both CFS and police reports related to ABC permitted addresses. It is important to understand that a CFS or a report at a specific address does not mean an incident happened inside the address. *As an example*, a traffic accident or a fight reported at 1234 Main Street does not mean the incident occurred inside the address. The address may simply be associated as a landmark (identifying the location of an incident) wherein the location itself had nothing to do with the incident. That said, a location with a CFS or report should not be assumed to be problematic or involved in the incident as the CFS or report may have nothing to do with the location other than used as a landmark/identifying location of an incident that occurred outside of the location.

In reporting back to the Planning Commission, HBPD notes the number of CFS and Reports associated with an address. We also report back the category of the report (e.g. Drunk, Disturbance, Assault, etc.). An establishment does not have a CUP violation charged against them unless in HBPD's review process it is determined that the establishment was complicit or clearly negligent in its actions which results in a violation of the CUP standards (Table 1.) As an example, two people bump into each other inside of an establishment and one person hits the other person without warning. Without additional information demonstrating the establishment's complicity or negligence, the establishment would not be charged with a CUP violation.

As the Planning Commission reviews HBPD's statistics related to each location, it should be understood that a location may have 4 "Total" reports, of which only 3 are "reviewed" as one of the reports may have nothing to do with the location. The number under the type of report (e.g. Drunk, Disturbance, Assault, etc.), may or may not be charged against the establishment based on the determination made the HBPD Chief of Police. As noted, this determination will be made based on information demonstrating the establishment's complicity or negligence. If it is determined that an establishment is complicit or negligent a number will be assigned to the "Counted for CUP" column.

## Hermosa Beach Police Department July-December 2018 CUP Review

For context, the HYPD and the FBI categorizes assaults, sexual assaults and narcotics violations as ‘serious crime.’ With this in mind and with the agreement of the Planning Commission, it has been determined that two (2) incidents of “Serious Crime on Premises Indicative of Lack of Adequate Security” is the established criteria needed for the Chief of Police to request a Conditional Use Permit (CUP) review by the Planning Commission (as noted on Table 1 of the CUP review standards). That said, the municipal code also provides: *“the Chief of Police retains authority to recommend CUP reviews to the Planning Commission at his/her discretion— regardless of the number of incidents in any period of time, as stipulated in many current CUPs and the Municipal Code.*

Between 07/01/2018 and 12/31/2018, 26 police reports and 26 CFS related to establishments with CUPs merited review by police staff. It was determined that one (1) of these incidents occurring at American Junkie was in violation of the CUP Review Standards or rose to the level of a serious crime indicative of lack of adequate security. This case is still under investigation and criminal case is pending, therefore the specific details are not released at this time. See attached chart.

Reports							CFS*		
Total Reviewed	Drunk in Public	Disturbances	Assaults	Sexual Assaults	Narcotics	Other Reports	Total Review	Disturbance or Assault	CUP Violations
26	10	2	9	1	0	4	26	25	1

\*CFS- Calls for Service

### **ABC Activity:**

The Hermosa Beach Police Department participates in a tri-city (Hermosa Beach, Manhattan Beach and El Segundo) grant with Alcohol Beverage Control (ABC). This grant provides funding for officers from each agency to work together to impact alcohol related issues in each city. While this program is primarily enforcement related, there is an educational component where police and ABC personnel meet with the staff/ownership at on-site and off-site sales establishments to review expectations and provide guidance. Below is a recap of the police department’s efforts for the months of July 2018 through December 2018:

- August 24, 2018 Impact Inspections (8 locations inspected)
- August 28, 2018 Responsible Beverage Service (RBS) Training – (29 attended)
- August 31, 2018 Impact Inspection (9 locations inspected)
- September 21, 2018 Minor Decoy Operation – 1 cited
  - An employee of the Green Store was cited for selling alcohol to a minor. Per ABC this case is still pending.

## Hermosa Beach Police Department July-December 2018 CUP Review

- October 30, 2018 Responsible Beverage Service (RBS) Training – (35 attended)
- November 9, 2018 Shoulder Tap Operation – 2 cited for providing alcohol to a minor
- December 14, 2018 Shoulder Tap Operation – 1 cited for providing alcohol to a minor

### **Update to Prior ABC Activities:**

On January 19, 2018 Arco Gas Station & Minimart (1131 Pacific Coast Hwy., Hermosa Beach) was issued a citation and investigated for a violation of 25658(a) B&P – Selling liquor to a minor. ABC has informed us that this matter has been closed as a fine has been imposed in lieu of a license suspension.

On June 8, 2018 an employee at Serve on 2<sup>nd</sup> (190 Hermosa Avenue, Hermosa Beach) was issued a citation for serving alcohol to a minor. In September 2018, the business surrendered their CUP to the City of Hermosa Beach.

On June 8, 2018 an employee at Hermosa Pub (1314 Hermosa Avenue, Hermosa Beach) was issued a citation for serving alcohol to a minor. In September 2018 the owner sold this business.

### **General Enforcement Activity:**

Below is a summary of officer initiated (non-ABC related) reports the Hermosa Beach Police Department wrote from July through December regarding alcohol related issues:

- In July, security staff at Tower 12 flagged down uniformed officers regarding a person attempting to use another person's identification for entry. The subject was cited for Possession of a Fraudulently Obtained Driver's License.
- In November 2018 staff at Baja Sharkeez flagged down uniformed officers regarding a person attempting to use a fraudulent identification for entry. The subject was issued a citation for a possession of a Fraudulent Identification.

### **Definitions:**

**IMPACT (Informed Merchants Preventing Alcohol-Related Crime Tendencies) Inspection-** objective of the project is to educate licensees about the various ways they can participate in reducing alcohol-related crimes such as sales to underage and obviously intoxicated persons.



## Hermosa Beach Police Department July-December 2018 CUP Review

**Licensee Education on Alcohol and Drugs (LEAD) Training-** A free, voluntary prevention and education program for retail licensees, their employees and applicants, designed to promote the legal and responsible sale and service of alcoholic beverages in California.

**Minor Decoy-** This operation allows law enforcement to use persons under 20 years of age as decoys to test establishments ID check process to determine if they will sell alcohol to minors.

**Party Patrol Enforcement-** This operation focuses on under aged alcohol related parties. Responsible Beverage Service (RBS) Training- (Similar to LEAD Training) Free alcohol beverage service training provided by Behavioral Health Services (BHS) to sellers/servers designed to promote the legal and responsible sale and service of alcoholic beverages in California.

**Responsible Beverage Service (RBS) Training-** Similar to LEAD training, this free training is provided by the Behavioral Health Services.

**Shoulder Tap-** During these operations, a minor decoy, under the direct supervision of law enforcement officers, solicits adults outside ABC licensed establishments to buy the minor decoy alcohol.

**Trap Door-** During these operations, law enforcement works with establishments to interview and cite minors who have attempted to gain access to an establishment using a false ID.

### **DUI and Drunk in Public Summary:**

As part of DUI and Drunk in Public arrests, HBPD officers, to the best of their abilities, ask arrestees to tell them where they have previously been drinking, and more specifically the last place they recall drinking. Not all contacts with arrestees provide an opportunity to ask these questions. The answers are documented and are presented here.

#### July - December 2018 DUI Summary

Location	Totals
American Junkie	1
Barnacles	1
Hennessey's	1
Hermosa Beach	5
House/Home/Residence	3
Other Cities	10
Patrick Molloy's	1
Saint Rocke	1
Hermosa Saloon	1
Sharkeez	4

#### July - December 2018 Public Intoxication Summary

Location	Totals
Abigails	1
American Junkie	2
Barnacles	3
Hermosa Beach	2
House/Home	6
Public Area	3
Roberts Liquor	1
Refused	5
Patrick Molloy's	2
Hermosa Saloon	1

# Hermosa Beach Police Department July-December 2018 CUP Review

Tower 12	1
Unknown	5
<b>Totals</b>	<b>34</b>

Sharkeez	5
Slaters 50/50	1
Lighthouse	1
Tower 12	3
Unknown	67
Paisanos	1
Hennessey's	1
Watermans	1
<b>Totals</b>	<b>106</b>

2018 July - December CUP 6 Month Review

	Reports								CFS		Counted for CUP
	Total #	# Reviewed	Drunk in Public	Disturbance / Fights	Assaults	Sexual Assaults	Narcotics	Other Reports	# Reviewed	Disturbance / Assault	
Abigaile's (Ocean/Alta House), 1301 Manhattan Avenut	3	0	0	0	0	0	0	0	4	4	0
American Junkie, 68 Pier Plaza	10	4	2	0	1	0	0	1	3	3	1
Baja Sharkeez, 52 Pier Plaza	11	6	2	0	2	1	0	1	1	1	0
Banzai Beach, 934 Hermosa Ave 1 2 3	0	0	0	0	0	0	0	0	0	0	0
Barnacles, 837 Hermosa Ave	3	1	1	0	0	0	0	0	0	0	0
Beach House, 1300 The Strand	2	0	0	0	0	0	0	0	0	0	0
Bottle Inn, 26 22nd St	0	0	0	0	0	0	0	0	0	0	0
California Sushi & Teriyaki, 429 PCH	0	0	0	0	0	0	0	0	0	0	0
Chipotle Mexican Grill, 1439 PCH	0	0	0	0	0	0	0	0	0	0	0
Comedy & Magic, 1018 Hermosa Ave	3	1	1	0	0	0	0	0	0	0	0
Crème De La Crepe, 424 Pier Ave.	0	0	0	0	0	0	0	0	0	0	0
The Deck, 1272 The Strand	2	2	0	0	2	0	0	0	0	0	0
El Gringo, 2620 Hermosa Ave.	1	0	0	0	0	0	0	0	0	0	0
El Pollo Inka, 1100 PCH	12	0	0	0	0	0	0	0	0	0	0
Fusion Sushi, 1200 PCH	0	0	0	0	0	0	0	0	0	0	0
GreenBelt Restaurant, 36 Pier Plaza	0	0	0	0	0	0	0	0	0	0	0
Hennessey's Tavern, 8 Pier Plaza	3	1	1	0	0	0	0	0	0	0	0
Hermosa Beach Fish Co. 719 Pier Ave	0	0	0	0	0	0	0	0	0	0	0
Hermosa Bch Yacht Club, 66 Hermosa Ave	0	0	0	0	0	0	0	0	1	1	0
Hermosa Pub now Outpost 406, 1314 Hermosa Ave.	0	0	0	0	0	0	0	0	0	0	0
La Penita, 200 Longfellow Ave.	1	0	0	0	0	0	0	0	0	0	0
La Playita, 37 14th St.	1	0	0	0	0	0	0	0	0	0	0
Laurel Tavern, 1220 Hermosa Ave.	1	0	0	0	0	0	0	0	0	0	0
Lighthouse, 30 Pier Plaza	3	3	1	0	2	0	0	0	2	2	0
Locale 90 Neapolitan Pizzeria, 1040 Hermosa Ave.	1	0	0	0	0	0	0	0	0	0	0
North End Bar, 2626 Hermosa Ave	1	0	0	0	0	0	0	0	0	0	0
Paisano's, 1132 Hermosa Ave	2	1	1	0	0	0	0	0	2	2	0
Palmilla Cocina y Tequila, 39 Pier Plaza	0	0	0	0	0	0	0	0	0	0	0
Patrick Molloy's, 50 Pier Plaza	8	1	0	1	0	0	0	0	3	3	0
Pedone's Pizza, 1332 Hermosa Ave	0	0	0	0	0	0	0	0	0	0	0
Rajin Cajun (No Longer at Loc), 337 Pier Ave.	1	0	0	0	0	0	0	0	0	0	0
Rebel Republic, 73 Pier Ave.	3	1	1	0	0	0	0	0	0	0	0
Rok Sushi, 1200 Hermosa Ave	1	0	0	0	0	0	0	0	0	0	0
Round Table Pizza, 2701 PCH	0	0	0	0	0	0	0	0	0	0	0
Sabra Beirut Mix, 500 PCH	0	0	0	0	0	0	0	0	0	0	0
Scotty's, 1100 The Strand	2	0	0	0	0	0	0	0	1	1	0
Serve on 2nd (No CUP eff Sept18), 190 Hermosa Ave.	0	0	0	0	0	0	0	1	0	0	0
Silvio's BBQ , 20 Pier Plaza	0	0	0	0	0	0	0	0	0	0	0
Slaters 50/50	2	1	0	0	0	0	0	0	1	1	0
The Spot, 110 2nd St	0	0	0	0	0	0	0	0	0	0	0
The Standing Room, 1320 Hermosa Ave	1	0	0	0	0	0	0	0	3	2	0
Steak & Whiskey, 117 Pier Ave.	0	0	0	0	0	0	0	0	0	0	0
Suzy's Bar & Grill, 1141 Aviation Blvd	0	0	0	0	0	0	0	0	0	0	0
Tower 12, 53 Pier Plaza	2	2	0	1	1	0	0	0	5	5	0
Uncle Stavros Café, 201 Hermosa Ave	0	0	0	0	0	0	0	0	0	0	0
Uncorked, 302 Pier Ave	1	0	0	0	0	0	0	0	0	0	0
The Underground, 1334 Hermosa Ave	3	1	0	0	1	0	0	0	0	0	0
Watermans, 22 Pier Plaza	3	1	0	0	0	0	0	1	0	0	0
Zane's, 1150 Hermosa Ave	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>87</b>	<b>26</b>	<b>10</b>	<b>2</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>26</b>	<b>25</b>	<b>1</b>

## 2018 July - December Officer Checks

Location	Count
Abigaile's (Ocean/Alta House), 1301 Manhattan Avenue	9
American Junkie, 68 Pier Plaza	41
Baja Sharkeez, 52 Pier Plaza	37
Barnacles, 837 Hermosa Ave	46
Beach House, 1300 The Strand	6
Chelsea 1340 Hermosa Ave.	4
Comedy & Magic, 1018 Hermosa Ave	0
The Deck, 1272 The Strand	9
Dia De Campo, 1238 Hermosa Ave	0
Fusion Sushi, 1200 PCH	0
GreenBelt Restaurant, 36 Pier Plaza	4
GuGu Sushi & Rolls, 1121 Aviation Bl.	0
Hennessey's Tavern, 8 Pier Plaza	23
Hermosa Bch Yacht Club, 66 Hermosa Ave	2
Hermosa Brewing Co., 1342 Hermosa Ave.	0
Hermosa Saloon, 211 Pacific Coast Hwy	29
Laurel Tavern, 1220 Hermosa Ave.	0
Lighthouse, 30 Pier Plaza	29
North End Bar, 2626 Hermosa Ave	48
Paisano's, 1132 Hermosa Ave	1
Palmilla Cocina y Tequila, 39 Pier Plaza	4
Patrick Malloy's, 50 Pier Plaza	34
Pedone's Pizza, 1332 Hermosa Ave	0
Poulet Du Jour, 233 PCH	0
Rebel Republic	2
Sabra Beirut Mix, 500 PCH	0
Saint Rocke, 142 Pacific Coast Hwy	22
Scotty's, 1100 The Strand	3
Silvio's BBQ , 20 Pier Plaza	1
Slaters 50/50	3
The Spot, 110 2nd St	0
Steak & Whiskey, 117 Pier Ave.	0
Suzy's Bar & Grill, 1141 Aviation Blvd	20
Tower 12, 53 Pier Plaza	40
The Underground, 1334 Hermosa Ave	94
Watermans, 22 Pier Plaza	31
Zane's, 1150 Hermosa Ave	0
<b>Totals</b>	<b>542</b>

# Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

Record #	Occupant Name	Street Address	City, State, Zip	Sector	Updated	Result	Frequency
177282	BARAN'S 2239	502 PACIFIC COAST HWY	HERMOSA BEACH,CA 90025	2	07/17/2018	PASS	ANNUAL
178781	APARTMENTS- 131 10TH	131 10TH ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL
177750	LEE APARTMENTS	20 10TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	ANNUAL
177436	CRYSTAL PROPERTY	226 10TH ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	BIENNIAL
177574	GROSSO APARTMENTS	36 10TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	ANNUAL
177480	DROMY INTERNATIONAL INVESTMENTS	59 10TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	ANNUAL
178043	SEA VILLA	65 10TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	ANNUAL
177610	HERMOSA BEACH R.V. COURT	731 10TH ST	HERMOSA BEACH,CA 90254	3	12/19/2018	PASS	ANNUAL
178040	SEA SKIFF APARTMENTS	150 10TH ST	HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177351	BROTHER'S BURRITOS	24 11TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	ANNUAL
178109	ST. FRANCIS HOTEL (24 - 11TH STREET, LLC	24 11TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
177835	MONTEREY APARTMENTS	432 11TH ST	HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177629	HERMOSA SELF-STORAGE	552 11TH PL	HERMOSA BEACH,CA 90254	3	10/17/2018	PASS	ANNUAL
177657	HOWELL APARTMENTS	563 11TH ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL
177837	NOLAN CAPITOL INC.	58 11TH ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	BIENNIAL
177216	SOUTH BAY ALANO CLUB	702 11TH PL	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	BIENNIAL

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## Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

178336	WAVE CHURCH	730	11TH ST	HERMOSA BEACH,CA 90254	3	12/20/2018	PASS	ANNUAL
177616	HERMOSA CYCLERY	20	13TH ST	HERMOSA BEACH,CA 90254	3	12/16/2018	PASS	ANNUAL
178052	SHARKEEZ CORPORATE OFFICE	36	13TH CT	HERMOSA BEACH,CA 90254	3	10/29/2018	PASS	ANNUAL
177363	VACANT	60	13TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	VACANT	BIENNIAL
177728	LA PLAYITA RESTAURANT	37	14TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	ANNUAL
177688	JEFFERS - BEACH EQUIPMENT	39	14TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	BIENNIAL
177567	GRANDVIEW INN	55	14TH ST	HERMOSA BEACH,CA 90254	3	10/22/2018	PASS	ANNUAL
177932	PEHA & ASSOCIATES	67	14TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	BIENNIAL
178161	CRUSH SALON	69	14TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	BIENNIAL
178222	VACANT	87	14TH ST	HERMOSA BEACH,CA 90254	3	10/30/2018	VACANT	ANNUAL
177913	PACIFICO CONDOS	15	15TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	ANNUAL
177165	15TH STREET PROPERTIES	49	15TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	ANNUAL
178330	WARREN APARTMENTS	56	15TH ST	HERMOSA BEACH,CA 90254	3	04/23/2018	PASS	ANNUAL
178321	VILLA DEL SOL	77	15TH ST	HERMOSA BEACH,CA 90254	3	12/19/2018	PASS	ANNUAL
177286	BARRON APARTMENTS	840	15TH PL	HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177982	RASMUSSEN APARTMENT	89	15TH ST	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177763	LION APARTMENTS	85	16TH ST	HERMOSA BEACH,CA	2	12/15/2018	PASS	ANNUAL

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# Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

				90254				
177858	NELSON BROTHERS CONSTRUCTION	86	16TH CT	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177716	KISSEL APARTMENTS	91	16TH ST	HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177293	BEACH 8 COMPANY	35	17TH ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	BIENNIAL
178026	Sand Castles	95	17th ST	Hermosa Beach,CA 90254	0	12/19/2018	PASS	
177252	APARTMENTS	75	18TH ST	HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
178358	XANKO LLC APARTMENTS	124	19TH ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL
178108	ST. CROSS CHURCH APARTMENTS	302	19TH ST	HERMOSA BEACH,CA 90254	2	05/02/2018	PASS	ANNUAL
177767	LOFTIN APARTMENTS	71	19TH ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL
178003	ROHRBACH APARTMENTS	1257	1ST ST 4	HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	ANNUAL
177473	DORNBLASER APARTMENTS	172	1ST ST	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	ANNUAL
177421	CONDOS	540	1ST ST	HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177411	APT COMPLEX	592	1ST ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL
177242	APARTMENT COMPLEX	600	1ST ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL
177530	FIRST PLACE OWNERS ASSOCIATION	601	1ST PL	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	ANNUAL
177176	636 1ST PL APARTMENTS	636	1ST PL	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	ANNUAL
177772	LUCAS APARTMENTS	639	1ST ST	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL

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## Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

177177	APARTMENT BUILDING	645	1ST ST		HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL
177648	HOLLYWOOD REGENCY APARTMENTS	653	1ST ST		HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL
177346	BRICKER APARTMENTS	700	1ST ST		HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	ANNUAL
177354	BUILDING COMPLEX	722	1ST ST	A	HERMOSA BEACH,CA 90254	3	05/02/2018	PASS	BIENNIAL
178089	SOUTH BAY DIGS	722	1ST ST	B, C, D, &	HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	BIENNIAL
178138	SURFSIDE CONDOS	846	1ST ST	834-846	HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177410	CONDO COMPLEX	926	1ST ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177828	MITCHELL APARTMENTS	930	1ST ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177257	APARTMENTS/CONDOS COMPLEX	936	1ST ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177238	APARTMENT COMPLEX	940	1ST ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177864	NOBLE APARTMENTS	950	1ST ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177642	HICKS APARTMENTS	957	1ST ST		HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	ANNUAL
177368	CARIKER HERMOSA VIEW APARTMENTS	962	1ST ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
178500	BROWN APPARTMENTS	1026	21ST ST		HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	ANNUAL
177212	AGAJANIAN-SAEMANN APARTMENTS	718	21ST ST		HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	ANNUAL
178314	VARGAS APARTMENTS	720	21ST ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177793	MARTHA'S 22ND STREET	25	22ND ST		HERMOSA BEACH,CA	1	05/01/2018	PASS	ANNUAL

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# Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

	GRILL*				90254				
177336	BOTTLE INN RESTAURANT	26	22ND ST		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177241	APARTMENT COMPLEX	740	24TH ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
178345	WHISTLER APARTMENTS	743	24TH PL		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177935	PENTAGRAM POINT APARTMENTS	137	27TH ST		HERMOSA BEACH,CA 90254	1	10/17/2018	PASS	ANNUAL
177954	APARTMENTS	131	28TH ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177335	APARTMENTS	207	28TH ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
178104	SPOT, THE	110	2ND ST		HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	ANNUAL
177314	BEAVERS INC. APARTMENTS	563	2ND ST		HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	ANNUAL
177888	OLYMPIC AUTO CENTER	620	2ND ST		HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
178299	727 2ND STREET (BUILDING)	727	2ND ST		HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	BIENNIAL
178218	APARTMENTS	727	2ND ST		HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177449	DEVCON INDUSTRIES	727	2ND ST	203-204	HERMOSA BEACH,CA 90254	3	10/16/2018	PASS	BIENNIAL
177297	HOME SERVICES	727	2ND ST	201&202	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	BIENNIAL
177681	JACOB ASSET MANAGEMENT	727	2ND ST	106	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	BIENNIAL
177734	LARCHMENT HOUSING LLC	727	2ND ST	206-207	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	BIENNIAL
177770	LOUIE M. BITANGA C H F C	727	2ND ST	102-103	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	BIENNIAL

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177802	MCCULLUM ENGINEERING	727	2ND ST	104	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	BIENNIAL
178298	NOOTER CONSTRUCTION	727	2ND ST	101	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	BIENNIAL
177189	OFFICE SUITES	727	2ND ST		HERMOSA BEACH,CA 90254	3	10/23/2018	PASS	BIENNIAL
177986	PRO FORM ADVISORS	727	2ND ST	108	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	BIENNIAL
177193	THE HIRING ADVISORS	727	2ND ST	205	HERMOSA BEACH,CA 90254	3	05/14/2018	PASS	BIENNIAL
178302	VACANT OCCUPANCY	727	2ND ST	107	HERMOSA BEACH,CA 90254	3	05/14/2018	VACANT	ANNUAL
177311	APARTMENTS	140	30TH ST	138-140	HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177562	GOLDSTEIN - WOLF APARTMENTS	126	33RD ST		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177552	GASTELUM APARTMENTS	110	34TH ST		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177801	MC KINLEY APARTMENTS	630	3RD ST		HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL
177178	APARTMENT BUILDING	645	3RD ST		HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL
177460	DIAMOND APARTMENTS	656	3RD ST		HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL
177188	SEACREST CONDOS	709	3RD ST		HERMOSA BEACH,CA 90254	3	05/29/2018	FAIL	ANNUAL
177182	3RD ST APARTMENTS	710	3RD ST		HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL
177465	DOMENO APARTMENTS	720	3RD ST		HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL
178315	CREATORS	737	3RD ST		HERMOSA BEACH,CA 90254	3	12/19/2018	PASS	BIENNIAL
177342	BRAMASOLE	1046	4TH ST		HERMOSA BEACH,CA	3	05/17/2018	PASS	ANNUAL

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				90254				
177243	APARTMENT COMPLEX- 4TH ST	306	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
177547	GAIL WERNER	310	4TH ST	HERMOSA BEACH,CA 90254	1	05/17/2018	PASS	ANNUAL
177186	4TH STREET CONDO HOMES	33	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
178347	WHITE PROPERTIES	639	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
177453	DECANIO APARTMENTS	659	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
177244	APARTMENT COMPLEX 4TH ST.	664	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
177846	MP CORE, LLC	668	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
178035	SATTLER APARTMENTS	669	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
177179	682 4TH STREET LLC	682	4TH ST	HERMOSA BEACH,CA 90254	3	12/19/2018	PASS	ANNUAL
177413	CONDOMINIUMS	701	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
178242	APARTMENTS	703	4TH ST	HERMOSA BEACH,CA 90254	2	12/15/2018	PASS	ANNUAL
177239	APARTMENT COMPLEX	718	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
178073	SMITH RENTALS	726	4TH ST	HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
178009	BUCHMANN DESIGNS	746	4TH ST	HERMOSA BEACH,CA 90254	3	12/19/2018	PASS	BIENNIAL
178065	SINER/PETRILL APARTMENTS	638	5TH ST	HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL
178055	SHAY PROPERTIES	660	5TH ST	HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL

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178015	RUTHERFORD APARTMENTS	676	5TH ST		HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL
177526	FIFTH STREET ASSOCIATES-710	710	5TH ST	710 & 718	HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL
177198	A&R GERMAN MOTORS	725	5TH ST	3	HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	ANNUAL
177400	COACH LABS, INC.	725	5TH ST	4A	HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	BIENNIAL
177435	CROSSFIT SOUTH BAY	725	5TH ST	1-2	HERMOSA BEACH,CA 90254	3	05/29/2018	PASS	BIENNIAL
177287	BARTZ APARTMENTS	903	5TH ST		HERMOSA BEACH,CA 90254	3	12/19/2018	PASS	BIENNIAL
177992	REZNICHEK APARTMENTS	950	5TH ST		HERMOSA BEACH,CA 90254	3	12/19/2018	PASS	BIENNIAL
178672	TURK / BURSON APARTMENTS	223	6TH ST		HERMOSA BEACH,CA 90254	2	07/10/2018	PASS	ANNUAL
177521	FEDER / FREY APARTMENTS	25	6TH ST		HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177777	MAHAMUDRA KADAMPA BUDDHIST CENTER	500	6TH ST		HERMOSA BEACH,CA 90254	2	04/27/2018	PASS	ANNUAL
177233	ANDES INTERNATIONAL	530	6TH ST	B-215	HERMOSA BEACH,CA 90254	3	12/19/2018	PASS	ANNUAL
177299	BEACH CITIES SELF STORAGE	530	6TH ST		HERMOSA BEACH,CA 90254	2	04/27/2018	PASS	ANNUAL
178079	SOOTHE YOUR SOUL	530	6TH ST	500E	HERMOSA BEACH,CA 90254	2	10/17/2018	PASS	BIENNIAL
177395	CITY YARD	555	6TH ST		HERMOSA BEACH,CA 90254	3	12/19/2018	PASS	ANNUAL
178058	SHELDON APARTMENTS	17	7TH ST		HERMOSA BEACH,CA 90254	2	04/27/2018	PASS	ANNUAL
178514	JACOBS APARTMENTS	18	7TH ST		HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL
178011	ROTH APARTMENTS	37	7TH ST		HERMOSA BEACH,CA	3	06/22/2018	PASS	ANNUAL

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				90254					
178247	APARTMENT COMPLEX	40	7TH CT	HERMOSA BEACH,CA 90254	0	01/05/2019	PASS	ANNUAL	
177709	KAY APARTMENTS	653	7TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL	
177191	7TH STREET HERMOSA BEACH LLC	906	7TH ST	HERMOSA BEACH,CA 90254	0			ANNUAL	
177333	BOHNER APARTMENTS	235	8TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL	
177894	OVERMAN APARTMENTS	427	8TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL	
178056	SHAY PROPERTIES LLC	430	8TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL	
178709	OCEANWALK TOWNHOMES ASSOCIATION	47	8TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL	
177255	APARTMENTS - MICHAEL BLAZEK	538	8TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL	
178723	HAYWARD APARTMENTS	70	8TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL	
177912	Pacific Southwest Builders inc.	723	8th PL	Hermosa Beach,CA 90254	0				
177496	EIGHT TWO FIVE 8TH STREET LLC	825	8TH ST	HERMOSA BEACH,CA 90254	0			ANNUAL	
177941	PHAM APARTMENTS	831	8TH ST	HERMOSA BEACH,CA 90254	0	01/05/2019	PASS	ANNUAL	
177754	LIGHTBOURN APARTMENTS	48	9TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL	
177795	MARTIN APARTMENTS	701	9TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL	
177253	APARTMENTS	710	9TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL	
177698	JUN LIU APARTMENTS	711	9TH ST	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL	

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177824	MIRO APARTMENTS	712	9TH ST		HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL
177905	PACIFIC BEACH PROPERTIES	732	9TH ST		HERMOSA BEACH,CA 90254	0			ANNUAL
177259	APPLETREE CONDOS	1720	ARDMORE AVE		HERMOSA BEACH,CA 90254	3	10/23/2018	PASS	ANNUAL
177937	PEPPERTREE APTS.	1820	ARDMORE AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177675	ISLAND PACIFIC RACING	323	ARDMORE AVE		HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL
177221	ALLIANCE AUTO CARE	325	ARDMORE		HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL
177229	AMIR ETTEKAL	1200	ARTESIA BLVD	204	HERMOSA BEACH,CA 90254	2	10/17/2018	PASS	BIENNIAL
177430	CREIGHTON TEVLIN CPA	1200	ARTESIA BLVD	205	HERMOSA BEACH,CA 90254	2	05/09/2018	PASS	BIENNIAL
177536	FRANK AMATO D.C.	1200	ARTESIA BLVD	200	HERMOSA BEACH,CA 90254	2	05/09/2018	PASS	BIENNIAL
177704	KATHERINE GLUCK	1200	ARTESIA BLVD	203	HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	BIENNIAL
178029	SAND-SEA PROPERTY MANAGEMENT	1200	ARTESIA BLVD		HERMOSA BEACH,CA 90254	2	05/09/2018	VACANT	ANNUAL
177546	SANDLER PARTNERS	1200	ARTESIA BLVD	300	HERMOSA BEACH,CA 90254	0			ANNUAL
178028	SANDLER PARTNERS LLC	1200	ARTESIA BLVD	305	HERMOSA BEACH,CA 90254	2	05/09/2018	PASS	BIENNIAL
177278	YOGA STUDIO	1200	ARTESIA BLVD	100	HERMOSA BEACH,CA 90254	0			ANNUAL
178107	VACANT	1208	ARTESIA BLVD		HERMOSA BEACH,CA 90254	2	10/18/2018	VACANT	BIENNIAL
177402	COCO NAIL & SPA	1256	ARTESIA BLVD		HERMOSA BEACH,CA 90254	2	10/17/2018	PASS	BIENNIAL
178292	VACANT OCCUPANCY	950	ARTESIA BLVD		HERMOSA BEACH,CA	0			ANNUAL

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				90254				
178211	VACANT	966	ARTESIA BLVD	HERMOSA BEACH,CA 90254	2	10/18/2018	VACANT	ANNUAL
177348	BRIGHTON ESCROW, INC.	970	ARTESIA BLVD	HERMOSA BEACH,CA 90254	3	10/22/2018	PASS	BIENNIAL
178214	VACANT	972	ARTESIA BLVD	HERMOSA BEACH,CA 90254	3	10/22/2018	VACANT	ANNUAL
177729	LA ROCCA REALTY	976	ARTESIA BLVD	HERMOSA BEACH,CA 90254	3	02/13/2017	PASS	BIENNIAL
178199	U CODE	980	ARTESIA BLVD	HERMOSA BEACH,CA 90254	3	03/13/2017	PASS	BIENNIAL
178293	VACANT OCCUPANCY	986	ARTESIA BLVD	HERMOSA BEACH,CA 90254	2	07/03/2018	VACANT	ANNUAL
177340	Bracy Plumbing	337	Avenue F	Hermosa Beach,CA 90254	0			
177771	LOVESICK TATTOO	1010	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	10/24/2018	PASS	BIENNIAL
178057	SHEAR HEAVEN FOR PETS	1012	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
177522	FEED THE MACHINE	1016	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	07/04/2018	PASS	BIENNIAL
177875	OCEAN TIRE	1017	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
178154	THE CHICKEN SHACK	1030	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	ANNUAL
177213	AIM HIGH ENTERPRISES	1035	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	ANNUAL
177532	FRANK E. KADEN D.C. CHIROPRACTIC INC.	1035	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177951	PILATESOLOGY INC	1038	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	10/23/2018	PASS	BIENNIAL
177596	HERBAL REGENESIS	1042	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL

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177462	DIVERSITY SALON	1049	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
177372	CARPET SPECTRUM	1050	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	10/23/2018	PASS	ANNUAL
177940	PETMART	1054	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
178085	SOUTH BAY AUTOMATION	1060	AVIATION BLVD	100 HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	ANNUAL
177773	LUCKY PLANTS	1062	AVIATION BLVD	HERMOSA BEACH,CA 90254	0	11/28/2018	PASS	ANNUAL
177388	CHURCH OF CHRIST	1063	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177877	OCEAN VIEW ACADEMY	1063	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
178090	SOUTH BAY FIRE EXTINGUISHER CO	1068	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	12/21/2018	PASS	BIENNIAL
177963	DON LEVY & ESTESS ORAL SURGERY GROUP	1072	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177601	SOUTH BAY ART DEPARTMENT	1075	AVIATION BLVD	HERMOSA BEACH,CA 90254	0	11/28/2018	CLOSED	ANNUAL
178130	SUGARED & BRONZED	1083	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
178022	SALON 1085	1085	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	ANNUAL
178364	YOU CAN DANCE (STUDIO)	1089	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177965	POTTER'S ENSEMBLE STUDIO	1093	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177446	Dandelion	1093 1	Aviation BLVD	Hermosa Beach,CA 90254	0	11/28/2018	CLOSED	
177725	LA PAZ RESTAURANT #2	1095	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
178338	WAYLAND & VUKADINOVICH	1097	AVIATION BLVD	HERMOSA BEACH,CA	3	11/28/2018	PASS	ANNUAL

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				90254				
177215	KOCHI	1101	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177264	ART ZONE	1102	AVIATION BLVD A	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177289	BAY CITIES CHIROPRACTIC (BACK CARE INST)	1102	AVIATION BLVD C	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177386	CHUCK ANDERSON CPA, INC.	1102	AVIATION BLVD B	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177677	J. Lee Taekwondo	1103	Aviation BLVD	Hermosa Beach,CA 90254	0	11/28/2018	CLOSED	
177939	9 ROUND	1109	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
177451	DEBONAIR CLEANERS	1115	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
178083	SOUTH BAY AUTO REPAIR	1120	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177575	ARA RAMEN & SUSHI	1121	AVIATION BLVD	HERMOSA BEACH,CA 90254	0	11/28/2018	PASS	ANNUAL
177185	4 DOGS & CATS GROOMING	1127	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
177822	MIMI NAILS AND SPA	1129	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	05/10/2018	PASS	BIENNIAL
177974	QUINN'S FAMILY BARBER SHOP	1131	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177515	FAB	1137	AVIATION	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
177223	VACANT	1137	AVIATION BLVD	HERMOSA BEACH,CA 90254	2	10/30/2018	VACANT	ANNUAL
178140	SUZY'S BAR & GRILL	1141	AVIATION BLVD	HERMOSA BEACH,CA 90254	3	11/28/2018	CLOSED	ANNUAL
177977	SMARTY PANTS ACADEMY	1147	AVIATION BLVD	HERMOSA BEACH,CA 90254	0	11/28/2018	PASS	BIENNIAL

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177627	HERMOSA SCHOOL OF DANCE	1151	AVIATION BLVD		HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177679	JACK IN THE BOX	1160	AVIATION BLVD		HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	ANNUAL
177308	BEACH SMOG	900	AVIATION BLVD	B	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177972	QUALITY INN & SUITES HERMOSA	901	AVIATION BLVD		HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177510	ET SURF BOARDS	904	AVIATION BLVD		HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177845	VACANT	914	AVIATION		HERMOSA BEACH,CA 90254	2	10/30/2018	VACANT	ANNUAL
177964	FRAME AND ART DEPARTMENT	950	AVIATION BLVD	D	HERMOSA BEACH,CA 90254	0	11/28/2018	PASS	ANNUAL
177533	FREEDIVE N' SPEAR	950	AVIATION BLVD	B	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177735	FRITZ CONSTRUCTION	950	AVIATION BLVD	A	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177623	HERMOSA NAIL COMPANY	950	AVIATION BLVD	H-I-J	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
177752	LEVY CHIROPRACTIC	950	AVIATION BLVD	K	HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	ANNUAL
177836	MONTHLY TARGET	950	AVIATION BLVD	F	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
177860	NEPTUNE PROPERTIES	950	AVIATION BLVD	E & G	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	BIENNIAL
178133	SUPERCUTS	950	AVIATION BLVD	C	HERMOSA BEACH,CA 90254	0	11/28/2018	PASS	ANNUAL
177874	OCEAN DINER	959	AVIATION BLVD		HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	ANNUAL
177938	PEROXIDE BEAUTY AND BARBER SHOP	1036	AVIATION BLVD.		HERMOSA BEACH,CA 90254	3	11/28/2018	PASS	BIENNIAL
177419	CONDOS	803	BARD ST		HERMOSA BEACH,CA	0	01/05/2019	PASS	ANNUAL

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				90254					
177352	APARTMENT COMPLEX	1136	CYPRESS AVE	HERMOSA BEACH,CA 90254	0	01/05/2019	PASS	ANNUAL	
178045	SKECHERS STORAGE	511	CYPRESS AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL	
177908	Pacific Pet Transport LLC	513	Cypress AVE	Hermosa Beach,CA 90254	0				
177936	PEPE STUDIOS	520	CYPRESS AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	BIENNIAL	
177695	VACANT	525	CYPRESS AVE	HERMOSA BEACH,CA 90254	3	10/24/2018	VACANT	BIENNIAL	
177318	Benz Air Engineering Co.	531	Cypress AVE	Hermosa Beach,CA 90254	0				
177872	OAKES & ASSOCIATES	545	CYPRESS AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	BIENNIAL	
177484	E & B NATURAL RESOURCES MANAGEMENT CORP	601	CYPRESS AVE	301 HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	BIENNIAL	
177989	RSU DESIGN WAREHOUSE	618	CYPRESS AVE	HERMOSA BEACH,CA 90254	0			ANNUAL	
177678	J.B. Plumbing Inc.	620	Cypress AVE	Hermosa Beach,CA 90254	0				
177741	VACANT	625	CYPRESS AVE	HERMOSA BEACH,CA 90254	3	10/23/2018	VACANT	BIENNIAL	
178213	BAJA SHARKEEZ RESTAURANT GROUP	635	CYPRESS AVE	HERMOSA BEACH,CA 90254	3	12/16/2018	PASS	BIENNIAL	
178295	Vacant Occupancy	637	Cypress AVE	Hermosa Beach,CA 90254	0				
177509	CYPRESS MILLWORKS	638	CYPRESS AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	BIENNIAL	
177579	H. L . CORPORATION	638	CYPRESS AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	VACANT	ANNUAL	

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177281	MANGIAGLI CUSTOM GLASSING	640	CYPRESS		HERMOSA BEACH,CA 90254	0			ANNUAL
177779	MANGIAGLI MANUFACTURING	640	CYPRESS		HERMOSA BEACH,CA 90254	3	10/23/2018	CLOSED	ANNUAL
177440	CYPRESS SURF SHOP	644	CYPRESS AVE		HERMOSA BEACH,CA 90254	3	02/15/2017	PASS	BIENNIAL
177439	CYPRESS AUTO BODY	650	CYPRESS AVE		HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
177434	Crossfit Horsepower	725	Cypress AVE		Hermosa Beach,CA 90254	0			
177554	APARTMENTS	851	CYPRESS AVE		HERMOSA BEACH,CA 90254	0	01/05/2019	PASS	ANNUAL
178046	SEAVIEW VILLAS	736	GOULD AVE		HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
177326	GOOD PR	1001	HERMOSA AVE	203	HERMOSA BEACH,CA 90254	3	09/04/2018	VACANT	ANNUAL
177673	INTERACTIVE INTELLIGENCE	1001	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	09/04/2018	VACANT	ANNUAL
177708	KELLEY INSURANCE SERVICES	1001	HERMOSA AVE	201	HERMOSA BEACH,CA 90254	3	09/04/2018	PASS	ANNUAL
177711	KELLY EVANS LLC	1001	HERMOSA AVE	205	HERMOSA BEACH,CA 90254	3	09/04/2018	PASS	BIENNIAL
177665	PACIFIC ATLANTIC REACT	1001	HERMOSA AVE	202	HERMOSA BEACH,CA 90254	3	09/04/2018	PASS	ANNUAL
178168	THE RUDOW GROUP, INC.	1001	HERMOSA AVE	207	HERMOSA BEACH,CA 90254	3	09/04/2018	VACANT	ANNUAL
177796	MARTIN D. GUEVARA O.D.	1003	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	BIENNIAL
177384	CHRISTI IGNA DDS	1005	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	BIENNIAL
177602	HERMOSA BEACH CHAMBER OF COMMERCE	1007	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	BIENNIAL
177818	MICKEY'S LIQUOR & DELI	101	HERMOSA AVE		HERMOSA BEACH,CA	3	06/12/2018	PASS	ANNUAL

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				90254				
177406	COMEDY & MAGIC CLUB	1018	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL
177330	BOARDWALK FRESH BURGERS & FRIES	1031	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	ANNUAL
177914	PACIUGO GELATO	1034	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	08/09/2018	PASS	BIENNIAL
177312	BEACHY KEEN BAY (BKB)	1036	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL
177514	F-45 TRAINING	1038	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	BIENNIAL
177323	BLISS FAMILY TRUST APTS	104	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/07/2018	PASS	ANNUAL
177766	LOCALE 90	1040	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL
177260	AR SALON	1046	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL
178007	ROSE CLEANERS	1048	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL
177670	INSKEEP APARTMENTS	110	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
178176	THE YARD STRENGTH AND FITNESS CENTER	1106	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL
177953	PITA PIT	1112	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	08/09/2018	PASS	ANNUAL
177500	POLISH HOUSE	1114	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL
178284	POLISH HOUSE NAILS & WAXING	1116	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	BIENNIAL
177960	POKE BAR	1120	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	ANNUAL
178359	YAK & YETI	1124	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL

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177813	MICHELLE'S	1128	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	CLOSED	ANNUAL
177911	PACIFIC RIM CAFE	113	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
177916	PAISANOS PIZZA & PASTA	1132	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	PASS	ANNUAL
177271	HERMOSA GRILL	1134	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL
177868	THE BEACHONISTA	1136	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/22/2018	PASS	BIENNIAL
178153	THE BEAHONISTA	1136	HERMOSA AVE A	HERMOSA BEACH,CA 90254	2	11/05/2018	CLOSED	ANNUAL
178128	SUGAR RAYS - NAILS	1138	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	CLOSED	ANNUAL
177477	DOUGLASS MANOR - APARTMENTS	114	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
178366	ZANE'S RESTAURANT	1150	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	CLOSED	ANNUAL
177181	2ND STREET LAUNDRY	117	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
178005	ROK SUSHI KITCHEN	1200	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
178050	SEYMOUR JEWELERS OF HERMOSA	1212	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
178095	VACANT	1216	HERMOSA AVE A	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
178096	VACANT	1216	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/01/2018	VACANT	ANNUAL
177549	GAME CHANGERS	1220	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
178773	BIJOUX BUILDING	1221	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177377	CHASE BANK	1221	HERMOSA AVE	HERMOSA BEACH,CA	1	05/01/2018	PASS	BIENNIAL

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					90254				
177280	Bar Method of Hermosa	1225	Hermosa AVE		Hermosa Beach,CA 90254	0	11/05/2018	PASS	
177541	NORTH SHORE POKE	1227	HERMOSA AVE		HERMOSA BEACH,CA 90254	2	11/05/2018	PASS	ANNUAL
177660	HYFN	1235	HERMOSA AVE	201-300	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177458	DEUCE ATHLETICS	1238	HERMOSA AVE		HERMOSA BEACH,CA 90254	2	11/05/2018	CLOSED	ANNUAL
177459	DIA DE CAMPO	1238	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
178075	SO HO YOGA	1242	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177322	BIONIC BODY	1244	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177923	PARADISE BOWLS	1246	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
178049	SEXY BEACH TENNIS	1248	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177353	PARKING GARAGE	1301	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
178774	VACANT	1303	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	VACANT	ANNUAL
177922	PARADISE ICE CREAM	1309	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177934	PENNINSULA ESCROW	1311	HERMOSA AVE	300	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
178047	Second to Nature	1311	Hermosa AVE	C	Hermosa Beach,CA 90254	0	11/06/2018	PASS	
178110	SUPERVISION	1311	HERMOSA AVE	200	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177736	LASER AWAY - SKIN CARE	1312	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL

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177624	HERMOSA PHILLY PUB	1314	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177456	VACANT	1316	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	10/23/2018	VACANT	BIENNIAL
178173	THE STANDING ROOM	1320	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177306	BEACH MARKET, INC.	1325	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177990	NORCAP	1332	HERMOSA AVE	14	HERMOSA BEACH,CA 90254	1	10/23/2018	PASS	BIENNIAL
177930	PEAK XV LLC	1332	HERMOSA AVE	5	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177931	PEDONE'S PIZZA & FINE FOODS	1332	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
178190	TOUCHBLUE DESIGN STUDIO	1332	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/04/2018	VACANT	BIENNIAL
178204	UNDERGROUND PUB & GRILL	1332	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177707	VACANT	1332	HERMOSA AVE	9	HERMOSA BEACH,CA 90254	1	05/01/2018	VACANT	BIENNIAL
178346	WHITE HOUSE PILATES	1332	HERMOSA AVE	4	HERMOSA BEACH,CA 90254	1	10/23/2018	PASS	ANNUAL
177343	BRAT & BRAU	1342	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	10/29/2018	PASS	ANNUAL
177632	HERMOSA SMOKIN' GIFT SHOP	135	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	BIENNIAL
178016	RWBID CONSTRUCTION MANAGEMENT	139	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	BIENNIAL
177304	BEACH HOUSE APARTMENTS	1400	HERMOSA AVE		HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
178310	Vacant Occupany	1403	Hermosa AVE		Hermosa Beach,CA 90254	0	11/05/2018	VACANT	
178294	VACANT OCCUPANCY	1405	HERMOSA AVE		HERMOSA BEACH,CA	2	11/05/2018	VACANT	ANNUAL

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				90254					
178223	VACANT OCCUPANCY	1407	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/01/2018	VACANT	ANNUAL	
178306	VACANT	1409	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	10/23/2018	VACANT	ANNUAL	
178290	VACANT OCCUPANCY	1411	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/01/2018	VACANT	ANNUAL	
178254	VACANT OCCUPANCY	1423	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	VACANT	ANNUAL	
177659	HWANG APARTMENTS	150	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL	
177379	CHEF MELBA'S BISTRO	1501	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/01/2018	CLOSED	ANNUAL	
177210	LILAC & LEMON	1503	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	BIENNIAL	
177347	Bright Cleaners	1505	Hermosa AVE	Hermosa Beach,CA 90254	0	11/06/2018	PASS		
178192	APARTMENTS	156	HERMOSA AVE	156-164 HERMOSA BEACH,CA 90254	2	11/29/2018	PASS	ANNUAL	
177423	CONROY APTS.	16	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/07/2018	PASS	ANNUAL	
177984	RASSMUSSEN APARTMENTS	1644	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL	
177727	LA PETITE CAFE	170	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	CLOSED	ANNUAL	
177553	GASTELUM APTS	1800	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL	
177628	HERMOSA SEAGULL LLC	1816	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL	
177633	HERMOSA SOUTHWINDS	1830	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL	
178147	TAMMIES CORNER HOUSE CAFE	190	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL	

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177855	PUEBLO APARTMENTS	1912	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177211	AGAJANIAN APARTMENTS	1917	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177447	DAWN TO DUSK	2	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/07/2018	PASS	BIENNIAL
178064	SIMONS APARTMENTS	2	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/07/2018	PASS	ANNUAL
178202	UNCLE STAVROS CAFE	201	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	08/11/2018	PASS	ANNUAL
177910	PACIFIC PROPERTY	2020	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	BIENNIAL
178351	WILCOX APARTMENTS	2021	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177942	PHILLIP'S PROPERTIES	2100	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177776	MAHAJAN APARTMENTS	2112	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177620	HERMOSA MANHATTAN PROPERTIES	2124	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	BIENNIAL
177405	COMAFORD APARTMENTS	2147	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
178158	THE GREEN STORE	2151	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	06/03/2018	PASS	BIENNIAL
177900	P A PARTNERSHIP	216	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
177470	DONJAC PROPERTIES #2 LLC	220	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
177428	COURTNEY APARTMENTS	2200	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177794	MARTHA'S 2ND STREET GRILL	2203	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	ANNUAL
177693	JOHN DUGAN APARTMENTS	2231	HERMOSA AVE	HERMOSA BEACH,CA	1	05/10/2018	PASS	ANNUAL

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				90254				
177832	MONAND APARTMENTS	228	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
177482	DYER APARTMENTS	234	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
178059	Sherman Apartments	2540	Hermosa AVE	Hermosa Beach,CA 90254	0	11/19/2018	PASS	
178048	SERAFIN COMPUTER SERVICE	2600	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	BIENNIAL
177497	EL GRINGO	2620	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177867	NORTH END BAR & GRILL	2626	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
178136	SURF AND SAND VILLAS	2640	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
178688	ICAZA APARTMENTS	2644	HERMOSA AVE	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177895	OVERMAN APARTMENTS	296	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
178030	SANDSIDE VILLAS	320	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	ANNUAL
177805	MCKINLEY APARTMENTS	326	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL
177175	34 HERMOSA HOMEOWNERS ASSOCIATION	34	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/07/2018	PASS	BIENNIAL
178170	THE SIMON GROUP	34	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/07/2018	PASS	BIENNIAL
177403	Colebank Apartments	3414	Hermosa AVE	Hermosa Beach,CA 90254	0	11/19/2018	PASS	
177973	QUIENT APARTMENTS	350	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/12/2018	PASS	ANNUAL

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177245	APARTMENT COMPLEX-4TH ST	403	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	05/17/2018	PASS	ANNUAL
177761	LINDELL APARTMENTS	403	HERMOSA AVE	403-417	HERMOSA BEACH,CA 90254	0	11/19/2018	PASS	ANNUAL
178139	SURFVIEW CONDOS	404	HERMOSA AVE	404-412	HERMOSA BEACH,CA 90254	0	11/19/2018	PASS	ANNUAL
178077	SONYA APARTMENTS	420	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	10/30/2018	PASS	ANNUAL
177418	VIEWPOINT HERMOSA CONDOS	444	HERMOSA AVE		HERMOSA BEACH,CA 90254	0	11/19/2018	PASS	ANNUAL
177857	NELSON APARTMENTS	48	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/07/2018	PASS	ANNUAL
177896	OVERMAN APARTMENTS	520	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	ANNUAL
178356	WOOLEY APARTMENTS	521	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
177897	OVERMAN APARTMENTS	532	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	ANNUAL
177275	BAKER APARTMENTS	534	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	ANNUAL
177768	LOOKOUT ENTERTAINMENT, INC.	54	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/07/2018	PASS	ANNUAL
178337	WATTLES APARTMENTS	542	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	ANNUAL
177469	DONJAC PROPERTIES #1 LLC	602	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	ANNUAL
177248	APARTMENTS	606	HERMOSA AVE	602-612	HERMOSA BEACH,CA 90254	0	11/19/2018	PASS	ANNUAL
178078	SOO HOO APARTMENTS	620	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	ANNUAL
178332	WARREN APARTMENTS	626	HERMOSA AVE		HERMOSA BEACH,CA 90254	3	06/29/2018	PASS	ANNUAL
178051	SHAPIRA APARTMENTS	640	HERMOSA AVE	640-646	HERMOSA BEACH,CA	0	11/19/2018	PASS	ANNUAL

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				90254					
177612	HERMOSA BEACH YACHT CLUB	66	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	06/07/2018	PASS	ANNUAL	
177370	CARLTON APTS	701	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL	
177844	HERMOSA INK	802	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	PASS	BIENNIAL	
177475	DOTT CORPORATION	810	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	PASS	ANNUAL	
177294	BEACH BODIES	822	HERMOSA AVE	HERMOSA BEACH,CA 90254	0	11/05/2018	CLOSED	ANNUAL	
178304	HERMOSA MEXICAN REST.	824	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	PASS	ANNUAL	
177265	ASHLEY'S DELI & MARKET INC.	828	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	PASS	ANNUAL	
177450	DEALANGEL, INC.	832	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	CLOSED	ANNUAL	
177285	BARNACLES BAR AND GRILL	837	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	ANNUAL	
177655	VACANT	844	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/29/2018	VACANT	ANNUAL	
177290	BAY SELF STORAGE	901	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	ANNUAL	
177560	GLOW - SUSAN LECKEY	901	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	BIENNIAL	H
177573	GRIZZLY CLOTHING - MEG COMPANY WHOLESALE	901	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	BIENNIAL	
177760	LILY PAD FLORAL DESIGN	901	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	BIENNIAL	G
177775	THE PACIFIC STRANDED	901	HERMOSA AVE	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	BIENNIAL	K
177764	VACANT	910	HERMOSA AVE	HERMOSA BEACH,CA 90254	2	11/05/2018	VACANT	ANNUAL	

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177235	ANGEL HAIR & NAILS	934	HERMOSA AVE	4	HERMOSA BEACH,CA 90254	2	11/05/2018	PASS	ANNUAL
177279	BANZAI BEACH JAPANESE	934	HERMOSA AVE	1	HERMOSA BEACH,CA 90254	2	11/05/2018	CLOSED	ANNUAL
177817	BANZAI BEACH SUSHI	934	HERMOSA AVE	1	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	ANNUAL
177298	BEACH CITIES PSYCHOLOGICAL SERVICES	934	HERMOSA AVE	11	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	BIENNIAL
177512	EVOLUTION SALON H.B.	934	HERMOSA AVE	6	HERMOSA BEACH,CA 90254	3	12/04/2018	PASS	ANNUAL
177980	RADICI ITALIAN RESTAURANT	934	HERMOSA AVE	7	HERMOSA BEACH,CA 90254	0	12/04/2018	PASS	ANNUAL
177300	BEACH CITIES YOGA	936	HERMOSA AVE	105	HERMOSA BEACH,CA 90254	3	08/06/2018	PASS	ANNUAL
177756	EPAULET	936	HERMOSA AVE	109-110	HERMOSA BEACH,CA 90254	3	08/06/2018	PASS	ANNUAL
177714	KEYSER MANAGEMENT GROUP	936	HERMOSA AVE	104	HERMOSA BEACH,CA 90254	3	08/06/2018	PASS	ANNUAL
177961	LIFE LAB	936	HERMOSA AVE	107	HERMOSA BEACH,CA 90254	3	08/06/2018	PASS	ANNUAL
177325	MARC STEVEN LEATHER LLC	936	HERMOSA AVE	102&103	HERMOSA BEACH,CA 90254	3	08/06/2018	PASS	ANNUAL
177786	MARC STEVEN LEATHER LLC	936	HERMOSA AVE	103	HERMOSA BEACH,CA 90254	3	12/04/2018	CLOSED	BIENNIAL
177505	NEW BUSINESS	936	HERMOSA AVE	107A	HERMOSA BEACH,CA 90254	0	12/04/2018	PASS	ANNUAL
178208	UPI MARKETING, INC.	936	HERMOSA AVE	106	HERMOSA BEACH,CA 90254	3	08/06/2018	PASS	ANNUAL
178221	VACANT	936	HERMOSA AVE	101	HERMOSA BEACH,CA 90254	3	08/06/2018	PASS	ANNUAL
177988	VACANT	936	HERMOSA AVE	108	HERMOSA BEACH,CA 90254	3	08/06/2018	VACANT	ANNUAL
178111	STARBUCKS COFFEE	1305	HERMOSA AVE AVE		HERMOSA BEACH,CA	1	08/02/2018	PASS	BIENNIAL

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				90254					
178103	Spot Light Entertainment	121	Herondo ST	Hermosa Beach,CA 90254	0				
177957	PLAYA PACIFICA APARTMENTS	415	HERONDO ST	HERMOSA BEACH,CA 90254	3	05/11/2018	PASS	ANNUAL	
177310	BEACHSIDE CONDOS	447	HERONDO ST	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL	
178162	THE MOORING CONDOS	501	HERONDO ST	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL	
177563	GONNOUD APARTMENTS	1132	LOMA DR	HERMOSA BEACH,CA 90254	1	06/01/2018	PASS	ANNUAL	
177590	HAYES & WELCH APARTMENTS	1436	LOMA DR	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL	
177998	ROBERT P. FARIES APARTMENTS	1502	LOMA DR	HERMOSA BEACH,CA 90254	1	06/01/2018	PASS	ANNUAL	
177721	KUNISHI CONDO'S	840	LOMA DR	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL	
177441	D Z J K PROPERTY MANAGEMENT - AUGENSTEIN	120	LONGFELLOW AVE	HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	BIENNIAL	
177726	LA PENITA II	200	LONGFELLOW AVE	HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	ANNUAL	
177870	O K CORRAL PRESCHOOL	739	LONGFELLOW AVE	HERMOSA BEACH,CA 90254	0			ANNUAL	
177689	JENKINS APARTMENTS	226	LYNDON	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL	
177755	LIDDEL APARTMENTS	1002	MANHATTAN AVE	HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL	
177474	DOSLAND APARTMENTS	1010	MANHATTAN AVE	HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL	
177486	EARNEST APARTMENTS	1021	MANHATTAN AVE	HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL	

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178512	HARBACH APARTMENTS	1028	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
178327	WALTON APARTMENTS	1028	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
178339	WEISMAN APARTMENTS	1106	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
177490	ECKER APARTMENTS	1142	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	08/06/2018	PASS	ANNUAL
178361	YAMAMURO APARTMENTS	1150	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
177426	ABIGAIL'S/ OCEAN BAR	1301	MANHATTAN AVE	B	HERMOSA BEACH,CA 90254	3	12/20/2018	PASS	ANNUAL
177203	ALTA SPACE HOUSE	1301	MANHATTAN AVE		HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	ANNUAL
177798	MASSAGE ENVY SPA	1301	MANHATTAN AVE	C	HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	BIENNIAL
177820	MIKE'S GUITAR PARLOR	1301	MANHATTAN AVE	A	HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	BIENNIAL
178020	SAILFISH HOLDINGS - C/O MARLIN EQUITY	1301	MANHATTAN AVE	D	HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	BIENNIAL
177737	Laskey Apartments	131	Manhattan AVE		Hermosa Beach,CA 90254	0	11/19/2018	PASS	
177483	DZ PROPERTIES	1500	MANHATTAN AVE		HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	BIENNIAL
177258	APPLEGATE APTS	1534	MANHATTAN AVE		HERMOSA BEACH,CA 90254	2	11/19/2018	PASS	ANNUAL
179047	FIRST CHURCH OF CHRIST	1547	MANHATTAN AVE		HERMOSA BEACH,CA 90254	0			ANNUAL
177420	CONDOS	162	MANHATTAN AVE		HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177630	HERMOSA SHORES APTS	1717	MANHATTAN AVE		HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177167	1745 MANHATTAN AVENUE,	1745	MANHATTAN AVE		HERMOSA BEACH,CA	1	05/10/2018	PASS	BIENNIAL

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	LLC				90254				
177924	PARKACIA VILLAS (DURAN & 218	MANHATTAN AVE		HERMOSA BEACH,CA	3	07/18/2018	PASS	ANNUAL	
	PARKIN APART)			90254					
177416	CONDOS	226	MANHATTAN AVE	HERMOSA BEACH,CA	2	12/01/2018	PASS	ANNUAL	
				90254					
178268	CONDOS	230	MANHATTAN AVE	HERMOSA BEACH,CA	2	12/11/2018	PASS	ANNUAL	
				90254					
178367	ZIELKE APARTMENTS	236	MANHATTAN AVE	HERMOSA BEACH,CA	3	07/30/2018	PASS	ANNUAL	
				90254					
177733	LANSING APTS	2611	MANHATTAN AVE	HERMOSA BEACH,CA	2	12/01/2018	PASS	ANNUAL	
				90254					
177305	BEACH MAIL BOX	2629	MANHATTAN AVE	B HERMOSA BEACH,CA	1	05/10/2018	PASS	ANNUAL	
				90254					
177615	HERMOSA CLEANERS	2629	MANHATTAN AVE	HERMOSA BEACH,CA	1	05/10/2018	PASS	BIENNIAL	
				90254					
177783	Manhattan Mart	2641	Manhattan AVE	Hermosa Beach,CA	0				
				90254					
177730	VACANT	2700	MANHATTAN AVE	HERMOSA BEACH,CA	1	05/10/2018	VACANT	ANNUAL	
				90254					
177331	BOCCATO'S GROCERIES	3127	MANHATTAN AVE	HERMOSA BEACH,CA	1	05/10/2018	PASS	BIENNIAL	
				90254					
177881	O'CONNOR PROPERTY	3201	MANHATTAN AVE	HERMOSA BEACH,CA	1	05/10/2018	PASS	ANNUAL	
				90254					
178087	OCONNOR PROPERTIES	3201	MANHATTAN AVE	HERMOSA BEACH,CA	0			ANNUAL	
				90254					
177780	MANHATTAN BEACH	3207	MANHATTAN AVE	HERMOSA BEACH,CA	1	05/10/2018	PASS	ANNUAL	
	KARATE & YOGA OFFICE			90254					
177702	KAREN WITTICH DESIGNS	3209	MANHATTAN AVE	HERMOSA BEACH,CA	1	05/10/2018	PASS	BIENNIAL	
				90254					
177226	BROTHER'S BURRITOS	3216	MANHATTAN AVE	B HERMOSA BEACH,CA	1	05/10/2018	PASS	ANNUAL	
				90254					
177699	K K C DEVELOPMENT INC.	3216	MANHATTAN AVE	E HERMOSA BEACH,CA	1	08/02/2018	PASS	BIENNIAL	
				90254					

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## Fire Station/Fire Prevention Unit Inspections

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177873	OCEAN BLUE CLEANERS	3216	MANHATTAN AVE	A	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	BIENNIAL
178023	SALON DEL MAR	3216	MANHATTAN AVE	C	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	BIENNIAL
177387	Chug Salon	3217	Manhattan AVE		Hermosa Beach,CA 90254	0			
178206	UNLIMITED FITNESS	3219	MANHATTAN AVE		HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	ANNUAL
177879	OCEANVIEW LIQUOR	3232	MANHATTAN AVE		HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	BIENNIAL
177640	HERTEL APARTMENTS	3302	MANHATTAN AVE		HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	ANNUAL
177427	CORY APARTMENTS	340	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/18/2018	PASS	ANNUAL
177415	CONDOS	350	MANHATTAN AVE		HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177852	NARAMORE APARTMENTS	401	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	ANNUAL
178114	STARVIEW TERRACE CONDO ASSOC.	419	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/18/2018	PASS	BIENNIAL
178209	VAAL APARTMENTS	435	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/18/2018	PASS	ANNUAL
178331	WARREN APARTMENTS	516	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	ANNUAL
177899	OVIENDA APARTMENTS	517	MANHATTAN AVE		HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177926	PARKE APARTMENTS	520	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/18/2018	PASS	ANNUAL
177247	APARTMENTS	525	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/18/2018	PASS	ANNUAL
177925	PARKE APARTMENTS	526	MANHATTAN AVE		HERMOSA BEACH,CA 90254	3	07/18/2018	PASS	ANNUAL
178362	YASUTAKE APARTMENTS	533	MANHATTAN AVE		HERMOSA BEACH,CA	3	07/18/2018	PASS	ANNUAL

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				90254				
178044	SEARCY APARTMENTS	541	MANHATTAN AVE	HERMOSA BEACH,CA 90254	3	07/18/2018	PASS	ANNUAL
178145	SWEID APARTMENTS	544	MANHATTAN AVE	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177414	CONDOS	617	MANHATTAN AVE	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177893	OVERMAN APARTMENTS	644	MANHATTAN AVE	HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
177502	ENDERS APARTMENTS	702	MANHATTAN AVE	HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
177588	HAYES & WELCH APARTMENTS	707	MANHATTAN AVE	HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
177983	SEAHORSE APARTMENTS	712	MANHATTAN AVE	HERMOSA BEACH,CA 90254	3	07/13/2018	FAIL	ANNUAL
177718	KLASSY MONREAL FAMILY PARTNERSHIP	718	MANHATTAN AVE	HERMOSA BEACH,CA 90254	3	07/13/2018	PASS	ANNUAL
177656	HOUSTON APTS.	735	MANHATTAN AVE	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177220	ALLEN APARTMENTS	836	MANHATTAN AVE	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177495	Eight Forty One Manhattan Ave	841	Manhattan AVE	Hermosa Beach,CA 90254	0			
178060	SHERMAN APARTMENTS	901	MANHATTAN AVE	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177358	CALDWELL APARTMENTS	902	MANHATTAN AVE	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177979	R.E.M.S Inc	907	Manhattan AVE	Hermosa Beach,CA 90254	0			
177812	MERRILL APARTMENTS	908	MANHATTAN AVE	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177584	HARDT APARTMENTS	915	MANHATTAN AVE	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL

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177807	MCLEAN APARTMENTS	149	MANHATTAN AVE	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	ANNUAL
177892	OUR LADY OF GUADALUPE PRESCHOOL	340	MASSEY ST	HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	ANNUAL
177461	DIMITRIUS APARTMENTS	101	MONTEREY BLVD	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177412	CONDO COMPLEX	1111	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177653	HORN APARTMENTS- 1123- 1127 MONT.	1123	MONTEREY BLVD	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
178067	SINES APARTMENTS	113	MONTEREY BLVD	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177751	LENZ APARTMENTS	1137	MONTEREY BLVD	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
177375	CASNER APARTMENTS	1215	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177995	RIVERIA APARTMENTS	1221	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177219	ALL ABOUT ME	1326	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	CLOSED	BIENNIAL
177991	THE REAL ESTATE STORE	1328	MONTEREY BLVD	HERMOSA BEACH,CA 90254	0			ANNUAL
178166	THE REAL ESTATE STORE	1328	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	BIENNIAL
177589	HAYES & WELCH APARTMENTS	1428	MONTEREY BLVD	HERMOSA BEACH,CA 90254	1	05/10/2018	PASS	ANNUAL
178072	SMITH APARTMENTS	144	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177719	KOCH APARTMENTS	148	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177231	ANAHEIM GARDENS APARTMENTS	1535	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177240	APARTMENT COMPLEX	1536	MONTEREY BLVD	HERMOSA BEACH,CA	1	05/10/2018	PASS	ANNUAL

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				90254				
177861	NIELSON APARTMENTS	1644	MONTEREY AVE	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177829	MITCHELL APARTMENTS	301	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177859	NELSON TRUST APARTMENTS	325	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177464	DOHERTY APARTMENTS	411	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177891	ORANGE HOUSE APARTMENTS	421	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177249	APARTMENTS	435	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
178708	APARTMENTS - GOLDEN CREST HOA	446	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	05/10/2018	PASS	BIENNIAL
177250	APARTMENTS	546	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177254	APARTMENTS - FENDERELLA LLC	600	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177568	GRANNY'S GROCERY	635	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	BIENNIAL
177834	MONTEREY APARTMENTS	701	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177882	ODERBERG APARTMENTS	720	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177898	OVERMAN APARTMENTS	721	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177886	OLDS APARTMENTS	746	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
178326	WALECKI APARTMENTS	850	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177524	FELDMAN APARTMENTS	901	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL

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177933	PELL APARTMENTS	944	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
177256	APARTMENTS - STEMIG APARTMENTS	1066	MONTEREY BLVD	HERMOSA BEACH,CA 90254	2	12/01/2018	PASS	ANNUAL
178169	THE SHERWIN WILLIAMS COMPANY #8624	601	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
178000	ROCK N'ROLL CAR WASH	1000	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
178320	VERIZON CALIFORNIA, INC.	102	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/12/2018	PASS	ANNUAL
177849	READY FIT GO	1025	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	10/31/2018	PASS	ANNUAL
177452	DEBONAIR CLEANERS II	1100	PACIFIC COAST HWY	3 HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL
177499	EL POLLO INKA	1100	PACIFIC COAST HWY	2 HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL
178195	FANTASY BEAUTY AND SPA	1100	PACIFIC COAST HWY	5 HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177519	FANTASY BEAUTY AND SPA	1100	PACIFIC COAST HWY	4 HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177593	HEALTH SOURCE	1100 A	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177701	KARABELL AESTHETIC DENTISTRY	1100 B&C	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL
177889	ONE WEST BANK	1100	PACIFIC COAST HWY	1 HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
178534	ROGER BEACON'S OFFICE	1100 E	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
178112	STARBUCKS COFFEE	1100	PACIFIC COAST HWY	7 HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
178116	STATE FARM INSURANCE	1100	PACIFIC COAST HWY	6 HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
178533	TRADER JOE'S	1100	PACIFIC COAST HWY	HERMOSA BEACH,CA	2	07/17/2018	PASS	BIENNIAL

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# Fire Station/Fire Prevention Unit Inspections

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		202		90254				
177557	VACANT	1100 F	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL
177803	MCDONALD'S RESTAURANT	1107	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	ANNUAL
177262	ARCO (MAYS GAS AND MINIMART)	1131	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
177209	ADVANCE SPORTS MEDICINE & ORTHOPEDIC PT	1200 203/204	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177268	AVANTI JEWELERS	1200 107	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177545	FUSION SUSHI	1200 101	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL
177644	HIP STUDIO	1200 104/105	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
178174	THE TANNING SPOT	1200 201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177518	VACANT	1200 106	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	VACANT	BIENNIAL
178324	VACANT	1200 102	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	VACANT	BIENNIAL
178328	WANTA THAI MASSAGE	1200 103	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177646	HOLIDAY INN EXPRESS & SUITES	125	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	ANNUAL
177424	CONTOUR MEDSPA	1310 250	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177774	LYFE YOGA CENTER	1310 2NDFLOOR	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	ANNUAL
177976	R & N HAKAKIAN AND REFOUA/ 1310 PCH, LLC	1310	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	ANNUAL

## Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

177296	BEACH CITIES CLEANERS	1312 A	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177508	ESSENCE SPA	1312 B	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	ANNUAL
178313	VANS 231	1314	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177884	OKELL'S FIREPLACE FIXTURES	134	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	BIENNIAL
178205	UNION BANK	1401	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL
178200	U-CA-TAN	1402	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177225	AMERICAN TIRE DEPOT	1414	PACIFIC COAST HWY	2 HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL
178183	TINT WORLD	1414	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
178021	SAINT ROCKE	142	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	06/28/2018	PASS	ANNUAL
177382	CHIPOTLE MEXICAN GRILL 1286	1439	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	ANNUAL
178159	THE HOFFMAN MURPHY TEAM	1500	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
178340	WELLS FARGO BANK	1501	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL
177583	HAMPTON INN & SUITES	1530	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL
177438	CVS PHARMACY 9101	155	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	BIENNIAL
177200	AARON BROTHERS ART MART	1559 201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL
177631	HERMOSA SMILES DENTISTRY	1559 101	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	ANNUAL
177720	KRISER'S NATURAL PET	1559	PACIFIC COAST HWY	HERMOSA BEACH,CA	1	05/15/2018	PASS	BIENNIAL

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# Fire Station/Fire Prevention Unit Inspections

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	STORE	103		90254					
177850	NAIL GARDEN	1559 105	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL	
178496	PLAZA HERMOSA BUILDING COMPLEX	1559	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	ANNUAL	
178318	VCA COAST ANIMAL HOSPITAL	1560	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL	
177876	VACANT	1600	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/24/2018	VACANT	BIENNIAL	
177172	24 HOUR FITNESS	1601	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	ANNUAL	
178088	EXECUTIVE SUITES	1601 290	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL	
177668	INDEPENDENT PHYSICAL THERAPY	1601 165	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/07/2018	PASS	ANNUAL	
178501	LAW OFFICES OF PAUL HERMAN	1601 245	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL	
178355	RICHARD SEMEL DC	1601 290	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	BIENNIAL	
178024	SALON REPUBLIC	1601 280	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL	
178144	VACANT	1601 E-23	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	VACANT	BIENNIAL	
177283	VACANT	1601	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	VACANT	ANNUAL	
177680	JACK'S SURFBOARDS	1630	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL	
177907	STRAND	1706	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL	
177634	MGR. CO. CONCEPT SEVEN, LLC	1707	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	ANNUAL	
177525	FENG APARTMENTS	1731	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	ANNUAL	

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## Fire Station/Fire Prevention Unit Inspections

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177903	1803 APARTMENTS	1803	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	ANNUAL
178132	SUNRISE ASSISTED LIVING CENTER	1837	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
178322	VILLA MARINA APARTMENTS	2001	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	ANNUAL
177467	DOMINOS PIZZA	201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	BIENNIAL
177523	FELDER'S BODY SHOP	210	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	06/28/2018	PASS	ANNUAL
177576	GURANTY ESCROW	2100	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
177687	HAMMITT/CONCEPT 21	2101	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
177626	HERMOSA SALOON	211	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	ANNUAL
177170	2121 PCH, LLC	2121	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL
178226	VACANT	219	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/01/2018	VACANT	ANNUAL
178669	2200 PACIFIC COAST HWY BUILDING COMPLEX	2200	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	08/03/2018	PASS	ANNUAL
177197	A PSYCHOLOGICAL CORP.	2200 215	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/23/2018	PASS	BIENNIAL
178074	CALDWELL BANKER	2200 310	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
177378	CHATTEN-BROWN & CARSTENS LLP	2200 318	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
177201	CHERYL MORROW, MFT	2200 201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	CLOSED	BIENNIAL
177329	COLLEGE PREP	2200 102	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	08/03/2018	PASS	BIENNIAL
177487	EASY READER	2200	PACIFIC COAST HWY	HERMOSA BEACH,CA	2	12/11/2018	PASS	ANNUAL

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		101		90254				
177706	EQUITAS INVESTMENTS	2200 305	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
177550	GAREE T. GASPERIAN, ATTORNEY AT LAW	2200 200	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
177594	HELENE MCDONALD, M.D.	2200 201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/11/2018	PASS	ANNUAL
177643	HIGHLAND PARTNERS CORP.	2200 316	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	08/03/2018	PASS	BIENNIAL
177690	JENNIFER CHRISMAN & ALLEN BERGER	2200 219	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	08/03/2018	PASS	BIENNIAL
177380	KATE MOSIER PSYCHOTHERAPIST	2200 209	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
177731	LA STAGECALL	2200 203	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/05/2018	PASS	BIENNIAL
177685	NAOMI RESNIK	2200 205B	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	08/03/2018	PASS	BIENNIAL
177878	OCEAN VISTA INSURANCE SERVICES	2200 218	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/10/2018	PASS	BIENNIAL
177887	OLIVER & OLIVER ASSOCIATES, INC.	2200 220	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	08/03/2018	PASS	BIENNIAL
177747	QUARTZ MANAGEMENT, LLC	2200 302	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	08/03/2018	PASS	BIENNIAL
177996	ROBERT H RUTMAN, M.D., LAURA INSLEY , BOBBIE LESSER	2200 207	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
177853	SEPIDEH BASSI	2200 204	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	08/03/2018	PASS	BIENNIAL
178061	SHORELINE SPEECH & LANGUAGE CENTER	2200 210	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/10/2018	PASS	BIENNIAL
178117	STATE FARM INSURANCE	2200 103	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	BIENNIAL

## Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

178189	TOTAL SUCCESS EVENTS	2200 317	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
177671	VACANT	2200 206	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	VACANT	BIENNIAL
177978	R P & ASSOCIATES INC.	2205	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL
177732	LANE DESIGN BUILD	2212	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	BIENNIAL
178305	HI-FI ESPRESSO	227	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
178013	ROYAL NAILS	229	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177652	HOPE CHAPEL OFFICES	2306	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	06/04/2018	PASS	ANNUAL
178680	2309 PACIFIC COAST HIGHWAY COMPLEX	2309	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	ANNUAL
177270	BABROS & ASSOCIATES, LLC	2309 108	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	BIENNIAL
177393	CLIFF WARREN INVESTMENTS	2309 201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	BIENNIAL
177507	ERICA GIERMAN M F T	2309 103	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/08/2018	PASS	BIENNIAL
177658	HUMAN SERVICES GROUP- SWALLOW	2309 208	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/10/2018	PASS	BIENNIAL
177815	MICHAEL COLLINS	2309 207	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL
177816	MICHAEL HUFFMAN & ASSOC.	2309 105	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/08/2018	PASS	BIENNIAL
178180	THRIVENT FINANCIAL	2309 107	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL
177966	POULET DU JOUR	233	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177196	A HEALING TOUCH BY LILIN	2401	PACIFIC COAST HWY	HERMOSA BEACH,CA	1	06/08/2018	PASS	BIENNIAL

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## Fire Station/Fire Prevention Unit Inspections

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		109		90254					
177498	EL GRINGO MANAGEMENT	2401 206	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	10/22/2018	PASS	BIENNIAL	
178014	ROYA ARBAB DDS	2401 205	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	10/22/2018	PASS	ANNUAL	
178118	STATE FARM INSURANCE	2401 201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/08/2018	PASS	BIENNIAL	
178123	STONE FOX SWIM WEAR	2401 108	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	10/22/2018	PASS	BIENNIAL	
177883	VACANT	2401	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/08/2018	VACANT	BIENNIAL	
177344	VACANT	2401	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/08/2018	VACANT	BIENNIAL	
177651	HOPE CHAPEL FOURSQUARE CHURCH	2420	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL	
177272	REALITY ONE GROUP	243	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	0	12/12/2018	PASS	ANNUAL	
177173	2447 PACIFIC COAST HIGHWAY, LLC	2447	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	10/22/2018	PASS	BIENNIAL	
178681	FIRSTSTEPS FOR KIDS	2447 111	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/08/2018	PASS	BIENNIAL	
177740	MCLACHLAN LAW	2447 100	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	08/08/2018	PASS	ANNUAL	
177987	REGUS MANAGEMENT	2447 200	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/08/2018	PASS	BIENNIAL	
177444	VACANT	2447 C	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	10/23/2018	VACANT	BIENNIAL	
177581	HAIR ON THE RUN	246	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL	
178106	SPYDERBOARDS	2461	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/08/2018	PASS	BIENNIAL	
177217	Alden & Associates	250	Pacific Coast HWY	Hermosa Beach,CA 90254	0	12/12/2018	CLOSED		

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## Fire Station/Fire Prevention Unit Inspections

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178353	WILDFLOUR BOSTON PIZZA	2512	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/20/2018	PASS	ANNUAL
177319	BEST DONUTS	2514	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	ANNUAL
177654	HOTEL HERMOSA	2515	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	ANNUAL
178210	RUBANOS	2516	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/20/2018	PASS	ANNUAL
177902	P.C.H. LOCK & KEY	2518	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/20/2018	PASS	BIENNIAL
177947	PIER TO PIER BROKERS, INC.	252	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	11/06/2018	PASS	BIENNIAL
178092	SOUTH BAY LAND ROVER	26	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/01/2018	VACANT	ANNUAL
178682	OCEAN POINT BUILDING COMPLEX	2601	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	ANNUAL
178002	RODGERS, JOHN ATTY. AT LAW	2601	PACIFIC COAST HWY 300-302	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
178311	BUILDING	2615	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/28/2018	PASS	ANNUAL
177360	CONCIERGE ESCROW	2615	PACIFIC COAST HWY 215-216	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
177493	EDWARD JONES INV.	2615	PACIFIC COAST HWY 223	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
177501	ELWOOD CAPITAL GROUP	2615	PACIFIC COAST HWY 100	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL
177492	FREEMAN MATHIS & GARY	2615	PACIFIC COAST HWY 300-301	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
177672	INTENSIVE BEHAVIOR INTERVENTION CONSULTANTS (IBIC)	2615	PACIFIC COAST HWY 105	HERMOSA BEACH,CA 90254	1	05/15/2018	PASS	BIENNIAL
177821	MARILYN AHSLEY, LMFT	2615	PACIFIC COAST HWY 217	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL

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178683	PACIFIC PHYSICAL THERAPY	2615 321	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
177917	PALM WEST ESCROW, INC.	2615 110	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/10/2018	PASS	BIENNIAL
177697	SHAUNA LETVIN LCSW	2615 327	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
178081	SOUSA & WEBER LLP	2615 224	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
178119	STATE FARM INSURANCE	2615 221	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
178690	DOMAIN DEVELOPMENT CORP.	2699 201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
177827	VACANT	2699 101	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	VACANT	BIENNIAL
178689	VACANT	2699	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	VACANT	ANNUAL
177267	VACANT	2699	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	VACANT	BIENNIAL
178012	ROUND TABLE PIZZA	2701	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	ANNUAL
178126	DUNN EDWARDS PAINT	2775	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL
177237	ANYTIME FITNESS	300	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	06/28/2018	PASS	ANNUAL
177962	COAST MUSIC	300	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	06/28/2018	PASS	BIENNIAL
177401	COAST MUSIC CONSERVATORY	300 101	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL
177598	HERMOSA AUTO DETAILING AND TINT	303	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177622	HERMOSA MOTORS	303	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177955	VACANT	307	PACIFIC COAST HWY	HERMOSA BEACH,CA	3	10/26/2018	VACANT	ANNUAL

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FIRE STATION 100 (Sector: All) (Frequency: All)

				90254				
177819	VACANT	3125	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/13/2018	VACANT	ANNUAL
177561	SKECHERS	3201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
177569	SKECHERS	3201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
178097	SKECHERS	3201	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	06/06/2018	PASS	BIENNIAL
178006	ROSA'S MEXICAN RESTAURANT	322	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	ANNUAL
178091	SOUTH BAY JIU JITSU	325	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
178010	ROTH & ASSOCIATES	329	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177591	THE ROTH GROUP	329	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177183	3RD STREET TATTOO	331	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177543	FURNISHED	333	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	1	05/01/2018	PASS	BIENNIAL
177600	HERMOSA BARBERSHOP	336	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177919	PAMPERED TOT	339	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	0	11/27/2018	PASS	ANNUAL
177920	PANACHE BEAUTY & THREADING SALON	344	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	0	11/27/2018	PASS	ANNUAL
177638	HERMOSA WINE & SPIRITS	400	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	BIENNIAL
177738	PACIFIC COAST LAUNDRY	402	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
178194	TRIANGLE HARDWARE/ACE	403	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL

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177621	HERMOSA MASSAGE	407	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177194	A & M AUTO REPAIR	421	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/10/2018	PASS	ANNUAL
177195	A & M TOWING	421	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177662	MIXT STUDIO	422	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
178303	CHRISTIES INTERNATIONAL REAL ESTATE	424	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/03/2018	PASS	ANNUAL
177959	POISE FITNESS	428	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	10/22/2018	PASS	BIENNIAL
177362	CALIFORNIA SUSHI & TERIYAKI	429	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177390	CIGAR HOOKAH & BEYOND	432	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177184	3V SIGNS & GRAPHICS	434	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177885	OKI DOKI SUSHI	442	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL
177520	FAT TOMATO PIZZA	446	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
178101	SPICE SIX	450	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177190	7-ELEVEN STORE #2173- 23944 C/O BUS LIC	454	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	0	11/27/2018	PASS	ANNUAL
178018	SABRA BEIRUT MIX	500	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL
178710	BEACHSIDE AUTO	501	PACIFIC COAST HWY	B HERMOSA BEACH,CA 90254	2	10/19/2018	PASS	ANNUAL
177599	HERMOSA AUTOMOTIVE	501	PACIFIC COAST HWY	A HERMOSA BEACH,CA 90254	3	10/19/2018	PASS	ANNUAL
178099	VACANT	503	PACIFIC COAST HWY	HERMOSA BEACH,CA	3	10/30/2018	VACANT	ANNUAL

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## Fire Station/Fire Prevention Unit Inspections

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				90254					
177971	PURPLE HAZE SMOKE SHOP	504	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL	
177586	HARRY'S JAGUAR	505	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	11/02/2018	PASS	ANNUAL	
177851	NANCY'S NAIL SPA	506	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL	
178185	T-MOBILE - HERMOSA BEACH	524	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL	
177218	ALKA PI WATER HERMOSA	526	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL	
178165	THE PUPPY ACADEMY	528	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL	
177691	JIM & JACK'S COLLISION CENTER	555	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	ANNUAL	
177597	HERMOSA ANIMAL HOSPITAL INC.	560	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL	
177513	DEUCE ATHLETICS	600	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	VACANT	BIENNIAL	
177479	DR. AUTO TECH	600	PACIFIC COAST HWY	A HERMOSA BEACH,CA 90254	2	04/28/2017	PASS	BIENNIAL	
178084	South Bay Auto Upholstery	619	Pacific Coast HWY	A Hermosa Beach,CA 90254	0	12/12/2018	VACANT		
177748	LEARNED LUMBER	635	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	ANNUAL	
177503	ENTERPRISE CAR RENTAL	640	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	BIENNIAL	
178272	ROY MUNSON ART	648	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	0	12/12/2018	PASS	BIENNIAL	
177361	CALIFORNIA MARKING DEVICE, INC	650	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL	
178342	WEST MARINE	7	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	BIENNIAL	

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## Fire Station/Fire Prevention Unit Inspections

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177683	JAMA AUTO HOUSE INC.	700	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	07/17/2018	PASS	ANNUAL
177749	LEARNED LUMBER	801	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL
177784	MARATHON CAR RENTAL/CASEY PREMIUM CARS SALES	802	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL
178186	TCP INSURANCE	820	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
177558	G-Imports	825	Pacific Coast HWY	Hermosa Beach,CA 90254	0	12/12/2018	PASS	
177531	FLOYD'S 99 BARBERSHOP	828	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
177705	KATE LESTER INTERIORS	837	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL
177373	CASEY'S AUTO REPAIR INC	840	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL
178146	T L C PHARMACY INC.	845	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL
177613	VACANT	853	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	10/26/2018	VACANT	ANNUAL
177481	DROPSMASHFIX.COM	855	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
177397	VACANT	860	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	VACANT	ANNUAL
177781	MANHATTAN EXPRESS TAILOR	861	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL
177952	YELLOW VASE CAFE	900	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	ANNUAL
177494	EFRAM'S MOBILE	931	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
179048	PEASRON MD	2401 HIGHWAY 105	PACIFIC COAST HIGHWAY 105	HERMOSA BEACH,CA 90254	0	12/12/2018	PASS	ANNUAL

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177592	HB MAT PROPERTIES LLC (BUILDING)	1200	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	2	12/12/2018	PASS	ANNUAL
177535	FRAME STORE	217	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	BIENNIAL
178135	SUPERIOR SPORTS MASSAGE	2200 205A	PACIFIC COAST HWY	HERMOSA BEACH,CA 90254	3	12/12/2018	PASS	BIENNIAL
177385	Christian Science Reading Room	1548	Palm DR	Hermosa Beach,CA 90254	0	12/14/2018	PASS	
178120	Steel Sport Inc.	845	Palm Ave	Hermosa Beach,CA 90254	0			
177811	SLATER 50/50	11	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177833	MONTCE SWIM	112	PIER AVE	HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	BIENNIAL
178025	SALVATORE'S	114	PIER AVE	HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	BIENNIAL
177327	BLUE ROSE	116	PIER AVE	HERMOSA BEACH,CA 90254	3	12/20/2018	PASS	ANNUAL
178017	S + W	117	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177227	AMIGOS TACOS	118	PIER AVE	HERMOSA BEACH,CA 90254	3	09/04/2018	PASS	ANNUAL
177580	HAIR MECHANICXS	120	PIER AVE	HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
178076	SOL BABY	124	PIER AVE	HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	BIENNIAL
177970	PSYCHIC READINGS BY MICHELLE	127	PIER AVE	HERMOSA BEACH,CA 90254	0	11/07/2018	PASS	ANNUAL
177437	CURIOUS	128	PIER AVE	HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	BIENNIAL
177863	NO. 4	131	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178125	JESSICA ROSE STUDIO	133	PIER AVE	HERMOSA BEACH,CA	3	11/07/2018	PASS	ANNUAL

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				90254				
177292	BEACH & BEVERLY	135	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178127	SUBWAY	136	PIER AVE	HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	BIENNIAL
177866	NONO'S 1 ON 1 HAPKIDO KARATE	137	PIER AVE	HERMOSA BEACH,CA 90254	3	12/20/2018	PASS	BIENNIAL
177778	MAISON LUXE	138	PIER AVE	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	BIENNIAL
177559	GLOBE INDUSTRIES	140	PIER AVE	HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	BIENNIAL
178131	SUN POINT REALTY	145	PIER AVE B	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178348	WICKED GROUP LLC	145	PIER AVE A	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177261	WICKED+	145	PIER AVE	HERMOSA BEACH,CA 90254	0	11/07/2018	PASS	ANNUAL
177316	BEHAVIOR RESOURCES, INC.	155	PIER AVE B	HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	BIENNIAL
177663	I-ACT	155	PIER AVE A	HERMOSA BEACH,CA 90254	1	08/02/2018	PASS	BIENNIAL
177686	JAVA MAN	157	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177956	PLAYS HERMOSA FISH & OYSTER CO.	19	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
178063	SILVIOS BRAZILIAN BBQ	20	PIER AVE	HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	ANNUAL
177276	BANC OF CALIFORNIA	200	PIER AVE 126	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
178520	BEACH BEAUTY AVEDA SALON	200	PIER AVE 224	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177324	BLUE BOX AIR LLC	200	PIER AVE 124	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL

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177365	CAPLINK	200	PIER AVE	123	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177445	DAN JENSEN REALTY	200	PIER AVE	302	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177448	DAX WEALTH MANAGEMENT GROUP	200	PIER AVE	324-325-32	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177504	EP CORE 200 PIER AVE LLC	200	PIER AVE	121	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
178518	FIRST AND THIRD, INC	200	PIER AVE	125	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177582	HAMILTON BUTLER JEWELS	200	PIER AVE	301	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177765	LIZ LANG CREATIVE	200	PIER AVE	131	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177669	MEDIA INSIGHT	200	PIER AVE	138	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177826	MISS EMILY'S PIANO	200	PIER AVE	303	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177570	MONKEY PROJECTS	200	PIER AVE	421	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177890	ONLINE MEDIA DIVA	200	PIER AVE	136	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177948	PILATES ANGEL	200	PIER AVE	140	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	BIENNIAL
177968	PROPULSION INTERNATIONAL	200	PIER AVE	122	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	BIENNIAL
178080	SOTHEBY'S INTERNATIONAL	200	PIER AVE	305-306	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177666	THE LEVY GROUP	200	PIER AVE	425	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
178163	THE MORGAN GROUP	200	PIER AVE	223	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
178102	VACANT	200	PIER AVE	207	HERMOSA BEACH,CA	1	07/02/2018	VACANT	BIENNIAL

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					90254				
177422	VACANT	200	PIER AVE	321-322	HERMOSA BEACH,CA 90254	1	07/02/2018	VACANT	ANNUAL
177831	VACANT	200	PIER AVE	422	HERMOSA BEACH,CA 90254	1	07/02/2018	VACANT	BIENNIAL
178519	VACANT	200	PIER AVE	206	HERMOSA BEACH,CA 90254	1	07/02/2018	VACANT	BIENNIAL
177847	VACANT	200	PIER AVE	304	HERMOSA BEACH,CA 90254	1	10/29/2018	VACANT	BIENNIAL
178307	VACANT OCCUPANCY	200	PIER AVE	328	HERMOSA BEACH,CA 90254	1	07/02/2018	VACANT	ANNUAL
177814	WASHINGTON CAPITAL	200	PIER AVE	225	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
178334	WASHINGTON CAPITAL MANAGEMENT	200	PIER AVE	227	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177455	DEEP POCKET JEAN CO	201	PIER AVE	201	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	BIENNIAL
177288	BATH BAR - KRISTINA'S CREATIONS LLC	205	PIER AVE		HERMOSA BEACH,CA 90254	3	12/20/2018	VACANT	BIENNIAL
178062	LEMON PERFECT	205	PIER AVE	201	HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	BIENNIAL
177906	PACIFIC COAST PHOTOGRAPHY	205	PIER AVE	100	HERMOSA BEACH,CA 90254	3	10/18/2018	PASS	BIENNIAL
177544	VACANT	205	PIER AVE	104	HERMOSA BEACH,CA 90254	3	10/18/2018	VACANT	BIENNIAL
177485	VACANT	205	PIER AVE	103	HERMOSA BEACH,CA 90254	3	10/18/2018	VACANT	BIENNIAL
179046	PIER SURF BOARD HOUSE	21	PIER AVE		HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	BIENNIAL
177302	BEACH COAST INSURANCE	215	PIER AVE	D	HERMOSA BEACH,CA 90254	3	10/23/2018	PASS	BIENNIAL
177309	BEACH TRAVEL INC.	215	PIER AVE	A	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL

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177571	CRITICAL MASS GROUP	215	PIER AVE		HERMOSA BEACH,CA 90254	1	10/23/2018	PASS	BIENNIAL
177667	INDEPENDENT ELECTRONIC INSPECTION	215	PIER AVE	B	HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
177759	LIGHTING DESIGN STUDIO LLC	215	PIER AVE	B	HERMOSA BEACH,CA 90254	3	10/23/2018	PASS	ANNUAL
178036	SBTF CONSULTING	215	PIER AVE	C	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
178335	WATERMANS HB	22	PIER AVE		HERMOSA BEACH,CA 90254	3	12/28/2018	PASS	ANNUAL
177577	GUM TREE CAFE	238	PIER AVE		HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
177742	ERICSON BEACH REAL ESTATE	239	PIER AVE		HERMOSA BEACH,CA 90254	0	11/27/2018	CLOSED	ANNUAL
177202	ABE'S LIQUOR	240	PIER AVE	201	HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
177649	VACANT	25	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	VACANT	BIENNIAL
178137	SURF CITY HOSTEL	26	PIER AVE		HERMOSA BEACH,CA 90254	0	11/27/2018	PASS	ANNUAL
177295	THE CALISHORE	29	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177758	LIGHTHOUSE CAFE	30	PIER AVE		HERMOSA BEACH,CA 90254	2	07/20/2018	PASS	ANNUAL
177315	BECKER SURFBOARDS	301	PIER AVE		HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
178203	UNCORKED WINE SHOP	302	PIER AVE		HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
178224	SUGAR DAYNE COOKIES	308	PIER AVE		HERMOSA BEACH,CA 90254	0	11/07/2018	PASS	ANNUAL
178129	SUGARDAYNE	308	PIER AVE		HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
178181	ISTANBUL HOME	31	PIER AVE		HERMOSA BEACH,CA	3	11/27/2018	PASS	ANNUAL

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				90254				
177797	MARX HAIR STUDIO	312	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177540	FRITTO MISTO	316	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177383	TWO MOONS	321	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178151	BECK AND BRIX SALON	323	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177945	BLINK BAR	325	PIER AVE	HERMOSA BEACH,CA 90254	1	10/30/2018	PASS	BIENNIAL
178027	SAND SPA	327	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178150	VACANT	337	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	VACANT	ANNUAL
177792	MARLIN EQUITY PARTNERS	338	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177539	THE JUICED	34	PIER AVE	HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	BIENNIAL
177572	GREENBELT (36 PIER LLC)	36	PIER AVE	HERMOSA BEACH,CA 90254	3	09/04/2018	PASS	ANNUAL
177478	DOWNTOWN BAKERY / CAFE BONAPARTE	37	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177918	PALMILLA	39	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177790	MARLIN EQUITY	400	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177823	MIMOSA	405	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177946	PIER MEDICAL	415	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
178001	ROCKEFELLER	418	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL

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## Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

177800	MAXIMUS FULL SERVICE SALON	419	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178142	SWEET BLOOMS	421	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177619	HERMOSA LOCK & SAFE SHOP	423	PIER AVE		HERMOSA BEACH,CA 90254	0	11/07/2018	PASS	ANNUAL
177431	CREME DE LA CREPE	424	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
178160	THE HOOK AND PLOW	425	PIER AVE		HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
178115	STATE FARM INSURANCE	426	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177320	BIKE SHOP	430	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177338	BOW WOW BOUTIQUE	433	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177355	SOSTA	439	PIER AVE		HERMOSA BEACH,CA 90254	0	11/07/2018	PASS	ANNUAL
177614	DOOR TO DOOR CLEANERS	440	PIER AVE		HERMOSA BEACH,CA 90254	0	11/07/2018	PASS	ANNUAL
177471	DOOR TO DOOR VALET CLEANERS	440	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178069	SKIN SAVVY MEDICAL	49	PIER AVE	2A&B	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178187	SKIN SAVVY MEDICAL SPA	49	PIER AVE		HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177674	THE BAKED BEAN	49	PIER AVE	A	HERMOSA BEACH,CA 90254	0	11/27/2018	PASS	ANNUAL
177862	VACANT	49	PIER ST	2-F	HERMOSA BEACH,CA 90254	0	11/28/2018	VACANT	ANNUAL
178363	YER CHEAT'N HEART TATTOO INC.	49	PIER AVE	2F	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177928	PATRICK MOLLOY'S	50	PIER AVE	A	HERMOSA BEACH,CA	3	11/27/2018	PASS	ANNUAL

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# Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

				90254				
178193	Treasure Chest	50	PIER AVE	Hermosa Beach,CA 90254	0	11/27/2018	PASS	
177587	HAUTE L.A.	505	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177791	MARLIN EQUITY	506	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178171	THE SOLUTION	507	PIER AVE B	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177743	VACANT	507	PIER AVE A	HERMOSA BEACH,CA 90254	0	11/07/2018	VACANT	ANNUAL
178172	THE SOURCE CAFE	509	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
178333	WASH & SURF COIN LAUNDRY	511	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177274	BAKER BURTON & LUNDY	515	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177321	BIKRAM YOGA HERMOSA BEACH	518	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177703	KAREN'S CLEANERS	518	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177472	VACANT	519	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	VACANT	BIENNIAL
178215	VACANT	519	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	VACANT	ANNUAL
177273	BAJA SHARKEEZ RESTAURANT AND DANCE FLR	52	PIER AVE	HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	ANNUAL
178113	STARS ANTIQUE MARKET	526	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178191	TOWER 12	53	PIER AVE	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL

## Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

177787	MARINELAND MOBILE HOMES	531	PIER AVE		HERMOSA BEACH,CA 90254	3	08/06/2018	PASS	ANNUAL
177609	HERMOSA BEACH POLICE	540	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177605	LA COUNTY FIRE STATION 100	540	PIER AVE		HERMOSA BEACH,CA 90254	0	11/07/2018	VACANT	ANNUAL
177608	HERMOSA BEACH LIBRARY	550	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177206	ACCUDATA	555	PIER AVE	D	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177745	HERMOSA BEACH LAW OFFICES	555	PIER AVE	4	HERMOSA BEACH,CA 90254	0	11/07/2018	PASS	ANNUAL
177611	HERMOSA BEACH SURGERY CENTER	555	PIER AVE	1	HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
177617	HERMOSA ESCROW CO. INC.	555	PIER AVE		HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
177625	HERMOSA PROFESSIONAL BUILDING	555	PIER AVE		HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
177949	PILATES PLACE L L C	555	PIER AVE	8-10	HERMOSA BEACH,CA 90254	3	12/20/2018	PASS	BIENNIAL
178066	SKIN MEDIX	555	PIER AVE	E	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
178319	VERA DEUTSCH, D.D.S.	555	PIER AVE	A	HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	BIENNIAL
178323	VIRGINIA AESTHETICS	555	PIER AVE	F	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177825	MISS BEE'S TUTORING	565	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177224	AMERICAN JUNKIE	58	PIER AVE		HERMOSA BEACH,CA 90254	3	07/30/2018	PASS	ANNUAL
178105	SPYDER BOARD SHOP	65	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178033	AMERICAN JUNKIE	68	PIER AVE		HERMOSA BEACH,CA	3	11/27/2018	PASS	ANNUAL

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# Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

					90254				
177538	AT&T	703	PIER AVE	D	HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
178724	HERMOSA BEAUTY CENTER - SALON	703	PIER AVE	F	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177684	NEKTER	703	PIER AVE	G	HERMOSA BEACH,CA 90254	0	11/07/2018	PASS	ANNUAL
177856	NEKTER JUICE BAR	703	PIER AVE	G	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177944	PICK UP STIX #721	703	PIER AVE	A	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177997	ROBERT KAPUST, O. D., INC.	703	PIER AVE	C	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178175	THE UPS STORE	703	PIER AVE	B	HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
178188	TORRANCE MEMORIAL	705	PIER AVE	A	HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
177409	COMMUNITY CENTER	710	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177517	COMMUNITY CENTER & FAMILY THEATER	710	PIER AVE		HERMOSA BEACH,CA 90254	3	11/08/2018	PASS	ANNUAL
177356	C V S PHARMACY #9476	711	PIER AVE		HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
178325	VONS COMPANIES, INC. #2110	715	PIER AVE		HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
177606	HERMOSA BEACH FISH SHOP	719	PIER AVE		HERMOSA BEACH,CA 90254	3	11/07/2018	PASS	ANNUAL
177809	REBEL REPUBLIC SOCIAL HOUSE	73	PIER AVE		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	ANNUAL
177999	ROBERT'S LIQUOR	74	PIER AVE		HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177595	HENNESSEY'S TAVERN	8	PIER AVE		HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL

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## Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

177394	CITI BANK	81	PIER AVE	HERMOSA BEACH,CA 90254	3	11/27/2018	PASS	ANNUAL
177277	BANK OF AMERICA	90	PIER AVE	HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	BIENNIAL
177958	PODCZERVIENSKY APARTMENTS	1002	PROSPECT AVE	HERMOSA BEACH,CA 90254	2	07/05/2018	PASS	ANNUAL
178502	CAL WATER (STORAGE TANKS)	1602	PROSPECT	HERMOSA BEACH,CA 90254	2	07/05/2018	PASS	ANNUAL
177637	HERMOSA VIEW SCHOOL	1800	PROSPECT AVE	HERMOSA BEACH,CA 90254	2	11/01/2018	PASS	ANNUAL
177636	THE VICTORIAN	2411	PROSPECT AVE	HERMOSA BEACH,CA 90254	2	09/28/2018	PASS	ANNUAL
178042	SEA SPRITE OCEANFRONT APT. MOTEL	1016	THE STRAND	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
178041	SEA SPRITE MOTEL	1042	THE STRAND	HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	ANNUAL
178037	SCOTTY'S	1100	THE STRAND	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177551	GARY R. BLOUGH APARTMENT	114	THE STRAND	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177724	L.A. COUNTY LIFEGUARD	1201	THE STRAND	HERMOSA BEACH,CA 90254	3	10/29/2018	PASS	BIENNIAL
178155	THE DECK	1272	THE STRAND	HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	ANNUAL
177565	GOOD STUFF	1286	THE STRAND	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177303	BEACH HOUSE HOTEL	1300	THE STRAND	HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	ANNUAL
177166	1500 STRAND CONDOS	1500	THE STRAND	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177981	RAMPE' APARTMENTS	1728	THE STRAND	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177433	CROSBY APARTMENTS	1836	THE STRAND	HERMOSA BEACH,CA	1	07/02/2018	PASS	ANNUAL

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# Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

				90254					
178098	SOWERS APARTMENTS	204	THE STRAND	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL	
177376	CASTLEMAN APARTMENTS	336	THE STRAND	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL	
178270	INDIVIDUAL CONDO	636	THE STRAND	HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	ANNUAL	
177692	JIM HOLTZ	72	THE STRAND	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL	
177753	LIGHTBOURN APARTMENTS	830	THE STRAND	HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	ANNUAL	
177830	MITCHELL APARTMENTS	840	THE STRAND	HERMOSA BEACH,CA 90254	3	12/14/2018	FAIL	ANNUAL	
177635	HERMOSA VALLEY SCHOOL	1645	VALLEY DR	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL	
177607	HERMOSA BEACH KIWANIS CLUB -• K01495	2515	VALLEY DR	HERMOSA BEACH,CA 90254	3	12/20/2018	PASS	ANNUAL	
177604	HERMOSA BEACH CITY SCHOOL DISTRICT	425	VALLEY DR	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL	
177848	VACANT	671	VALLEY DR	HERMOSA BEACH,CA 90254	1	10/23/2018	VACANT	ANNUAL	
178164	THE PRODUCTION COMPANY	673	VALLEY DR	HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	ANNUAL	
177676	J. D. MANUFACTURING COMPANY	675	VALLEY DR	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL	
178038	SCREAMING LEOPARD STUDIOS	677	VALLEY DR	HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	ANNUAL	
178122	VACANT	679	VALLEY DR	WEST SIDE HERMOSA BEACH,CA 90254	1	10/16/2018	VACANT	BIENNIAL	
177682	AQUATECH GLASSING	717	VALLEY DR	D2-D3 HERMOSA BEACH,CA 90254	3	12/14/2018	PASS	ANNUAL	
177463	DOGHOUSE STUDIOS	717	VALLEY DR	B2 HERMOSA BEACH,CA 90254	1	10/16/2018	PASS	ANNUAL	

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## Fire Station/Fire Prevention Unit Inspections

FIRE STATION 100 (Sector: All) (Frequency: All)

177694	JOHNSON FINE WOOD	717	VALLEY DR	C2	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177696	JOL DESIGN INCORPORATED	717	VALLEY DR	A1	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177967	PRECISION MOTORSPORT, INC..	717	VALLEY DR	E1	HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177328	VACANT	717	VALLEY DR	A2	HERMOSA BEACH,CA 90254	1	10/24/2018	VACANT	BIENNIAL
177555	GENERAL SERVICES CITY BUILDING	1035	VALLEY DR		HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	BIENNIAL
178182	TIME WARNER CABLE	1529	VALLEY DR.		HERMOSA BEACH,CA 90254	1	06/25/2018	PASS	BIENNIAL
177396	CLARK CITY BUILDING	861	VALLEY DR.		HERMOSA BEACH,CA 90254	3	12/20/2018	PASS	ANNUAL
177603	HERMOSA BEACH CITY HALL	1315	VALLEY ST		HERMOSA BEACH,CA 90254	1	07/02/2018	PASS	ANNUAL
177169	22 HERMOSA AVE APARTMENTS	22	HERMOSA AVE		HERMOSA BEACH,CA 90255	3	06/07/2018	PASS	ANNUAL
178134	Superior Roman Shades	809	Pacific Coast HWY		Hermsoa Beach,CA 90254	0			
178671	QUARTZ MANAGEMENT, LLC	2200 307	PACIFIC COAST HWY		HUNTINGTON PARK,CA 90254	2	08/03/2018	PASS	BIENNIAL
177950	PILATES ROOM	3205	MANHATTAN AVE		MANHATTAN BEACH,CA 90266	1	05/10/2018	PASS	BIENNIAL

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**TOTAL INSPECTIONS: 978**





# Code Enforcement CUP Review

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3884

## July – December 2018

Statistical Data Relating to Business Checks of Alcohol Serving Establishments:

Total Establishment Checks (6 month period)	<b>3139</b>
Average Total Checks Per Month	<b>784</b>
Average Total Checks Per Shift	<b>34</b>
Average Checks Per Establishment	<b>130</b>

\*These checks are for: occupancy load, fire exits, floorplans, live entertainment, and overall condition.

Business Name	Total Checks Sept – Dec
North End Bar	116
Alta House / Ocean Bar	138
Saint Rocke	97
Hermosa Saloon	97
Slater 50/50	139
Hennessey's Tavern	137
Silvio's	134
Waterman's HB	136
The Lighthouse	151
Palmilla	138
Patrick Molloy's	153
Baja Sharkeez	151
Tower 12	153
American Junkie	153
The Deck	146
Barnacles	124
Serve on 2 <sup>nd</sup>	93
Laurel Tavern	124
Dia De Campo	115
The Standing Room	138
Underground	149
Chelsea	149
Rebel Republic	111
Suzy's	97



# Code Enforcement CUP Review

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3884

## March – August 2018

Statistical Data Relating to Business Checks of Alcohol Serving Establishments:

Total Establishment Checks (6 month period)	<b>4741</b>
Average Total Checks Per Month	<b>790</b>
Average Total Checks Per Shift	<b>34</b>
Average Checks Per Establishment Per Month	<b>35</b>

\*These checks are for: occupancy load, fire exits, floorplans, live entertainment, and overall condition.

Business Name	Total Checks Mar - Aug
North End Bar	125
Alta House / Ocean Bar	152
Saint Rocke	104
Hermosa Saloon	104
Slater 50/50	155
Hennessey's Tavern	162
Silvio's	159
Waterman's HB	164
The Lighthouse	172
Palmilla	168
Patrick Molloy's	184
Baja Sharkeez	183
Tower 12	184
American Junkie	185
The Deck	179
Barnacles	139
Serve on 2 <sup>nd</sup>	100
Laurel Tavern	128
Dia De Campo	118
The Standing Room	148
Underground	175
Chelsea	175
Rebel Republic	117
Suzy's	101



## Staff Report

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### Staff Report

REPORT 19-0175

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### Honorable Chairman and Members of the Hermosa Beach Planning Commission

### Regular Meeting of March 19, 2019

CUP 19-1: A request for a Conditional Use Permit to allow a massage therapy business at 1601 Pacific Coast Highway, Suite 285, (Massage Envy) and determination that the project is Categorically Exempt from the California Environmental Quality Act.

Applicant: Be Your Own Beautiful Inc. (dba Massage Envy)  
2436 W. 235<sup>th</sup> Street  
Torrance, CA 90501

Owner: 1601 PCH, L.P.  
201 Wilshire Boulevard, 2<sup>nd</sup> Floor  
Santa Monica, CA 90401

### **Recommended Action:**

Adopt the attached resolution approving Conditional Use Permit 19-1 to allow a massage therapy business at 1601 Pacific Coast Highway (Massage Envy), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

### **Summary:**

Based on the analysis above, the proposed massage therapy business located at 1601 Pacific Coast Highway, Suite 285 (Massage Envy), as conditioned, is consistent with the Hermosa Beach Municipal Code and PLAN Hermosa. Staff recommends the Planning Commission adopt the attached resolution approving CUP 19-1, and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

### **Background:**

ZONING:	(SPA-8) Specific Plan Area 8
GENERAL PLAN:	Community Commercial
EXISTING USE:	Auditorium Use
PROPOSED USE:	Massage Therapy Business
BUILDING AREA:	Approximately 115,970 square feet

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## Staff Report

REPORT 19-0175

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FLOOR AREA OF SUBJECT PREMISES:	Approximately 2,925 sq. ft.
PARKING IN HERMOSA BEACH PAVILION:	497 spaces (mixture of standard, compact, and handicap stalls)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt, Section 15301 (a), Class 1 Exemption, Existing Facilities because the proposal pertains to an existing structure and involves only minor alterations to the interior of the structure, such as interior partitions.

Located in the northwest corner of Pacific Coast Highway (PCH) and 16<sup>th</sup> street, the project site is located within the Hermosa Pavilion multi-story, multi-tenant building at 1601 Pacific Coast Highway (Suite 285) with 280 feet of frontage along PCH. The tenant space is located on the second floor level and is adjacent to a law office and a beauty salon (Salon Republic). The closest residential uses are located immediately to the north and west of the multi-tenant building. Suite 285 was previously occupied by an auditorium use (Flying Stone Jazz Café).

The Hermosa Pavilion building is governed by entitlements for the building as a whole and for individual uses located within the multi-tenant building. In 2005 the Planning Commission approved a Condition Use Permit (CUP) for a music and performing arts academy, occasional children's parties and special performances for children ages 14-18 operating from 8 am to 11:00pm (Kids Kabaret). The approved use was classified as an auditorium use for parking purposes with a parking ratio of 1 space per 50 square feet of gross floor area. In 2009, the Flying Jazz café applied for a CUP amendment, however it was denied by the Planning Commission. Thus, the active parking ratio for the subject suite remains 1 space per 50 square feet. In addition, City Council Resolution 06-6513 modified the allocation of uses in the building, and the allocation of uses was further modified by Planning Commission Resolution 08-23 (Parking Plan Amendment) as follows:

<u>Use</u>	<u>Allocation (sq. ft.)</u>
Health and Fitness Facility (inc. basketball court + pool)	46,000
Office	20,400
Day Spa	13,000
Retail (Including wine shop)	9,600
Restaurant (including food related sales)	8,000
Auditorium	3,000
Storage	5,500
Wine storage	10,100
Total	115,600

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## Staff Report

REPORT 19-0175

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It is important to note that any material change to this allocation that increases parking demand requires approval by the Planning Commission of an amendment to the Parking Plan.

The proposed business (Massage Envy) is a massage therapy business offering one-on-one spa type services to members and non-members. All provided services are approximately 60 minutes and will be conducted strictly within the proposed suite. Hours of operation are proposed between 9:00 A.M. and 9:00 P.M. 7 days a week with a maximum of occupancy of 24 people per day. The proposed floor plan for the massage therapy business will include a reception area, an office, a laundry area, an employee lounge, a waiting area “tranquility room,” four skin care rooms, and seven therapy rooms. Of the seven therapy rooms, only one room will have more than one massage therapy table/bed. The business successfully operated at a previous location within the city at 1301 Manhattan Avenue for approximately nine years without code enforcement issues or complaints; however, due to a termination in the lease, the business proposes to relocate to the subject site in hopes to achieve better visibility and accessibility.

### **Analysis:**

The purpose of the SPA-8 (Specific Plan Area- 8) zone is to set forth the development requirements, standards and permitted uses for the subject area, and to carry out the policies of the Commercial Corridor General Plan area as stated in the Land Use element of the General Plan. Commercial permitted uses in SPA-8 are the same as those permitted in the C-3 (General Commercial) zone as contained in Hermosa Beach Municipal Code (HBMC) Section 17.26.040, and nonconforming uses are subject to the provisions of HBMC Chapter 17.52.

Pursuant to HBMC Section 17.26.030, the proposed massage therapy business requires a CUP in the C-3 zone. The HBMC defines a massage therapy business as “an establishment offering massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state as part of a medical clinic”. This definition excludes a gymnasium/health and fitness center, school, barber/beauty shop, or similar establishment where massage or similar manipulation of the human body is offered by an individual as an incidental or accessory service and does not occupy more than 25 percent of the area of the establishment.

### **Massage Therapy Business**

HBMC Section 17.40.160 establishes conditions and standards of operation for massage therapy businesses, in order to ensure compatibility with existing or permitted uses in the vicinity. In considering the granting of any massage therapy business the Code requires that the permits be conditioned with the following standards of operations:

“A. A licensed Massage Therapist, pursuant to Chapter 5.74 of the Hermosa Beach Municipal Code,

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## Staff Report

REPORT 19-0175

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shall be on the premises at all times when the business is open. The business may employ technicians or aides only if supervised by a licensed Massage Therapist.

B. Management shall adopt, inform patrons and employees of, and strictly enforce all requirements of the Conditional Use Permit and all regulations as set forth in Chapter 5.74.

C. Hours of operation shall be limited to between 7:00 A.M. and 10:00 P.M. or other hours as established by the Planning Commission if deemed necessary because of proximity to residential uses.”

Conditions of approval have been added to the draft resolution to ensure that the proposed massage therapy business is consistent with HBMC Sections 17.40.160 and Section 5.74.

### **CUP Criteria, Conditions and Standards:**

HBMC Section 17.40.020 establishes the criteria, conditions and standards for reviewing, granting and amending CUPs in order to reduce the potential for adverse secondary land use impacts. In considering the granting of any CUP for any use, the following criteria for granting said permit shall be considered:

#### **17.40.020 General criteria for all uses**

##### *A. Distance from existing residential uses:*

The nearest residential uses are located immediately to the north and west of the subject site, within the R-3 Multiple Family residential zone and approximately 50 feet from the tenant space wall. The proposed massage therapy business will be located within a multi-tenant building which includes other commercial uses such as 24-Hour Fitness and Fusion Academy. The proposed use will provide spa-related services and all services will be conducted strictly within Suite 285. In addition the proposed hours of operation for the use are proposed between 9:00 A.M. and 9:00 P.M. 7 days a week and will be conditioned to be limited between 7:00 A.M. and 10:00 P.M. As such the use is not anticipated to create adverse impacts to nearby residential uses.

##### *B. The amount of existing or proposed off-street parking facilities, and its distance from the proposed use:*

Parking for the multi-tenant building is located in a parking structure with access from 16<sup>th</sup> street and is shared between all of the tenants in the building. The Hermosa Pavilion parking structure, governed by an existing Parking Plan pursuant to Planning Commission Resolution 08-23, has a total of 497 parking spaces. The existing Parking Plan permits minor changes to the allocation of uses, which do not create an increase in parking demand. Material changes that increase parking demand require an amendment to the Parking Plan, and an approval from the Planning Commission. The proposed massage therapy business has a parking standard of 1 parking space per

250 square feet of gross floor area. Although parking standards for massage therapy businesses are not exclusively detailed in the City's Municipal Code, the City has historically applied a ratio of 1 parking space per 250 square feet of gross floor area. The proposed establishment was previously located within the city at 1301 Manhattan Avenue with a parking ratio of 1 per 250 square feet, as approved through Conditional Use Permit 16-5. The previously approved use at the subject site (Kids Kabaret) was classified an auditorium use for parking purposes with a parking ratio of 1 per 50 square feet of gross floor area. The total required number of parking spaces for that previous auditorium use was 60 parking spaces. The total required number of parking spaces for the proposed use is 12 parking spaces. As such, the change in use from auditorium use to massage therapy use would not result in a material change that would increase parking demands. Instead, the proposed use would alleviate parking demands and would require 48 less parking spaces than is required for auditorium uses.

*C. Location of and distance to churches, schools, hospitals and public playgrounds:*

Hermosa Valley School is the nearest of these types of sensitive receptors at approximately 405 feet from the project site. The proposed massage therapy business is not anticipated to affect Hermosa Valley School or similar uses in the vicinity because conditions of approval have been added to the proposed resolution to ensure that all activities for the proposed use will be held strictly within Suite 285.

*D. The combination of uses proposed:*

The approved Parking Plan for the Hermosa Pavilion specifics the allocation of uses in the building including health and fitness facilities, general office, day spa, retail, and general storage. The proposed use is complementary to the existing uses in the building such as the existing health and fitness facilities. As conditioned, the proposed massage therapy business is not anticipated to have negative impacts. Noise impacts for massage therapy businesses are usually low impact due to the calm, quiet and relaxing environment that such businesses provide, and analysis of any potential parking impacts have been addressed in criteria B above.

*E. Precautions taken by the owner or operator of the proposed establishment to assure the compatibility of the use with surrounding uses:*

The business will operate within the confines of Suite 285 with no outdoor uses proposed. In addition, similar to their previous location, the business owner proposes a maximum of 24 people, including customers and employees, on site during their largest shift. The business did not create any code enforcement complaints or neighboring compatibility issues at their previous location at 1301 Manhattan Avenue. The business owner intends to operate the business as it was operated at the previous location. Therefore, compatibility concerns are not anticipated.

*F. The relationship of the proposed business-generated traffic volume and the size of streets serving the area:*

The subject site is serviced by a major aerial street (PCH) and a local street (16<sup>th</sup> Street). Pursuant to the 2017 General Plan Environmental Impact Report (EIR), “the performance of a roadway is measured in terms of level of service (LOS) a standardized methodology describing the efficiency of a roadway circulation system in relation to the quality of traffic operations and flow.” When the traffic studies for the 2017 General Plan EIR were conducted, the PCH and 16<sup>th</sup> Street intersection operated with a LOS of A (Excellent) during morning peak hours and a LOS of B (Very Good) during evening peak hours. Since that time, there have been no major development projects along the PCH corridor in the beach cities that would impact the intersection, and as such, it is reasonable to conclude the levels of service of the intersection have not changed. As previously indicated the proposed business projects to have a maximum of 24 people on site during the largest shift. No additional trips are anticipated to be generated from the proposed massage therapy use due to the size, type of business, and maximum occupancy. Thus, the proposed use will not intensify traffic volumes or impact surrounding major arterial or local streets.

*G. The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area:*

There are no exterior building modifications proposed, and all proposed signage will require approval of a separate sign permit application.

*H. The number of similar establishments or uses within close proximity to the proposed establishment:*

The proposed business will be located within the Pacific Coast Highway Corridor, where there are approximately two massage therapy businesses. Massage therapy businesses typically thrive on providing spa-services in a calm, quiet and relaxing environment. In addition, pursuant to HBMC Section 17.40.1260, a licensed Massage Therapist is required to be on the premises at all times during operations hours and act as the “Responsible Massage Therapist” in order to ensure the best operational practices. Due to the general environment provided by a massage therapy businesses and licensing requirements, the proposed business is not anticipated to create negative cumulative impacts, such as noise. Instead, the relocation of the existing massage therapy business (Massage Envy) from 1301 Manhattan to the proposed location at 1601 Pacific Coast Highway will promote higher visibility and connectivity to surrounding cities in order to serve both local residents and the region.

*I. Noise, odor, dust and/or vibration that may be generated by the proposed use:*



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The proposed use will offer massage and similar spa services, such as personal massages and facials. As such the proposed use is not anticipated to generate noise and vibration impacts. In addition, all services will be conducted within the suite (Suite 285) and will not generate odor impacts.

*J. Impact of the proposed use to the city's infrastructure, and/or services:*

The existing building is already adequately served by the various utility companies, infrastructure and municipal services, and the proposed use is not anticipated to place additional burden on current infrastructure and services.

*K. Will the establishment contribute to a concentration of similar outlets in the area:*

The proposed massage therapy business is similar to other massage-related establishments in the area such as the neighboring use, Hermosa Massage. Massage therapy businesses are typically health based and community-serving businesses which support Hermosa Beach's health conscious beach culture and the associated goals and policies of PLAN Hermosa. The proposed business as conditioned is not projected to generate negative impacts. Due to the size and type of the proposed business, there are no anticipated negative impacts from a concentration of the massage-related businesses.

*L. Other considerations that, in the judgment of the Planning Commission, are necessary to assure compatibility with the surrounding uses, and the city as a whole.*

No other issues are identified.

### **Environmental Determination:**

The proposed project is Categorically Exempt from the California Environmental Quality Act as defined in Section 15301(a), Class 1 Exemption, Existing Facilities because the proposal pertains to an existing structure and involves only minor alterations to the interior of the structure, such as interior partitions. Moreover, none of the exceptions to the Categorical Exemption apply. Nor will the project result in a significant cumulative impact of successive projects of the same type in the same place over time, or have a significant effect on the environment due to unusual circumstances, or damage a scenic highway or scenic resource within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

### **General Plan Consistency:**

The proposed establishment is located within the Community Commercial (CC) General Plan Land Use area, the purpose of which is to provide opportunities and locations for uses designed to serve the shopping, dining, and employment desires of the entire community. The Community Commercial land use designation provides space for locally oriented commercial uses including retail stores,

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restaurants, professional and medical offices, and personal services.

The proposed establishment is also located within the Pacific Coast Highway Corridor Character Area. The Corridor serves as the primary entry point into Hermosa Beach, as well as a pass-through corridor between adjacent cities. Land uses within the Corridor should include a variety of commercial retail, office, residential, and auto-orientated uses. The distribution of land uses is intended to serve local residents and the region. Parking located within the Corridor should be arranged along sides or underneath buildings, with gateway commercial uses providing parking structures. The location of the proposed commercial use will allow services to be accessed by both local and regional clients, as well as visitors to the area. The existing multi-tenant building is serviced by the Hermosa Pavilion parking structure which is arranged along the side and underneath the building.

The proposed uses also implements the following PLAN Hermosa goals and policies: Community Governance policies 5.1 Residential and commercial compatibility, 5.7 Visitor and resident balance, 6.2 Regional presence, 7.5 Health-promoting uses, 7.9 Healthy commercial products and Land Use and Design policies 1.3 Access to daily activities, 1.5 Balance resident and visitor needs, 1.7 Compatibility of uses, 1.9 Retain commercial land area, 13.2 Social and health needs, 13.4 Private health uses, and 13.6 Connecting health and land use.

### Attachments:

1. Proposed Resolution
2. Applicant Submittal
3. Site Photos
4. Zoning Map & Aerial Photo
5. Legal Poster and Radius Map
6. Planning Commission Resolution 08-23
7. Planning Commission Resolution 16-32
8. Planning Commission Resolution 10-1

Respectfully Submitted by: Yuritzzy Randle, Assistant Planner

Concur: Kim Chafin, Planning Manager

Approved: Ken Robertson, Community Development Director

## **P.C. RESOLUTION 19-XX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR A MASSAGE THERAPY BUSINESS LOCATED AT 1601 PACIFIC COAST HIGHWAY SUITE 285 (PROPOSED MASSAGE ENVY), HERMOSA BEACH, CALIFORNIA; AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

**SECTION 1.** An application was filed by Alberto Doronzo with “Be Your Own Beautiful Inc. (dba. Massage Envy)”, seeking approval of a massage therapy business located at 1601 Pacific Coast Highway, Suite 285 (proposed Massage Envy).

**SECTION 2.** The Planning Commission conducted a duly noticed public hearing on March 19, 2019, to consider the application for Conditional Use Permit 19-1 at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

**SECTION 3.** The proposed project is Categorically Exempt from the California Environmental Quality Act as defined in Section 15301(a), Class 1 Exemption, Existing Facilities because the proposal pertains to an existing structure and involves only minor alterations to the interior of the structure, such as interior partitions. Moreover, none of the exceptions to the Categorical Exemption apply. Nor will the project result in a significant cumulative impact of successive projects of the same type in the same place over time, or have a significant effect on the environment due to unusual circumstances, or damage a scenic highway or scenic resource within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

**SECTION 4.** Based on the foregoing factual findings the Planning Commission makes the following findings for the Conditional Use Permit pursuant to Hermosa Beach Municipal Code Section 17.40.020, finding that the use as conditioned will be compatible with the surroundings and all impacts can be reduced to an insignificant level:

#### **17.40.020 General criteria for all uses**

##### ***A. Distance from existing residential uses:***

The nearest residential uses are located immediately to the north and west of the subject site, within the R-3 Multiple Family residential zone and approximately 50 feet from the tenant space wall. The proposed massage therapy business will be located within a multi-tenant building which includes other commercial uses such as 24-Hour Fitness and Fusion Academy. The proposed use will provide spa-related services and all services will be conducted strictly within Suite 285. In addition the proposed hours of operation for the use are proposed between 9:00 A.M. and 9:00 P.M. 7 days a week and will be conditioned to

be limited between 7:00 A.M. and 10:00 P.M. As such the use is not anticipated to create adverse impacts to nearby residential uses.

*B. The amount of existing or proposed off-street parking facilities, and its distance from the proposed use:*

Parking for the multi-tenant building is located in a parking structure with access from 16th street and is shared between all of the tenants in the building. The Hermosa Pavilion parking structure, governed by an existing Parking Plan pursuant to Planning Commission Resolution 08-23, has a total of 497 parking spaces. The existing Parking Plan permits minor changes to the allocation of uses, which do not create an increase in parking demand. Material changes that increase parking demand require an amendment to the Parking Plan, and an approval from the Planning Commission. The proposed massage therapy business has a parking standard of 1 parking space per 250 square feet of gross floor area. Although parking standards for massage therapy businesses are not exclusively detailed in the City's Municipal Code, the City has historically applied a ratio of 1 parking space per 250 square feet of gross floor area. The proposed establishment was previously located within the city at 1301 Manhattan Avenue with a parking ratio of 1 per 250 square feet, as approved through Conditional Use Permit 16-5. The previously approved use at the subject site (Kids Kabaret) was classified an auditorium use for parking purposes with a parking ratio of 1 per 50 square feet of gross floor area. The total required number of parking spaces for that previous auditorium use was 60 parking spaces. The total required number of parking spaces for the proposed use is 12 parking spaces. As such, the change in use from auditorium use to massage therapy use would not result in a material change that would increase parking demands. Instead, the proposed use would alleviate parking demands and would require 48 less parking spaces than is required for auditorium uses.

*C. Location of and distance to churches, schools, hospitals and public playgrounds:*

Hermosa Valley School is the nearest of these types of sensitive receptors at approximately 405 feet from the project site. The proposed massage therapy business is not anticipated to affect Hermosa Valley School or similar uses in the vicinity because conditions of approval have been added to the proposed resolution to ensure that all activities for the proposed use will be held strictly within Suite 285.

*D. The combination of uses proposed:*

The approved Parking Plan for the Hermosa Pavilion specifics the allocation of uses in the building including health and fitness facilities, general office, day spa, retail, and general storage. The proposed use is complementary to the existing uses in the building such as the existing health and fitness facilities. As conditioned, the proposed massage therapy business is not anticipated to have negative impacts. Noise impacts for massage therapy businesses are usually low impact due to the calm, quiet and relaxing environment that such businesses provide, and analysis of any potential parking impacts have been addressed in criteria B above.

*E. Precautions taken by the owner or operator of the proposed establishment to assure the compatibility of the use with surrounding uses:*

The business will operate within the confines of Suite 285 with no outdoor uses proposed. In addition, similar to their previous location, the business owner proposes a maximum of 24 people, including customers and employees, on site during their largest shift. The business did not create any code enforcement complaints or neighboring compatibility issues at their previous location at 1301 Manhattan Avenue. The business owner intends to operate the business as it was operated at the previous location. Therefore, compatibility concerns are not anticipated.

*F. The relationship of the proposed business-generated traffic volume and the size of streets serving the area:*

The subject site is serviced by a major aerial street (PCH) and a local street (16<sup>th</sup> Street). Pursuant to the 2017 General Plan Environmental Impact Report (EIR), “the performance of a roadway is measured in terms of level of service (LOS) a standardized methodology describing the efficiency of a roadway circulation system in relation to the quality of traffic operations and flow.” When the traffic studies for the 2017 General Plan EIR were conducted, the PCH and 16<sup>th</sup> Street intersection operated with a LOS of A (Excellent) during morning peak hours and a LOS of B (Very Good) during evening peak hours. Since that time, there have been no major development projects along the PCH corridor in the beach cities that would impact the intersection, and as such, it is reasonable to conclude the levels of service of the intersection have not changed. As previously indicated the proposed business projects to have a maximum of 24 people on site during the largest shift. No additional trips are anticipated to be generated from the proposed massage therapy use due to the size, type of business, and maximum occupancy. Thus, the proposed use will not intensify traffic volumes or impact surrounding major arterial or local streets.

*G. The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area:*

There are no exterior building modifications proposed, and all proposed signage will require approval of a separate sign permit application.

*H. The number of similar establishments or uses within close proximity to the proposed establishment:*

The proposed business will be located within the Pacific Coast Highway Corridor, where there are approximately two massage therapy businesses. Massage therapy businesses typically thrive on providing spa-services in a calm, quiet and relaxing environment. In addition, pursuant to HBMC Section 17.40.1260, a licensed Massage Therapist is required to be on the premises at all times during operations hours and act as the “Responsible Massage Therapist” in order to ensure the best operational practices. Due to the general environment provided by a massage therapy businesses and licensing requirements, the proposed business is not anticipated to create negative cumulative impacts, such as noise. Instead, the relocation of the existing massage therapy business (Massage Envy) from 1301 Manhattan to the proposed location at 1601 Pacific Coast Highway will promote higher visibility and connectivity to surrounding cities in order to serve both local residents and the region.

*I. Noise, odor, dust and/or vibration that may be generated by the proposed use:*

The proposed use will offer massage and similar spa services, such as personal massages and facials. As such the proposed use is not anticipated to generate noise and vibration impacts. In addition, all services will be conducted within the suite (Suite 285) and will not generate odor impacts.

*J. Impact of the proposed use to the city's infrastructure, and/or services:*

The existing building is already adequately served by the various utility companies, infrastructure and municipal services, and the proposed use is not anticipated to place additional burden on current infrastructure and services.

*K. Will the establishment contribute to a concentration of similar outlets in the area:*

The proposed massage therapy business is similar to other massage-related establishments in the area such as the neighboring use, Hermosa Massage. Massage therapy businesses are typically health based and community-serving businesses which support Hermosa Beach's health conscious beach culture and the associated goals and policies of PLAN Hermosa. The proposed business as conditioned is not projected to generate negative impacts. Due to the size and type of the proposed business, there are no anticipated negative impacts from a concentration of the massage-related businesses.

*L. Other considerations that, in the judgment of the Planning Commission, are necessary to assure compatibility with the surrounding uses, and the city as a whole.*

No other issues are identified.

**SECTION 5.** Based on the foregoing, the Planning Commission hereby approves the requested Conditional Use Permit, subject to the following **Conditions of Approval:**

- 1. The proposed project shall be substantially consistent with plans submitted and approved by the Planning Commission on March 19, 2019. Minor modifications that do not affect scale, type, location or intensity of uses or impacts thereof may be approved by the Community Development Director when not in conflict with the findings or conditions of this permit or the Municipal Code. Any substantial deviation must be reviewed and approved by the Planning Commission.**
- 2. Pursuant to Chapter 5.74 of the Hermosa Beach Municipal Code, a licensed Massage Therapist, shall be on the premises at all times when the business is open. The business may employ technicians or aides only if supervised by a responsible massage therapist.**
- 3. Management shall adopt, inform patrons and employees of, and strictly enforce all requirements of the Conditional Use Permit and all regulations as set forth in Chapter 5.74 of the Hermosa Beach Municipal Code.**
- 4. Pursuant to Chapter 17.40.160 of the Hermosa Beach Municipal Code, the hours of operation shall be limited to between 7:00 A.M. and 10:00 P.M. daily.**

- 5. All massage therapy business activities/functions, which generally include massages and facials shall be limited to the interior of the 2,925 square foot tenant space, as designated on the plans.**
- 6. All doors and windows shall be maintained closed during the hours of operation.**
- 7. Noise emanating from the property shall be within the limitations prescribed by the City's noise ordinance (Hermosa Beach Municipal Code Chapter 8.24) and shall not create a nuisance to surrounding residential neighborhoods, and/or commercial establishments.**
- 8. Management shall be responsible for maintaining noise volumes at reasonable levels.**
- 9. The establishment shall not adversely affect the welfare of the residents, and/or commercial establishments nearby.**
- 10. A manager who is aware of the conditions of this Conditional Use Permit shall be on the premises during business hours. The Conditional Use Permit shall be maintained on the premises in a location where employees can easily read the conditions.**
- 11. The exterior of the premises shall be maintained in a neat and clean manner, and maintained free of graffiti at all times.**
- 12. The project and operation of the business shall comply with all applicable requirements of the Hermosa Beach Municipal Code.**
- 13. Exterior and interior water use shall comply with Chapter 8.56.**
- 14. The operation shall comply with all requirements of the Building, Fire and Public Works Departments.**
- 15. The project shall maintain in conformance with all other applicable City of Hermosa Beach and regulatory agency requirements and standards, including but not limited to: California Disabled Access Standards (Government Code Title 24) and Los Angeles County National Pollutant Discharge Elimination System Permit (NPDES).**
- 16. Approval of this permit shall expire twenty-four (24) months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby has commenced. One or more extensions of time may be requested. No extension shall be considered unless requested, in writing to the Community Development Director including the reason therefore, at least 60 days prior to the expiration date. No additional notice of expiration will be provided.**

**SECTION 7.** This permit shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of this permit.

The Conditional Use Permit shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.

Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

To the extent permitted by law, Permittee shall 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 attorney’s 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.

The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

The subject property shall be developed, maintained and operated in full compliance with the conditions of this permit and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

The Planning Commission may review this Conditional Use Permit and may amend the subject conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the neighborhood resulting from the subject use.

**SECTION 8.** Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE:       AYES:  
              NOES:  
              ABSENT:  
              ABSTAIN:

CERTIFICATION



I hereby certify the foregoing Resolution P.C. 19-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at their adjourned regular meeting of March 19, 2019.

\_\_\_\_\_  
David Pedersen, Chairperson

\_\_\_\_\_  
Ken Robertson, Secretary

\_\_\_\_\_  
March 19, 2019  
Date

**CUP application for Massage Envy relocation at Hermosa Pavilion, 1601 Pacific Coast Highway, Suite #285**

COMMUNITY DEV. DEPT.

**Introduction**

Massage Envy is a nationally recognized leading massage brand, which has made therapeutic massage services and skin care solutions accessible to a network of more than 1.5 million members in franchised locations across the United States. And it's all because of a belief that massage and skin care aren't a luxury; they're body maintenance, pure and simple — part of your total body care routine. Regular massage and facial care go a long way toward helping members and guests of Massage Envy locations take care of themselves and do more — do more of what matters to them, what makes them happy, what makes them feel healthy and supports a more well-balanced lifestyle.

**How it Works**

Massage Envy is a membership-based model for massage therapy, skin care and stretch.

Non-members are welcomed, but the advantages of membership are significant: from deeply discounted services, to the ability to enter a regiment followed by our staff and to be able to take advantage of their status wherever they travel nationally.

**Business Overview**

Memberships cost \$70 monthly and Members accrue one credit redeemable for a 60 minutes massage or facial session, extra services cost \$50 to members. The Non-member rate for any 60-minute service is \$100.

**Proposed Relocation**

Massage has been successfully operating at its Hermosa Beach location (currently on 1301 Manhattan Avenue) for 9 years.

Due to the lease on the current space coming to an end, Massage envy proposes to relocate to suite 1601 Pacific Highway, which will provide better visibility and accessibility. As shown on the attached plans, the proposed facility (without counting common building areas) occupies approximately 2,896sf. The current facility is permitted and operates with 22 staff members in total between massage therapists, estheticians, sales associates and managers. This is split according to demand over two flexible shifts, operating from 9am to 9pm for 7 days a week.

The maximum number of active practitioners and customers at one time is limited by the number of the rooms and is at 11 (one room for each customer). The front desk (customer service and sales) activities are taken on by up to 2 sales associate, for a maximum occupancy of 24 people (plus possible transients, as people move in and out).

The balance of the space will include reception/ front desk, relaxation waiting area, storage areas, a break room for staff, laundry area, one owner/manager office, storage. Due to the nature of massage and facial services which are typically scheduled in advance, the vehicle traffic is spread over the course of 12 hours, with the highest traffic concentrated in the afternoon. Most of the staff already moves in and out of the area using public transportation.

The nature of the one-to-one services, which are typically booked in advance provided make it a very predictable business from traffic flow stand point. Customers arrive to the clinic just ahead of their scheduled treatment, and leave typically within 10 minutes of completing, giving time for checking out, rebooking and browsing though and purchasing merchandise. The atmosphere, therefore, is professional

and relaxing.

### **Our Customers**

Our massage therapy customers typically fall into two categories, either people that seek massage as a relief from pain, discomfort or stress, or people that are on a "healthy lifestyle".

### **Parking study**

The previous land use for this establishment was labelled as "auditorium" with a loading of 1 parking for every 50 square feet of gross floor area. This use was granted to Kids' Kabaret on Feb 15, 2005. There was a subsequent CUP application from Flying Stone Jazz & Blues Club that was denied 11/17/2009.

The present recorded use is still labelled as "auditorium" and parked at 1space per 50 sqft.

The proposed use for massage therapy falls under the description of general office, which is parked at 1 space per 250 square feet of gross area.

As this is a reduction in the parking requirements, there will be no impact on the currently active parking study as there will be no parking requirement increase due to Massage Envy relocation.

Due to these facts it has been determined that a parking study is not necessary for this CUP application.

### **General Criteria for Uses**

- A. The Hermosa Pavilion in which Massage Envy is seeking to relocate is adjacent to the North and to the West to residential areas.
- B. Off-street parking is provided on the covered garage structure over a total of 5 levels and a total 497 car parking spaces and 6 motorcycle parking spaces.
- C. Hermosa Pavilion is located at approximately:
  - a. 700ft from the closest school (but has educational centers within the premises)- Hermosa Valley School
  - b. 1500ft from the closest church -St Cross Episcopal Church
  - c. 1300ft from the closest playground- Seaview Parkette
- D. The proposed use for this premise is massage therapy.
- E. The compatibility of a Massage Envy establishment with the surrounding uses is ensured by :
  - a. Providing synergy with the other service based businesses located in the Hermosa Pavilion, by offering non-medical personal care services which have affinity with the surrounding businesses, such as hair services and personal fitness.
  - b. Providing alternate uses to patrons using different type of services to fit the single stop for multiple uses.
  - c. Providing a quiet and professional environment hence with minimal impact with the existing character of the surroundings.
  - d. By operating during hours with a measured and spread-out flow of customers such that the impact on traffic is minimal.
- F. The car traffic impact of this business is restricted to a maximum occupancy of 24 people, of which 11 are patrons that can use the same premises for multiple uses (at the adjacent businesses). As highlighted in the "parking study" paragraph this establishment will not increase parking usage requirements.
- G. External signage for the Massage Envy is proposed to be placed on the "front" of the building (facing east onto PCH), and will be place in spaces already designated for signage.

- H. In this new proposed location there are two other establishment offering similar services, both located at approximately 1000ft, one to the north (Rainbow Day Spa) and one to the south (Wanta Thai Massage).

In the prior location at 1301 Manhattan Avenue, within a smaller radius could be found 3 other massage establishments.

- I. No perceptible odor, noise or vibration will be generated as an activity in this space.
- J. This proposed use will not bear any effects on the city infrastructure or services as the location is situated inside a commercial space that is already equipped to allow for the proposed use.
- K. It is not predicted that the establishment moving to this location would impact the current concertation of this type of services provider as this is a close proximity relocation within Hermosa Beach.





STORE 0488

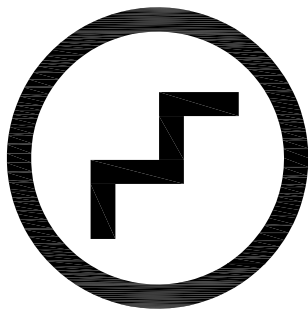
1601 PACIFIC COAST HIGHWAY

STE 285

HERMOSA BEACH, CA 90254

NOTE:

NO REPRESENTATIONS ARE MADE BY THESE DOCUMENTS AS TO THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE MEANS OR METHODS OF CONSTRUCTION NECESSARY FOR THE COMPLETION OF THE WORK. FAILURE TO NOTIFY THE ARCHITECT, PRIOR TO SUBMITTING A BID OR PROPOSAL TO PERFORM THE WORK, OF "IMPOSSIBILITY OF PERFORMANCE" ISSUES WITHOUT EXTRAORDINARY EFFORT OR COST WILL CONSTITUTE A WAIVER OF ANY SUCH CLAIMS IN THE FUTURE.



The McIntosh Group, Inc.  
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Tulsa, Oklahoma 74119  
Telephone 918.585.8555  
Telefax 918.583.7282

A Wholly owned subsidiary of  
The McIntosh Group, LLC.

CODE ANALYSIS

● JURISDICTION			
CITY OF HERMOSA BEACH			
● TENANT HEIGHT & AREA			
AREA	2ND FLOOR	TOTAL	3,016 SF
	3,016 SF		
HEIGHT	STORIES	HEIGHT	20' 0"
	1		
● PRIOR USE			
AUDITORIUM USE			
● PARKING RATIO			
1 : 250 SF			

● APN	
4184 025 209 04 000	
● ZONING CLASSIFICATION	
SPA-B	
● CONSTRUCTION TYPE	CBC 602
II-B	
● OCCUPANCY CLASSIFICATION	CBC 302
TENANT SPACE OCCUPANCY: BUSINESS	
BUILDING OCCUPANCY: MIXED USE, NONSEPARATED PER 302.1	
TENANT ACTUAL AREA	3,016 SF
● AUTOMATIC SPRINKLER SYSTEM	CBC 903
AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 IS TO BE PROVIDED UNDER SEPARATE PERMIT.	
● FIRE ALARM SYSTEM	CBC 901
FIRE ALARM SYSTEM PER NFPA 72 IS TO BE PROVIDED UNDER SEPARATE PERMIT. FIRE ALARM PLANS PROVIDED IN THIS SET ARE FOR CONTRACTOR PERFORMANCE ONLY AND NOTE FOR PLAN REVIEW OR PERMITTING.	
● SCOPE OF PROJECT	
CUP FOR MESSAGE ESTABLISHMENT	

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	GWB	GYPSUM WALL BOARD
ARCH	ARCHITECT, ARCHITECTURAL	MAX	MAXIMUM
BTW	BETWEEN	MIN	MINIMUM
B.O.	BOTTOM OF	NIC	NOT IN CONTRACT
CLG	CEILING	OPT	OPTIONAL
CL	CENTERLINE	REQ	REQUIRED
DIM	DIMENSION	T.O.	TOP OF
ELEV	ELEVATION	TYP.	TYPICAL
ETR	EXISTING TO REMAIN	UNO	UNLESS NOTED OTHERWISE

PROJECT DIRECTORY

● FRANCHISOR	
MASSAGE ENVY FRANCHISING, LLC 14350 N. 87TH STREET SUITE 200 SCOTTSDALE, AZ 85260 480.368.4272 FAX	
WEST REGION 480.366.4177 SGALLARDO@MASSAGEENVY.COM SERGIO GALLARDO	
● ARCHITECT	
THE MCINTOSH GROUP, LLC 1850 SOUTH BOULDER AVENUE SUITE 300 TULSA, OK 74119 918.585.8555 918.583.7282 FAX  JESSEH@MCINTOSHTRANSFORMS.COM JESSE HUSMANN	
● MECHANICAL/PLUMBING/ELECTRICAL ENGINEER	
SCHNACKEL ENGINEERS, INC. 3035 SOUTH 72ND STREET OMAHA, NE 68124 402.391.7680 JMEJIA@SCHNACKEL.COM JOE MEJIA	
● FRANCHISEE	
ALBERTO DORONZO ALBERTO.DORONZO@MASSAGEENVY.COM	

SYMBOL LEGEND

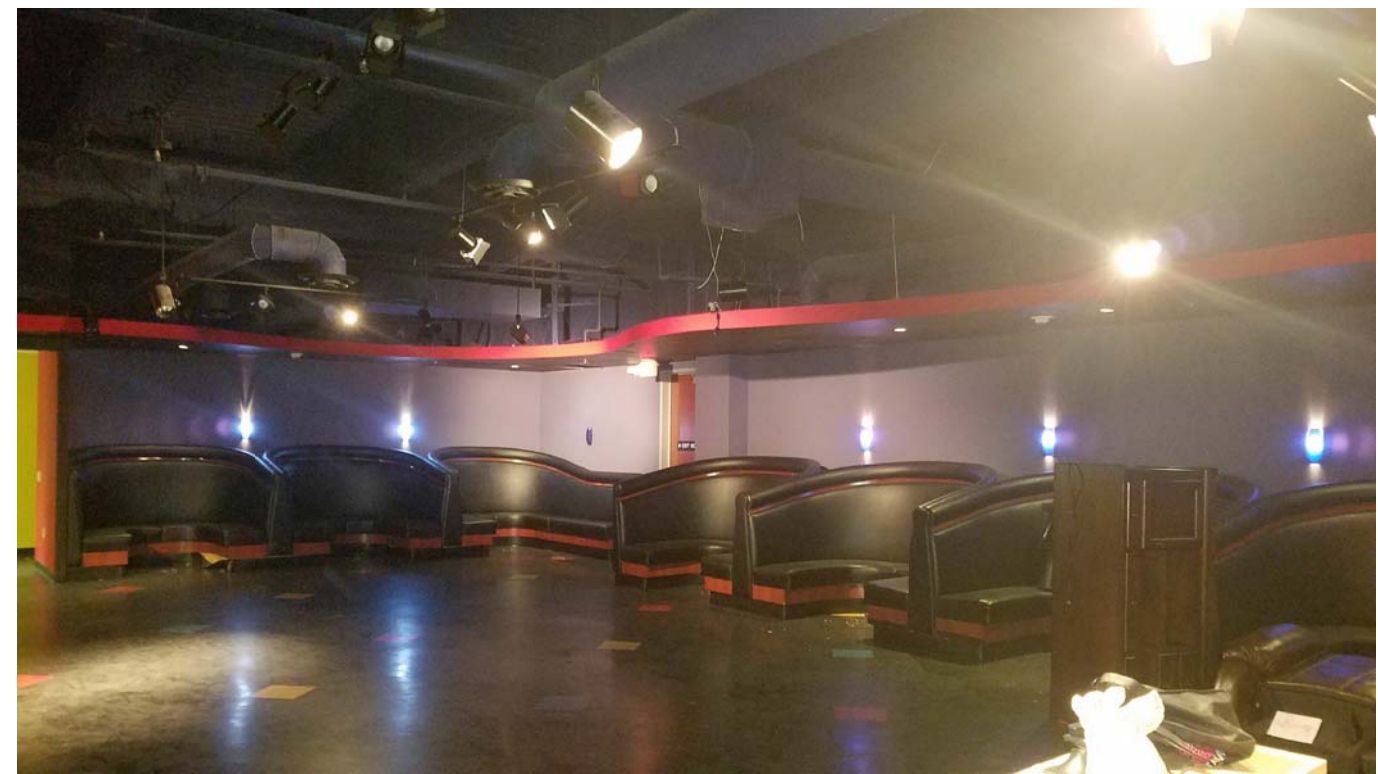
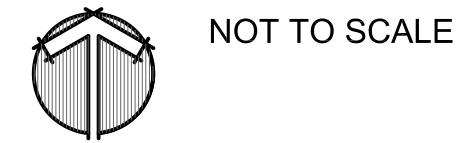
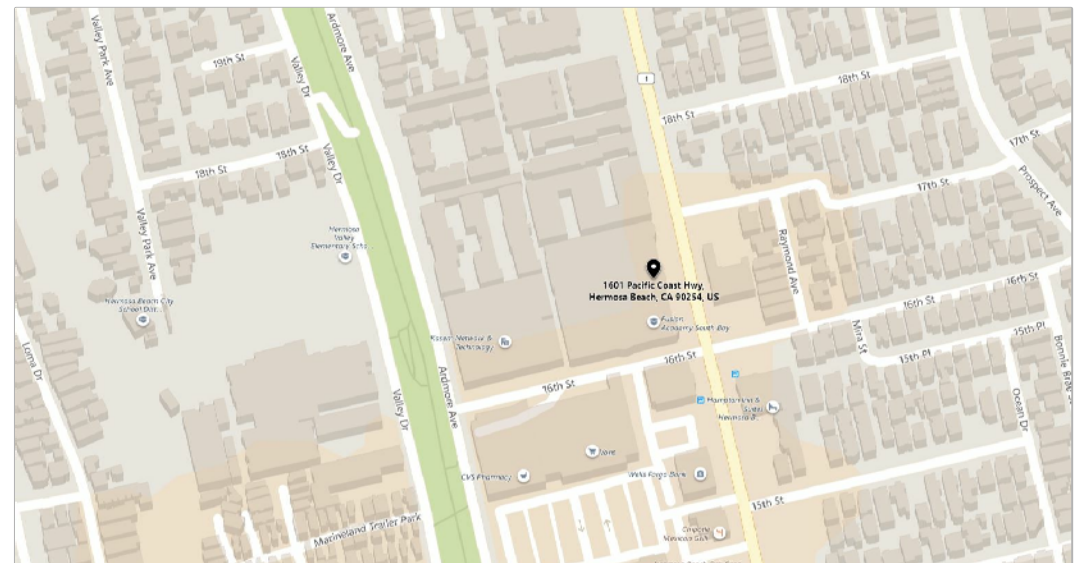
	WALL/BUILDING SECTION SYMBOL		
	DETAIL SYMBOL		
	DETAIL SYMBOL		
	EXTERIOR ELEVATION MARKER		
	INTERIOR ELEVATION MARKER		
	MATCH LINE SYMBOL		
	MATERIAL FINISH TAG		DOOR TAG
	KEY NOTE TAG		WINDOW TAG
	EQUIPMENT TAG		REVISION TAG
	MATERIAL FINISH TAG		PLAN NORTH
	STUD SIZE TAG		

TABLE OF CONTENTS

REVISION	SHEET
	G101 COVER SHEET
	G102 LIFE SAFETY PLAN
	D101 DEMOLITION FLOOR PLAN
	A101 FLOOR PLAN
	A102 REFLECTED CEILING PLAN
	A104 FINISH PLAN
	A105 FINISH SCHEDULE
	A201 INTERIOR ELEVATIONS
	A202 BRAND ELEMENTS
	A401 RESTROOM FLOOR PLAN AND ELEVATIONS
	A501 DOOR SCHEDULE AND DETAILS
	A502 DETAILS
	A601 ARCHITECTURAL SPECIFICATIONS AND VENDOR LIST
	Q101 FFE PLAN
	Q102 FFE SCHEDULES
	M100 HVAC PLAN AND NOTES
	M200 HVAC SCHEDULES AND DETAILS
	M201 HVAC DETAILS
	M300 HVAC SPECIFICATIONS
	M301 HVAC SPECIFICATIONS
	M401 T24 ENERGY CALCULATIONS
	P101 PLUMBING SANITARY PLAN
	P102 PLUMBING WATER PLAN
	P103 PLUMBING SANITARY RISER DIAGRAM
	P104 PLUMBING WATER RISER DIAGRAM
	P201 PLUMBING SCHEDULES
	P202 PLUMBING DETAILS
	P601 PLUMBING SPECIFICATIONS
	P602 PLUMBING SPECIFICATIONS
	P603 FIRE SPRINKLER SPECIFICATIONS
	E100 POWER AND SYSTEMS PLAN
	E200 LIGHTING PLAN
	E300 ELECTRICAL DETAILS
	E400 ELECTRICAL SCHEDULES
	E500 ELECTRICAL SPECIFICATIONS
	E501 ELECTRICAL SPECIFICATIONS
	E502 ELECTRICAL SPECIFICATIONS
	E601 T24 ENERGY CALCULATIONS
	E602 T24 ENERGY CALCULATIONS
	FA100 FIRE ALARM PLAN
	FA200 FIRE ALARM LEGENDS
	FA300 FIRE ALARM SPECIFICATIONS

NOTE: THIS PACKET IS SIZED FOR 11X17 PRINTS AND IS NOT TO SCALE - SEE FULL SIZE SET

VICINITY MAP



INTERIOR PHOTOS

VERSION: 2018 03

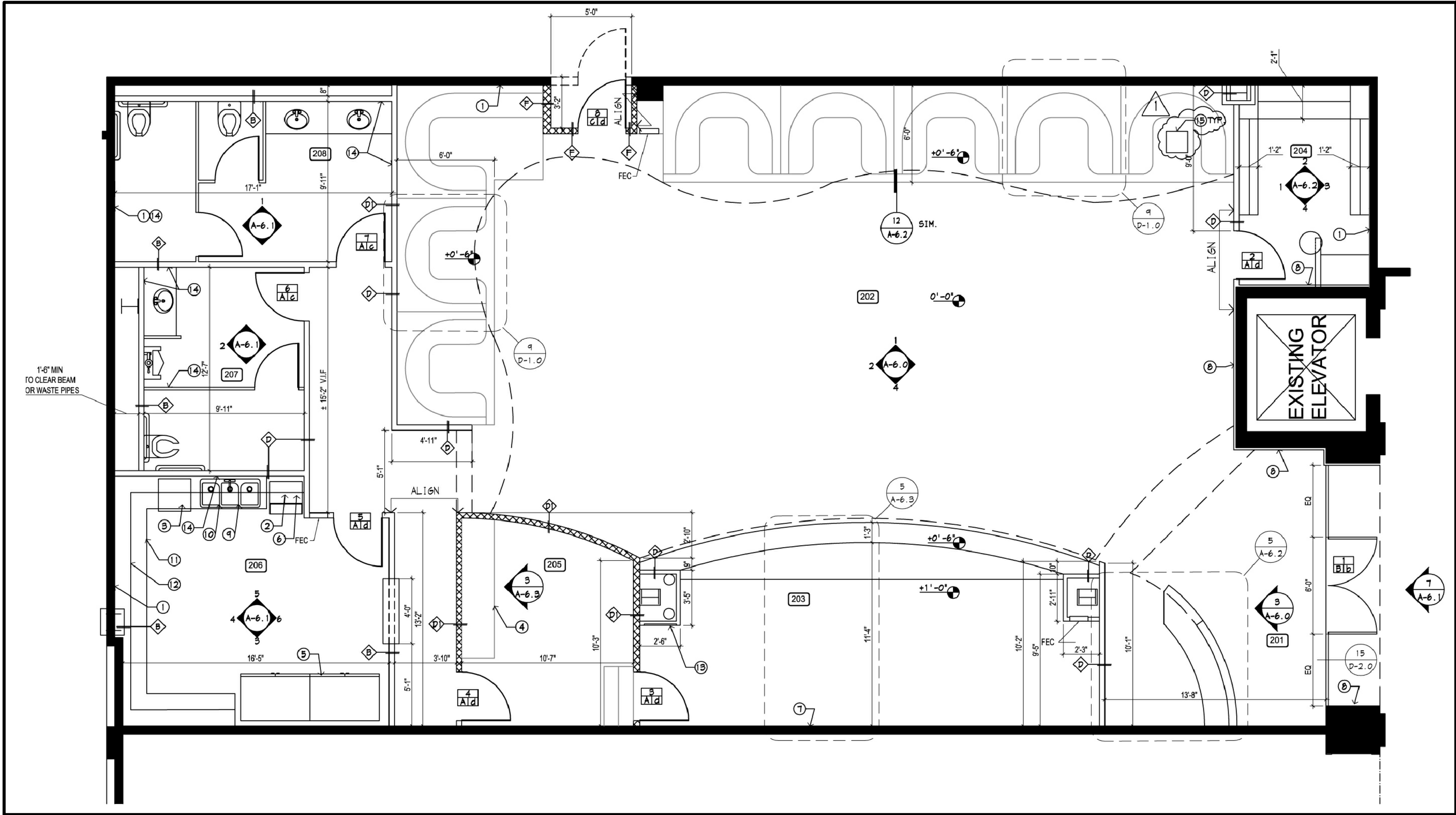
0488 HERMOSA BEACH  
1601 PACIFIC COAST HIGHWAY  
SUITE 285  
HERMOSA BEACH, CA 90254

REV.	DATE	DESCRIPTION
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ISSUE DATE: 10/15/2018		
PROJECT NUMBER: 180182		
DRAWN BY: SB		
CHECKED BY: JH		
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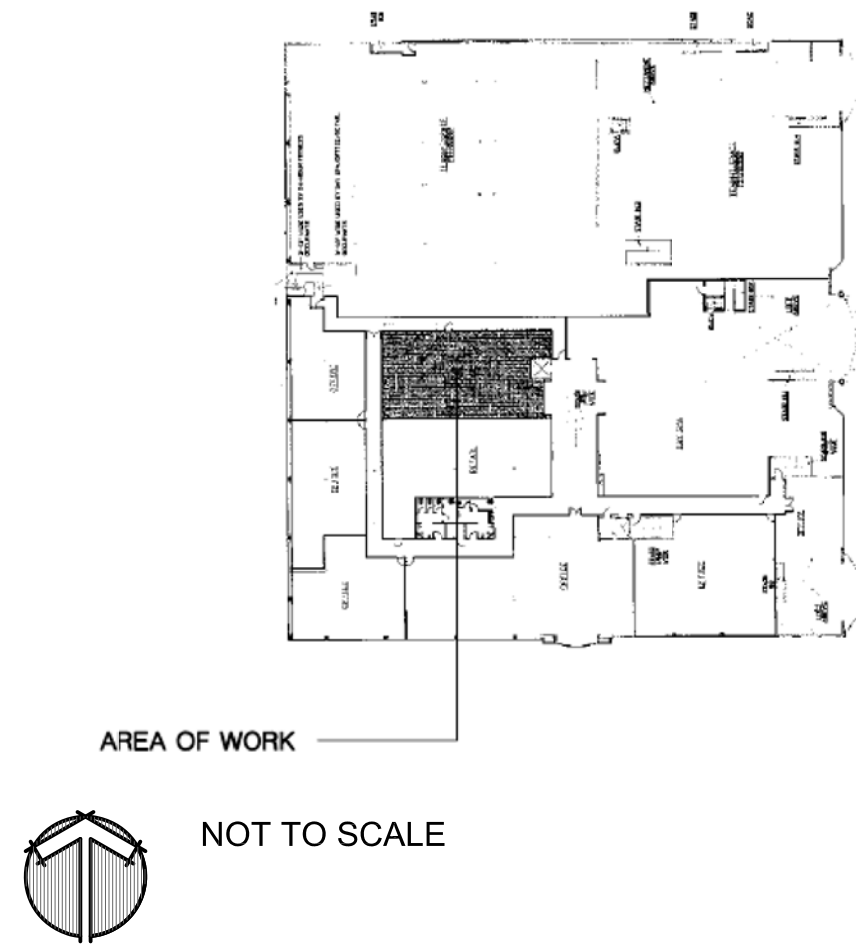
LICENSE NUMBER: C21510	EXPIRATION: 06/30/2019 (ELM)
SHEET NAME COVER SHEET	
SHEET NUMBER 1	



01 EXISTING FLOOR PLAN  
1/4" = 1'-0" - VALID FOR 22X34 PRINT



KEY PLAN






**McIntosh**

The McIntosh Group, Inc.  
1850 South Boulder, Suite 300  
Tulsa, Oklahoma 74119  
Telephone 918.585.8555  
Telefax 918.583.7282

A Wholly owned subsidiary of  
The McIntosh Group, LLC.



**0488 HERMOSA BEACH**  
**1601 PACIFIC COAST HIGHWAY**  
**SUITE 285**  
**HERMOSA BEACH, CA 90254**

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DRAWN BY: SB		
CHECKED BY: JH		
SEAL		

LICENSE NUMBER: CZ1510

EXPIRATION: 06/30/2019 (ELM)

SHEET NAME

**EXISTING FLOOR PLAN**

SHEET NUMBER

**2**

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## GENERAL NOTES

QTY	NUMBER	DESCRIPTION	SIZE
5	P1-A	MEBW1012, CURVES	19" x 19" MOUNT AT 4"-9" AFF TO BOTTOM OF FRAME
5	P1-B	MEBW1013, CANYON	19" x 19" MOUNT AT 4"-9" AFF TO BOTTOM OF FRAME
4	P1-C	MEBW1015, FERN	19" x 19" MOUNT AT 4"-9" AFF TO BOTTOM OF FRAME
4	P1-D	MEBW1014, STONE	19" x 19" MOUNT AT 4"-9" AFF TO BOTTOM OF FRAME
4	P1-E	MEBW1011, REFLECTION	19" x 19" MOUNT AT 4"-9" AFF TO BOTTOM OF FRAME
4	P1-F	MEBW1016, BLOCKS	19" x 19" MOUNT AT 4"-9" AFF TO BOTTOM OF FRAME
1	P2-A	MEBW1001, DANDELION	31" x 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-B	MEBW1002, FLOWER	31" x 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-C	MEBW1004, WAVES	31" x 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-D	MEBW1003, ORCHID	31" x 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME

OWNER CONTACT SIGN PROVIDED BY FRANCHISEE TO  
BE LOCATED IN PROMINENT LOCATION IN RECEPTION.



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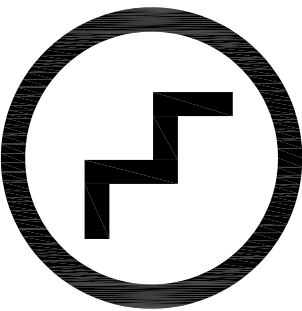
## DECOR SCHEDULE

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5	P1-B	MEBW1013, CANYON	19" x 19" MOUNT AT 4"-9" AFF TO BOTTOM OF FRAME
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1	P2-C	MEBW1004, WAVES	31" x 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-D	MEBW1003, ORCHID	31" x 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME

# 01 FINISH PLAN

1/4" = 1'-0" - VALID FOR 22X34 PRINT

# McIntosh



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VERSION: 2018 Q3

Message Envy<sup>®</sup>

0488 HERMOSA BEACH  
1601 PACIFIC COAST HIGHWAY  
SUITE 285  
HERMOSA BEACH, CA 90254

REV.	DATE	DESCRIPTION
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<b>ISSUE DATE</b> 10/15/2018		
<b>PROJECT NUMBER</b> 180182		
<b>DRAWN BY</b> SB		
<b>CHECKED BY</b> JH		

SEAL

LICENSE NUMBER: C21510      EXPIRATION: 06/30/2019 (ELM)

SHEET NAME

ED FLOOR PLAN

SHEET NUMBER

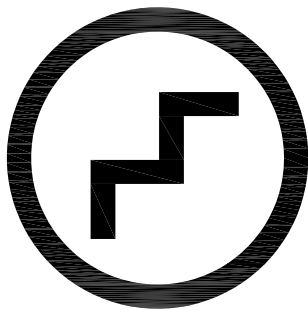
# 3





Pictures for building elevation.  
No changes will be applied to  
the exterior, except new signage  
on the front of the building (East  
facing, on PCH)

Massage Envy Hermosa Beach  
1601 Pacific Coast Highway, suite 285  
Hermosa Beach, CA90524



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VERSION: 2018 03

**ME** Massage Envy  
**0488 HERMOSA BEACH**  
**1601 PACIFIC COAST HIGHWAY**  
**SUITE 285**  
**HERMOSA BEACH, CA 90254**

REV.	DATE	DESCRIPTION
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ISSUE DATE: 10/15/2018		
PROJECT NUMBER: 120182		
DRAWN BY: SB		
CHECKED BY: JH		
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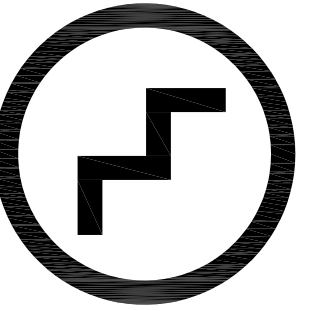
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BUILDING PHOTOS

SHEET NUMBER

4





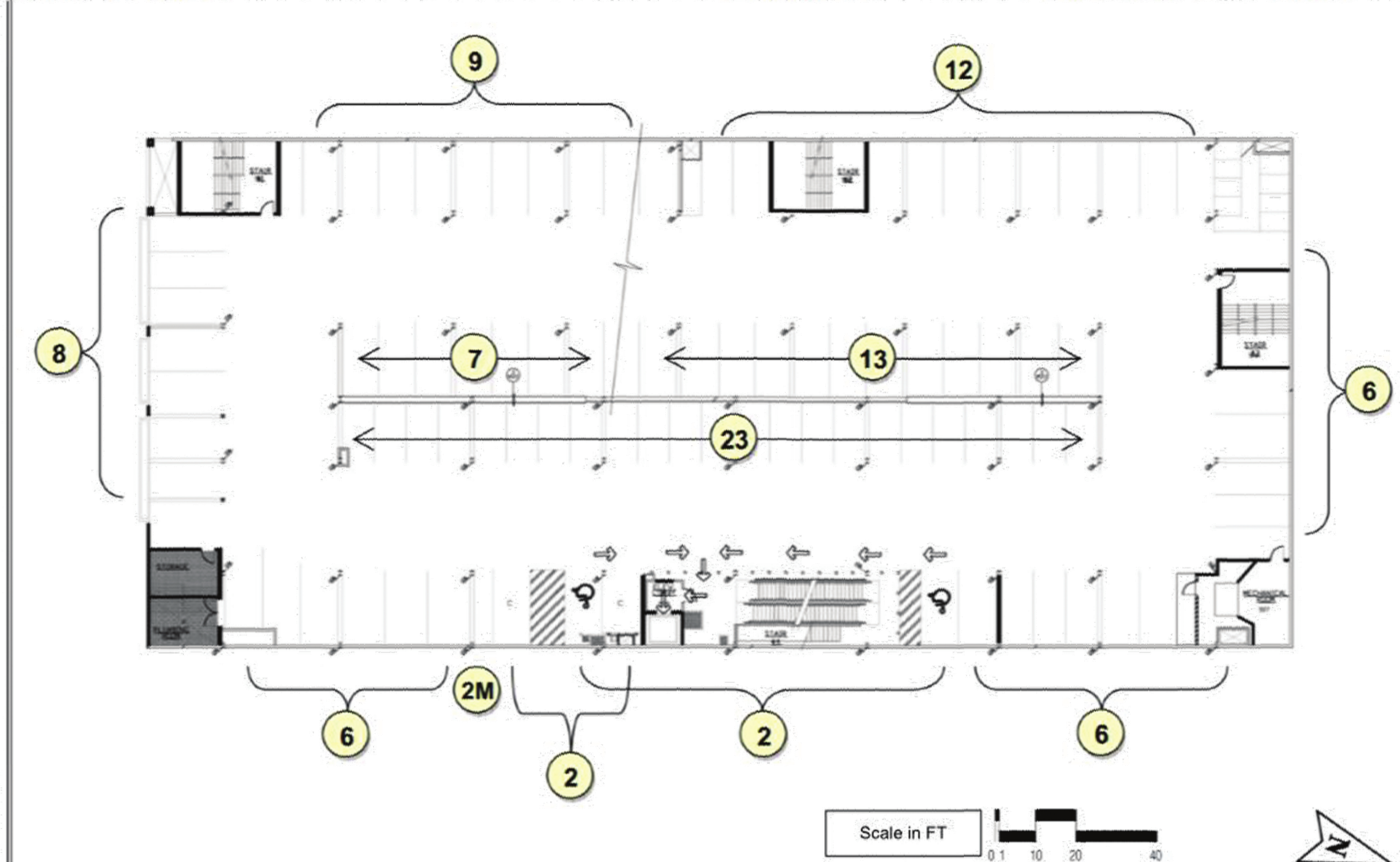
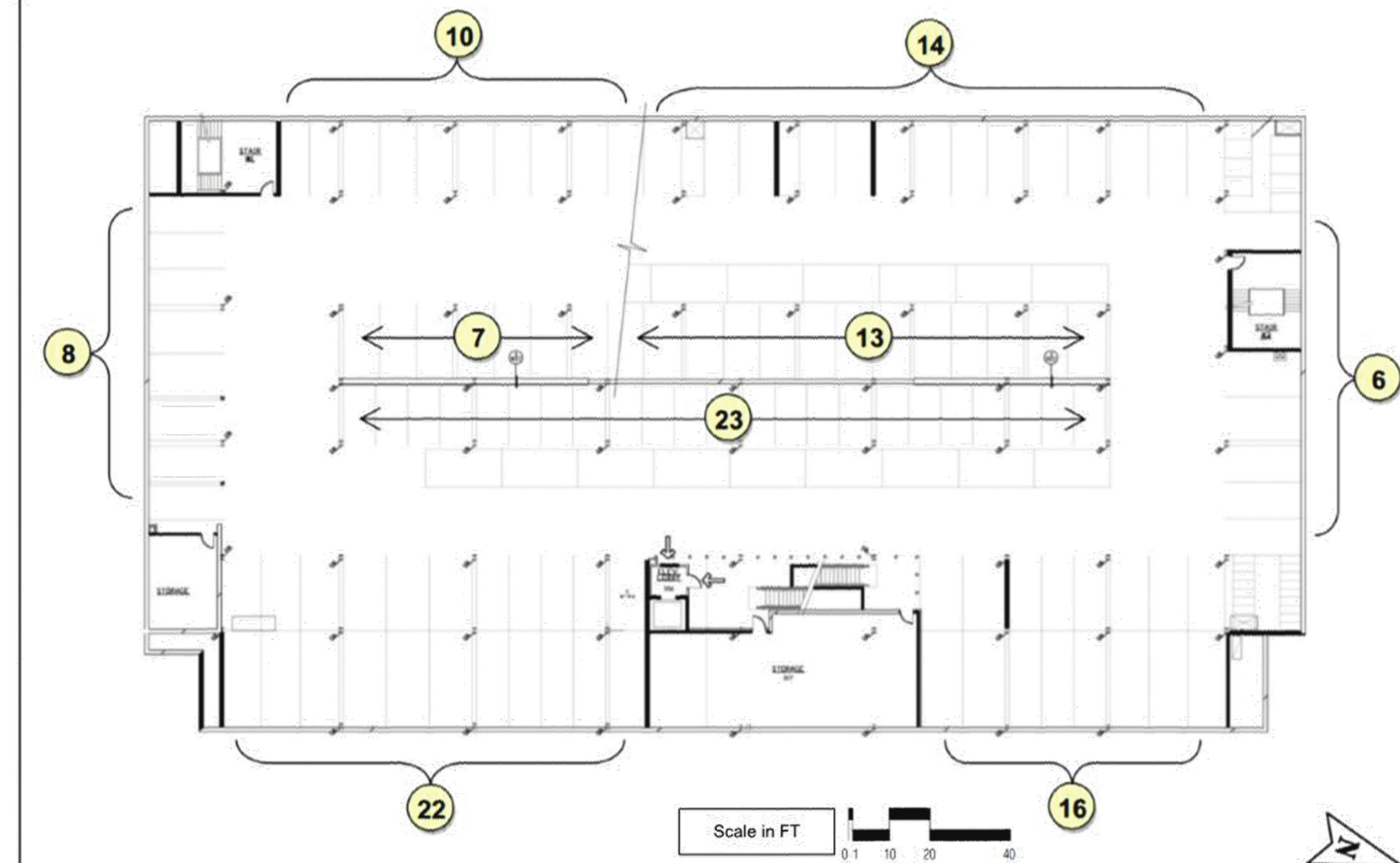
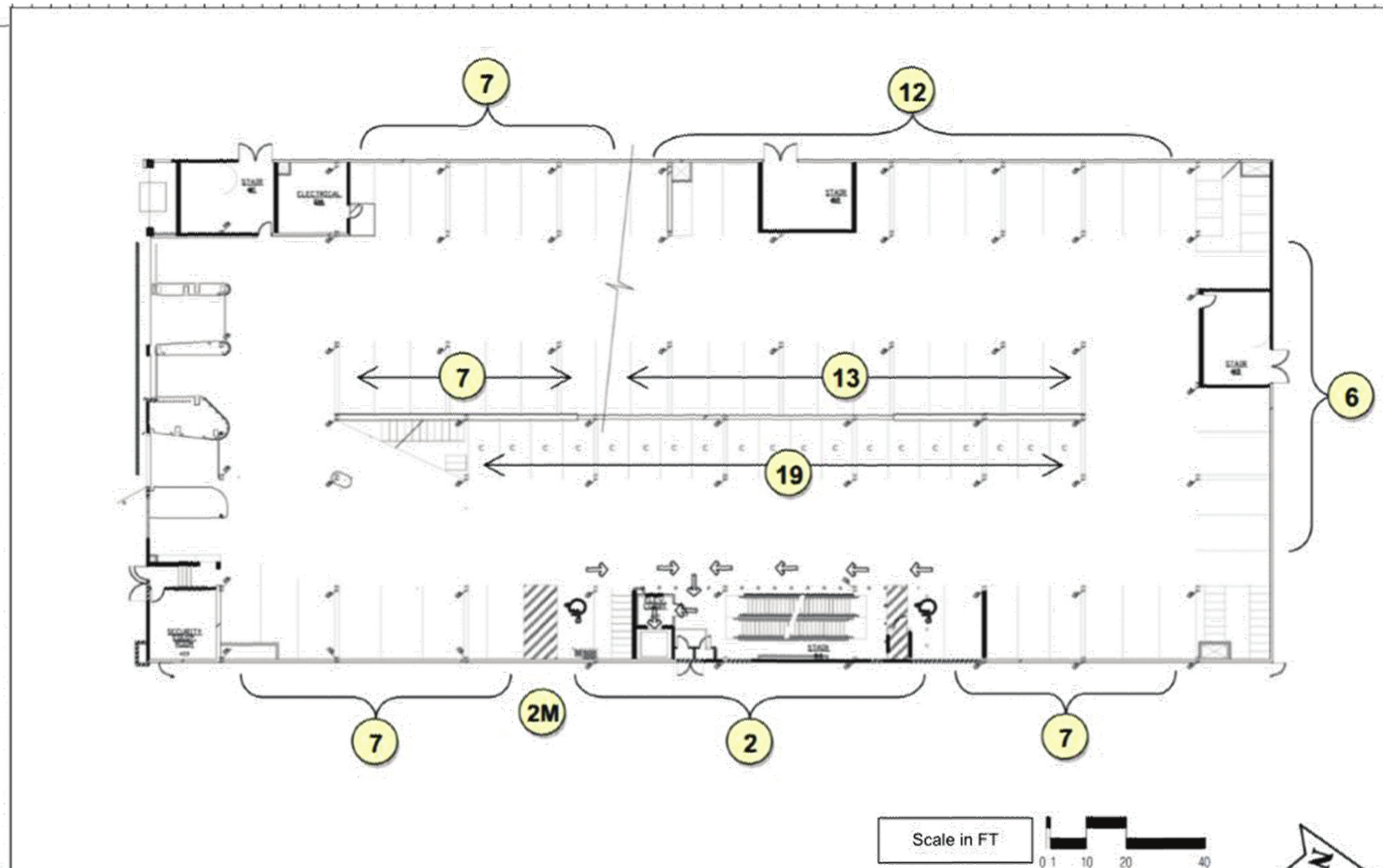
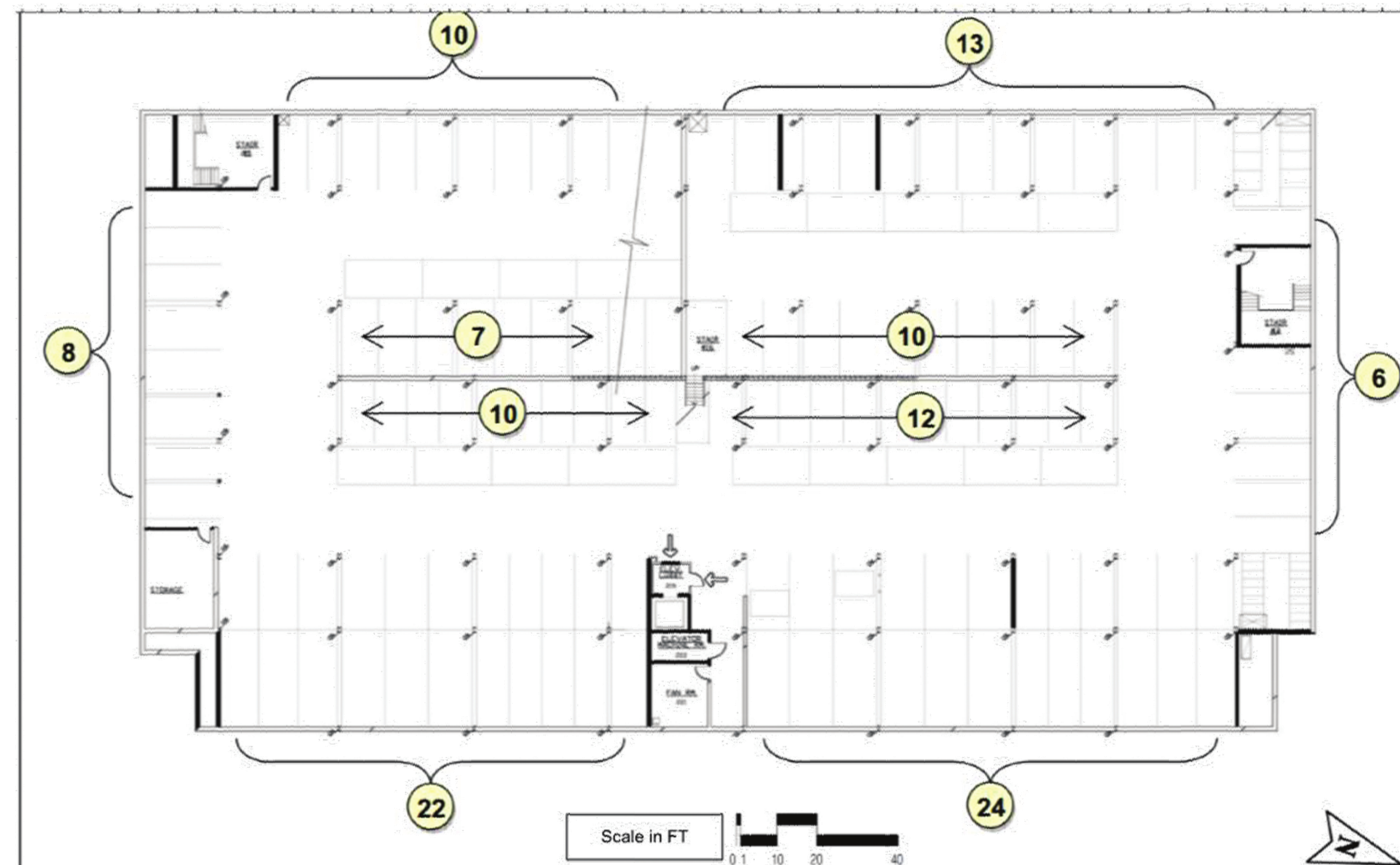
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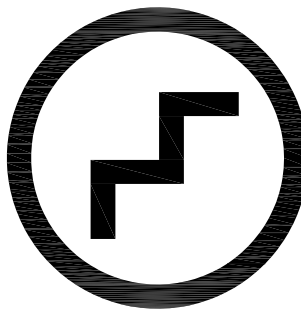
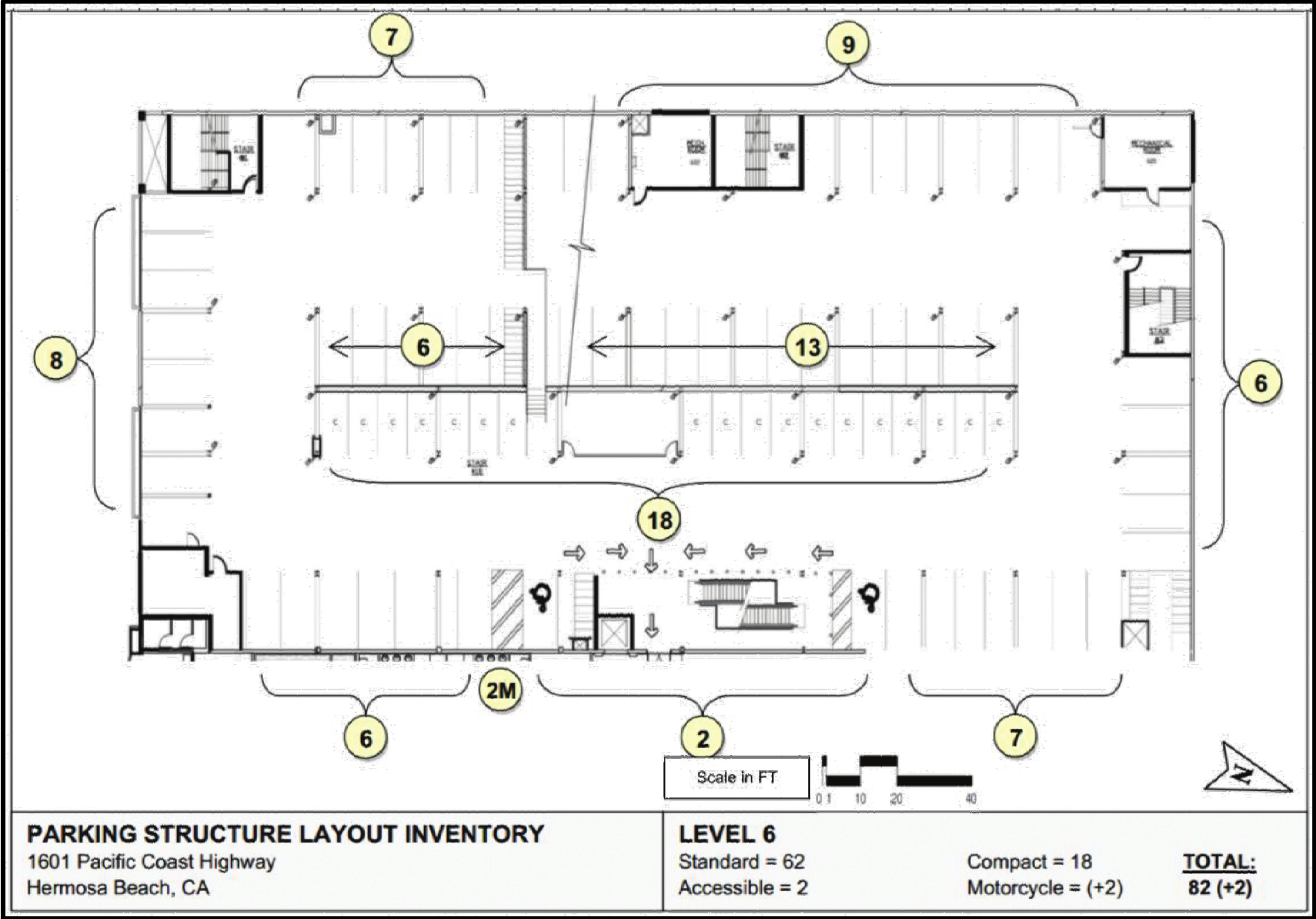
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PROJECT NUMBER	120182
DRAWN BY	SB
CHECKED BY	JH

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SEAL







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**0488 HERMOSA BEACH**  
1601 PACIFIC COAST HIGHWAY  
SUITE 285  
HERMOSA BEACH, CA 90254

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PROJECT NUMBER: 180182		
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SEAL

LICENSE NUMBER: CZ1510 EXPIRATION: 06/30/2019 (ELM)

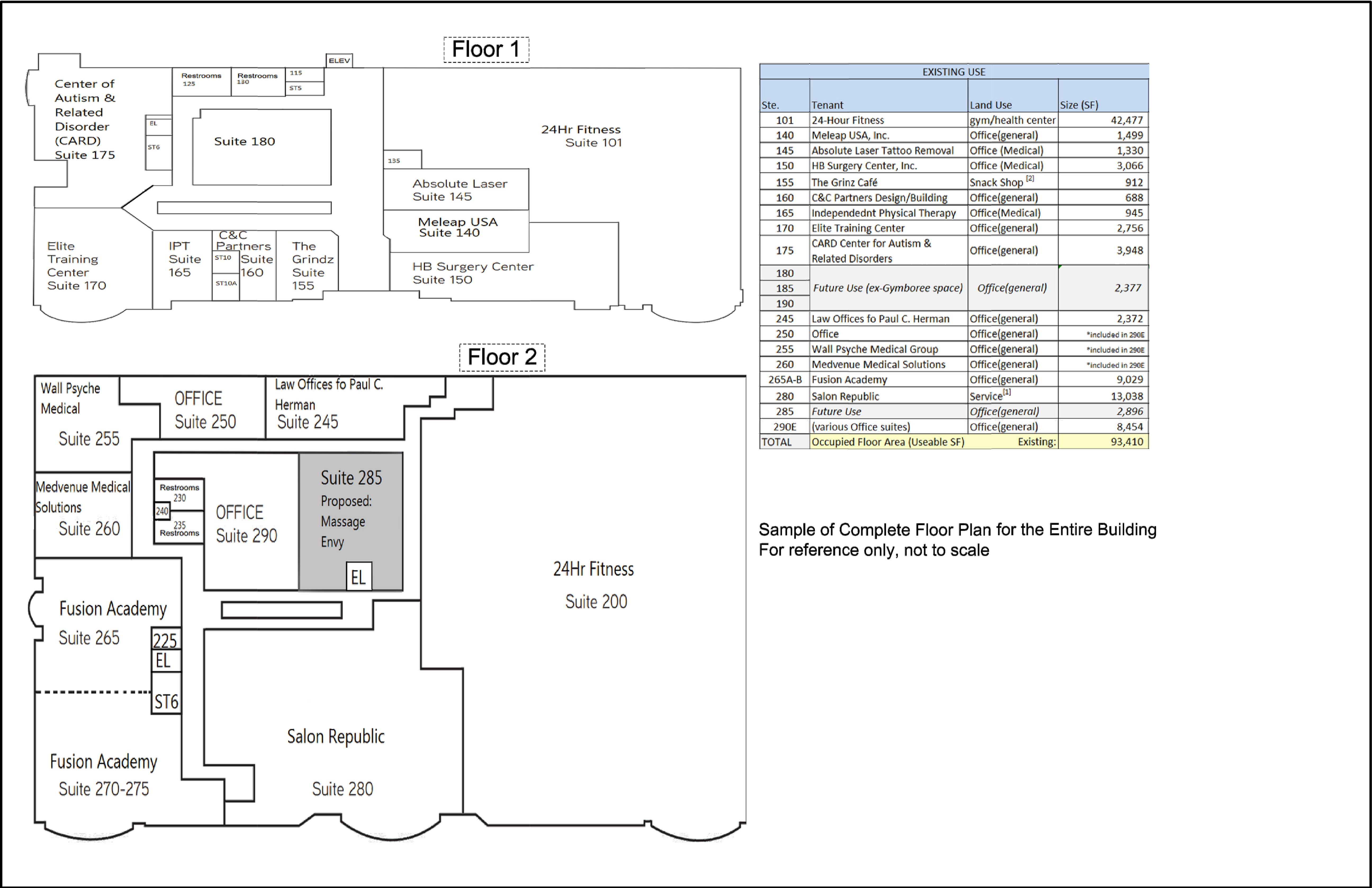
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PARKING INVENTORY 2

SHEET NUMBER

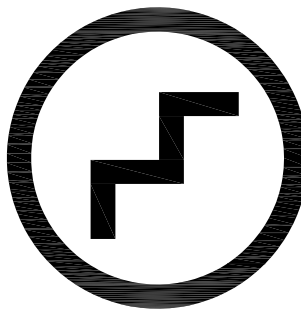
6





EXISTING USE			
Ste.	Tenant	Land Use	Size (SF)
101	24-Hour Fitness	gym/health center	42,477
140	Meleap USA, Inc.	Office(general)	1,499
145	Absolute Laser Tattoo Removal	Office (Medical)	1,330
150	HB Surgery Center, Inc.	Office (Medical)	3,066
155	The Grinz Café	Snack Shop <sup>[2]</sup>	912
160	C&C Partners Design/Building	Office(general)	688
165	Independednt Physical Therapy	Office(Medical)	945
170	Elite Training Center	Office(general)	2,756
175	CARD Center for Autism & Related Disorders	Office(general)	3,948
180			
185	Future Use (ex-Gymboree space)	Office(general)	2,377
190			
245	Law Offices fo Paul C. Herman	Office(general)	2,372
250	Office	Office(general)	*included in 290E
255	Wall Psyche Medical Group	Office(general)	*included in 290E
260	Medvenue Medical Solutions	Office(general)	*included in 290E
265A-B	Fusion Academy	Office(general)	9,029
280	Salon Republic	Service <sup>[1]</sup>	13,038
285	Future Use	Office(general)	2,896
290E	(various Office suites)	Office(general)	8,454
TOTAL	Occupied Floor Area (Useable SF)	Existing:	93,410

Sample of Complete Floor Plan for the Entire Building  
For reference only, not to scale



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SEAL		

LICENSE NUMBER: C21510 EXPIRATION: 06/30/2019 (ELM)

SHEET NAME

PLAN WITH SUITE NUMBERS

SHEET NUMBER

7



# Site Photos



24 Hour Fitness	Suite 100
BARBARINO SURGICAL ARTS, INC.	Suite 150
SOUTH BAY COSMETIC SURGERY	Suite 150
C.C. Partners Design & Build	Suite 160
Independent Physical Therapy	Suite 165
precision development	Suite 175
Law Offices Paul C. Herman	Suite 245
Fusion Academy & Learning Center	Suite 260
Keller Williams Realty, Beach Cities	Suite 265
Hermosa Business Centers	Suite 290
Executive Suites	Suite 290
Law Offices of Michael S. Goergen	Suite 290
M. J. Moore & Associates, Inc.	Suite 290
S B Child + Family Therapy - Dr. Shari Giti, Psy. D.	Suite 290
Mobile Services Intl	Suite 290
Richard Semel, DC	Suite 290
South Bay Website Design	Suite 290
One Health Services • The One Health Group	Suite 290
Melissa Kay, MFT - Counseling	Suite 290

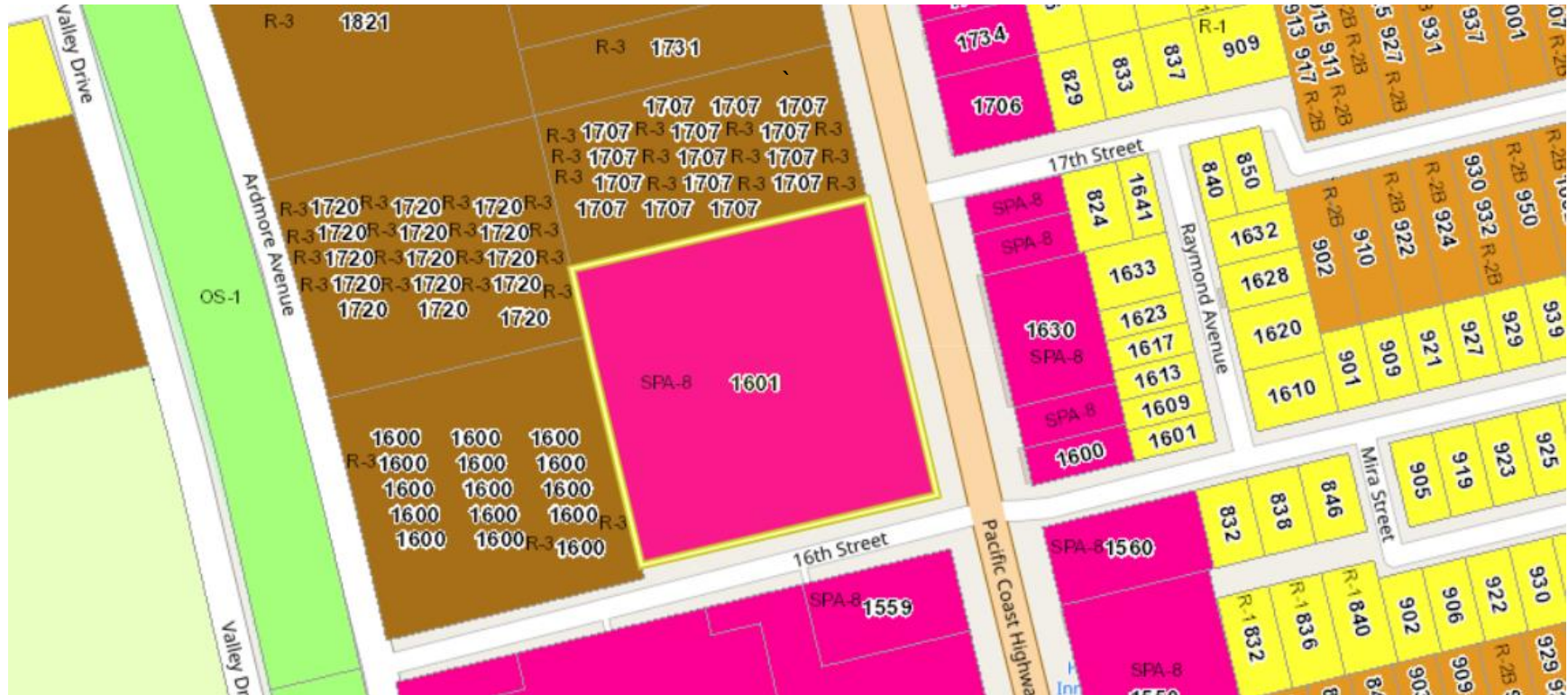






## Attachment

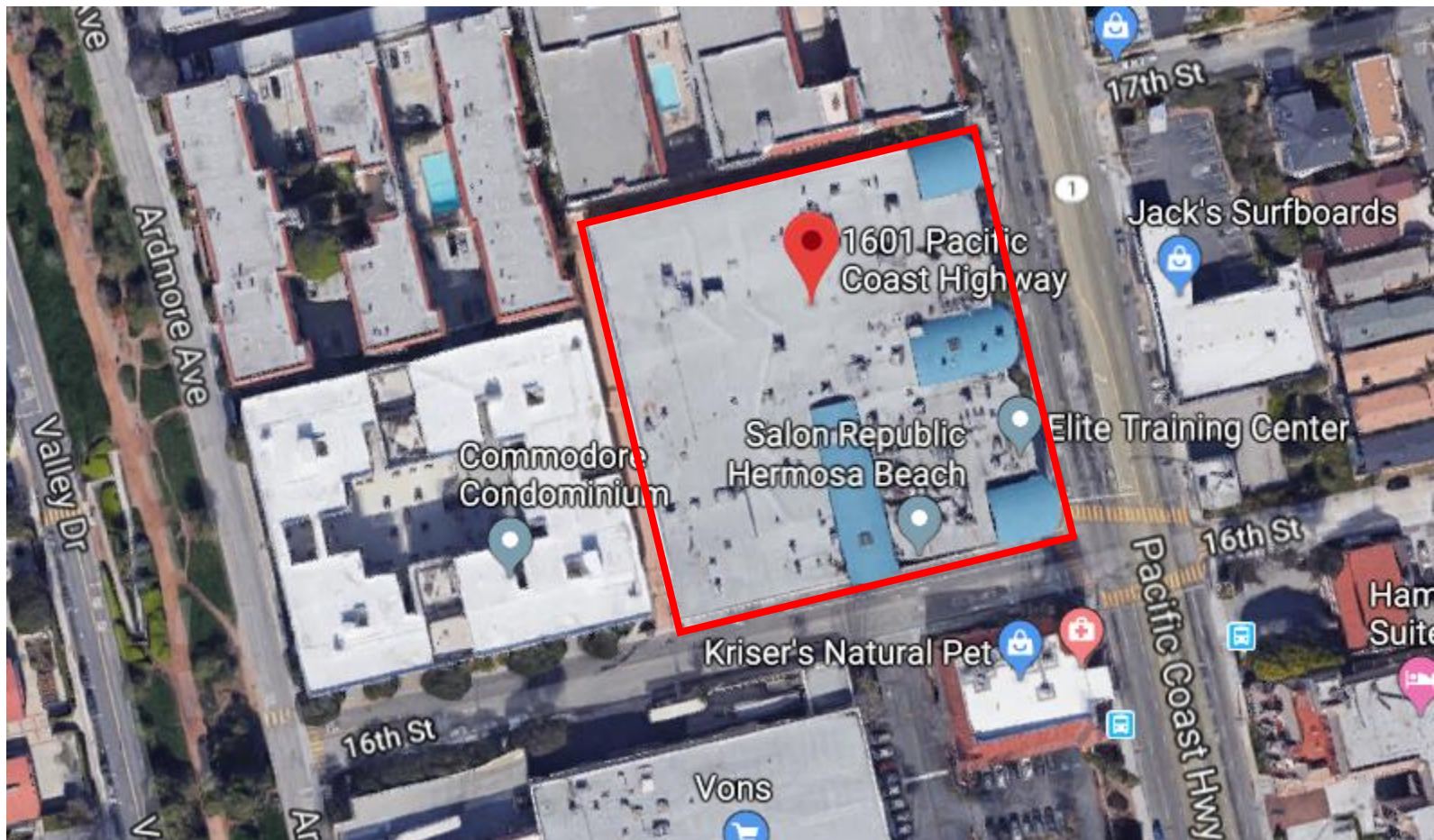
### Zoning Map and Aerial Photo



#### ZONING DESIGNATIONS

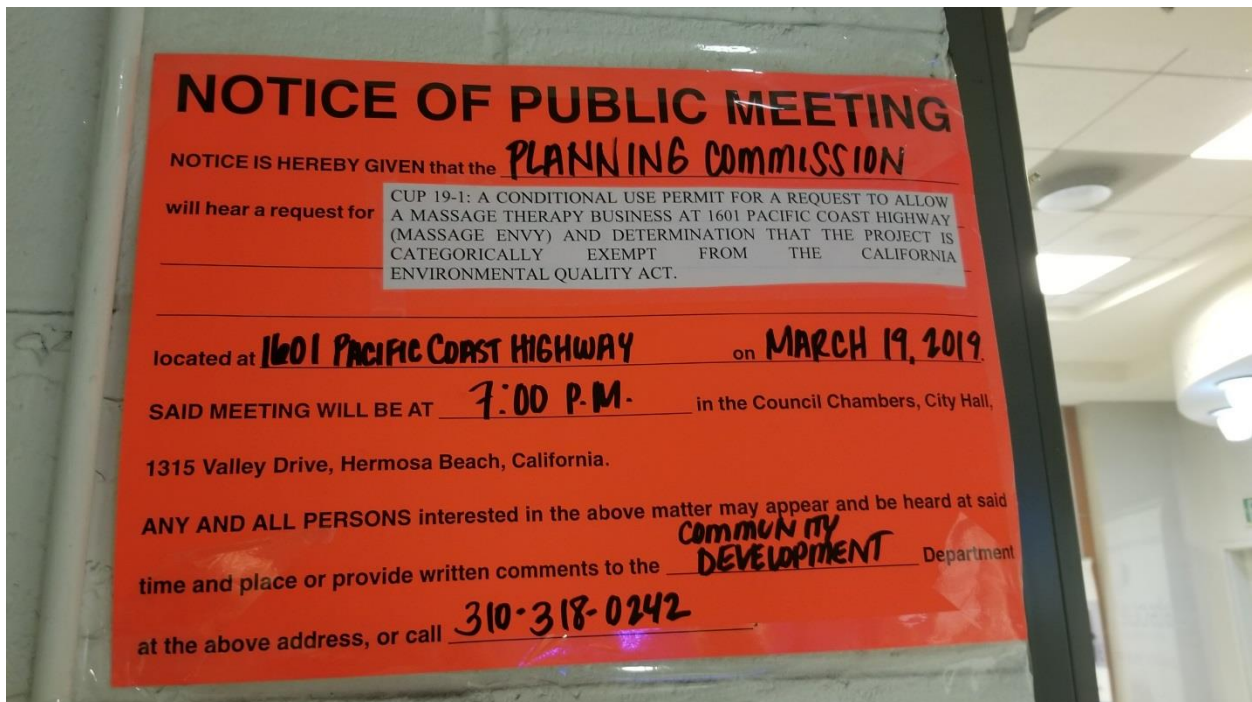
- R-1 ONE FAMILY RESIDENTIAL
- R-1A LIMITED ONE-FAMILY RESIDENTIAL
- R-2 TWO-FAMILY RESIDENTIAL
- R-2B LIMITED MULTIPLE FAMILY RESIDENTIAL
- R-3 MULTIPLE FAMILY RESIDENTIAL
- R-P RESIDENTIAL-PROFESSIONAL
- RPD RESIDENTIAL PLANNED DEVELOPMENT
- R-3PD MULTIPLE FAMILY PLANNED DEVELOPMENT
- C-1 NEIGHBORHOOD COMMERCIAL
- C-2 RESTRICTED COMMERCIAL
- C-3 GENERAL COMMERCIAL
- M-1 LIGHT MANUFACTURING
- OS OPEN SPACE
- OS-1 RESTRICTED OPEN SPACE
- OS-2 RESTRICTED OPEN SPACE

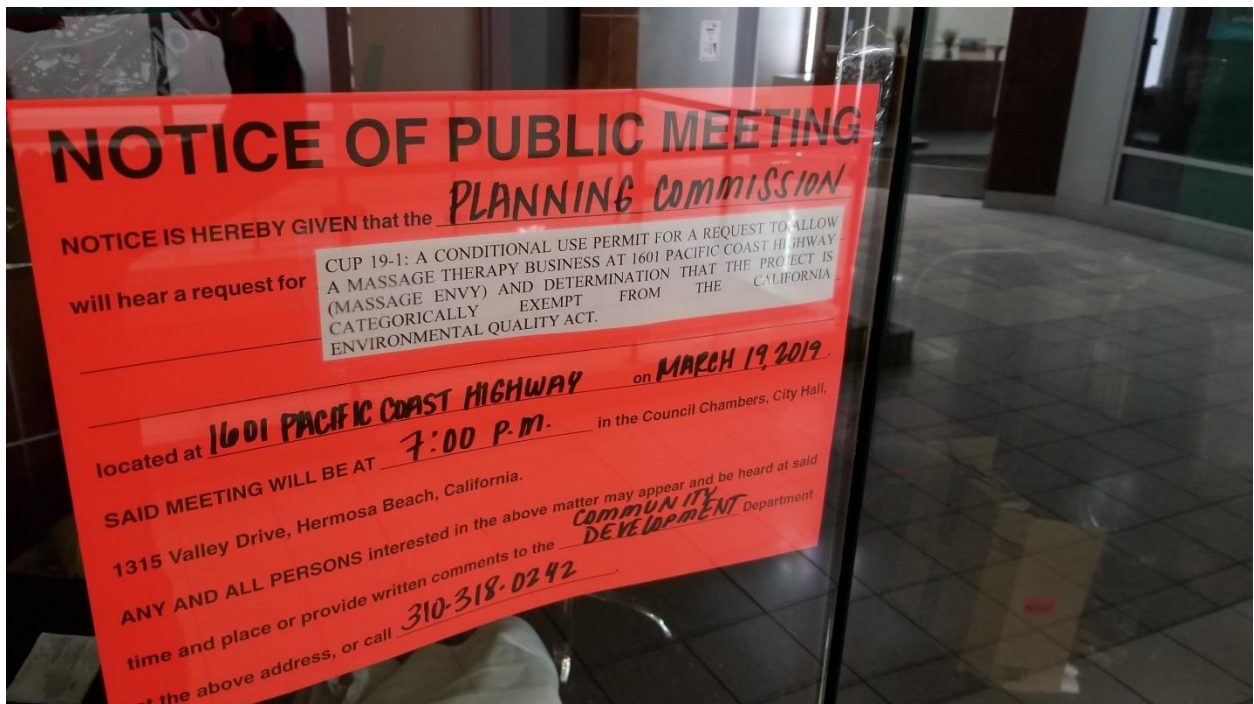




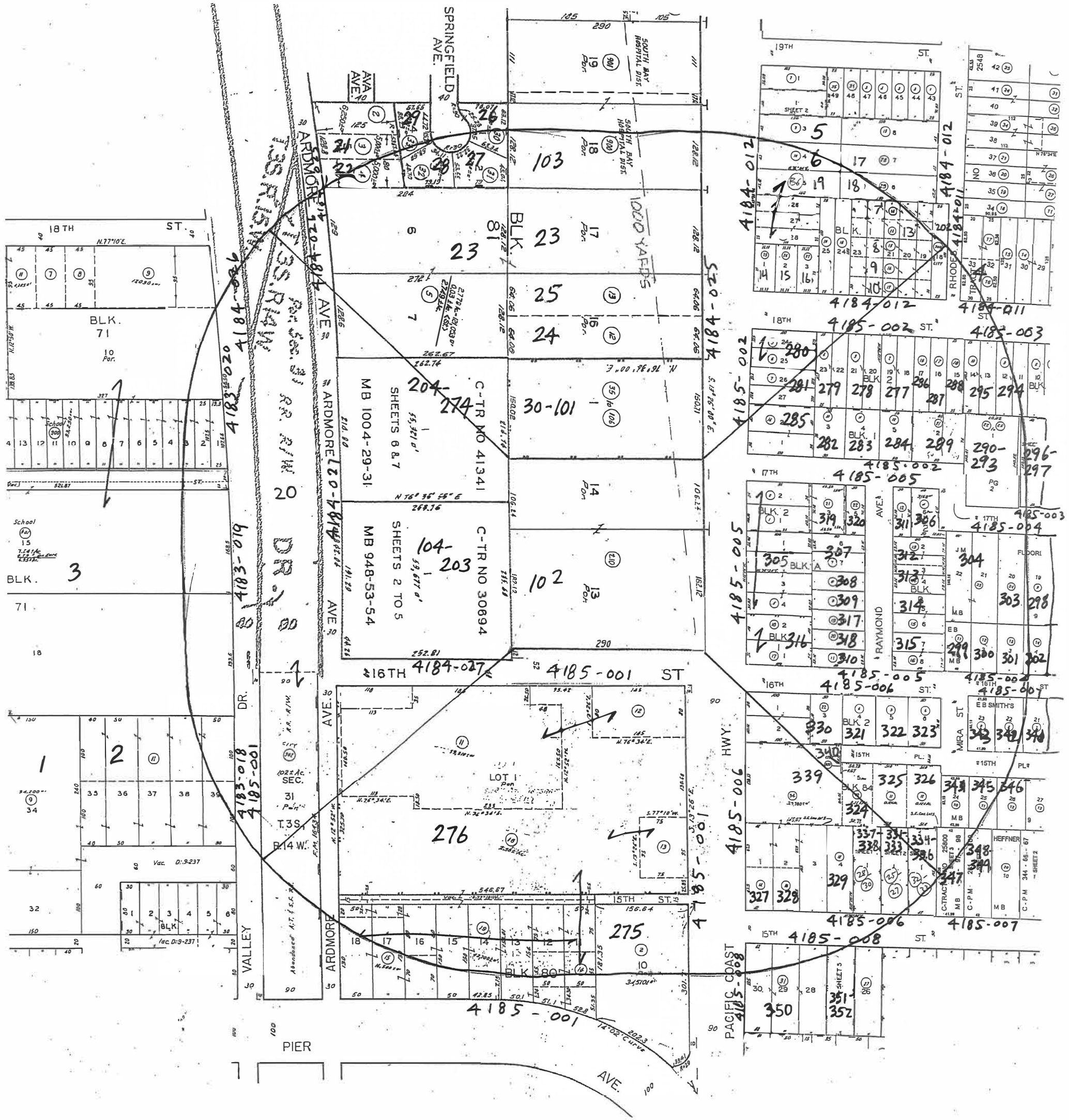


## Legal Poster and Radius Map

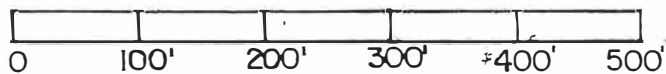








**ADDRESS: 1601 PACIFIC COAST HWY**



**CONTINENTAL MAPPING SERVICE**

6315 VAN NUYS BLVD. VAN NUYS, 91401

(818) 787-1663

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**P.C. RESOLUTION 08-23**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
HERMOSA BEACH, CALIFORNIA, APPROVING A PARKING PLAN  
AMENDMENT TO MODIFY THE ALLOCATION OF USES TO INCLUDE  
A WINE STORAGE FACILITY FOR PRIVATE WINE COLLECTORS OF  
10,069 SQUARE FEET OF CLIMATE CONTROLLED STORAGE AREA  
WITHIN THE HERMOSA PAVILION 1601 PACIFIC COAST HIGHWAY**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Mr Gene Shook, owner of property comprising the project site at 1601 Pacific Coast Highway, California 90254, known as the Hermosa Pavilion, on behalf of Ideal 55 Wine Storage Co. seeking approval of a Parking Plan Amendment to modify and update the allocation of uses on-site.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the parking plan amendment on April 15, 2008 and considered testimony and evidence, both written and oral. Based on said testimony and evidence received the Planning Commission makes the following factual findings:

1. On August 19, 2003, the Planning Commission adopted PC Resolution 03-45 to approve a Precise Development Plan and Parking Plan to remodel and expand an existing commercial building and to allow shared parking to accommodate a new allocation of uses on-site, including a health and fitness facility, office, retail and restaurant uses with ancillary storage. The Precise Development Plan and Parking Plan were amended by PC Resolution 06-16, sustained by CC Resolution 06-6513, to increase the restaurant allocation from 4,000 to 8,000 square feet and other minor modifications that have occurred since 2003. CC Resolution 06-6513 required a review of traffic and parking capacity at the site once the permitted uses have been fully operational for six months.

2. The site is zoned SPA-8/C-3 (General Commercial) allowing the provision of hobby/craft commercial services and supplies.

3. Mr Gene Shook, 1601 Pacific Coast Highway, Hermosa Beach has submitted this application to amend the above Parking Plan and modify the allocation of uses on-site to include a wine storage facility for private wine collectors of 10,069 square feet on the Hermosa Pavilion site bordered by Pacific Coast Highway to the east and 16<sup>th</sup> Street to the south.

4. The applicant intends to install the wine storage facility on the basement level of the Hermosa Pavilion in the south western section of the site, adjacent to the existing Hermosa Pavilion Parking Structure. This space is currently allocated as ancillary restaurant storage and is a double height space with a floor area of 5,100 square feet. The applicant will install a

1 mezzanine floor to create 10,069 square feet of refrigerated storage area over two levels. The  
2 ground floor will have 5,004 square feet of storage and the mezzanine 5,065 square feet of  
storage.

3 5. The facility has two separate accesses. Firstly, via an existing access door off Parking  
4 Level 1 into the facility's ground floor lobby and, secondly, a proposed new access off Parking  
5 Level Two to the mezzanine floor. The internal layout will provide a 4' circulation corridor and  
6 access to approximately 232 wine storage lockers (approx. 2' wide by 4' depth) and 78 wine  
storage rooms (approx. 5' wide by 8' depth). The applicant estimates approximately 300,000  
bottles could be stored on-site.

7  
8 Section 3. Based on the foregoing factual findings the Planning Commission makes the  
9 following findings pertaining to the application to amend the parking plan and use allocation to  
10 include a wine storage facility for private wine collectors within 10,069 square feet of climate  
controlled storage area:

11 1. The site is zoned SPA-8/C-3 (General Commercial) which permits hobby and craft  
12 supplies and service. The Hermosa Pavilion site is deemed suitable for the proposed use,  
13 consistent with the character of the Pacific Coast Highway commercial corridor and is  
14 sufficiently secured within a multi-tenant building so will not have any significant impacts on  
neighboring residential uses.

15 2. The proposal complies with the development standards for the SPA-8/C-3 (General  
16 Commercial) zone (MC 17.26.050) including that merchandise on-site will not being sold other  
than at designated retail sales areas;

17 3. The storage facility will have separate access to/from the Hermosa Pavilion Parking  
18 Structure.

19 4. The existing Hermosa Pavilion parking structure provides 496 spaces and the current  
20 allocation of uses generates the requirement for 420 parking spaces at peak am and pm flows  
(Walker Consultants, December 2006). This leaves a surplus of 76 spaces available. The parking  
21 demand for the proposed use will have little impact (estimated demand of 10 per day) which can  
22 be accommodated within the existing 76 space surplus.

23 5. The imposition of conditions, including limiting the type of alcohol permitted for storage  
24 and sale, the hours of operation and a review of parking capacity once the Hermosa Pavilion uses  
25 have been operational for six months should mitigate any adverse impacts on nearby residential  
or commercial properties.

26 6. Pursuant to section 15332, Article 19 of the California Environmental Quality Act (CEQA)  
27 Guidelines, the project is categorically exempt from the provisions of CEQA in that it: 1) is  
28 consistent with applicable general plan and zoning policies, designations and regulations 2) is  
29 located on a site of less than five acres and is substantially surrounded by urban uses 3) has no value  
as habitat for endangered, rare or threatened species 4) will not result in any significant effects

relating to traffic, noise air or water quality, and 5) will be adequately served by utilities and public services.

7. The proposed use is consistent with the goals and policies of the Municipal Code and the General Plan.

8. The applicant has not submitted plan details outlining:

- a. Waste and refuse collection, including frequency of refuse collection and capacity of on-site storage.
- b. Ventilation and Refrigeration, including details of proposed mechanical system and the location of external vents.

The applicant is required to submit the above details prior to the City's issuance of final Building Permits.

Section 4. Based on the foregoing, the Planning Commission hereby approves the amendment to the Parking Plan and the allocation of uses subject to the following **Conditions of Approval**:

1. The development and continued use of the property shall be in conformance with submitted plans as revised and reviewed by the Planning Commission at their meeting of April 15, 2008. Any minor modification may be approved by the Community Development Director.
2. The Parking Plan approval, as set forth in PC Resolution 03-45, as amended by PC Resolution 06-16 and again by City Council Resolution 06-6513 (September 2006), is further amended with respect to the allocation of uses, which shall be substantially consistent with the following new allocation:

Table 1: Current and Proposed Land Use Allocation (square feet)		
Land Use	Previous Allocation (Resolution 06-6513)	New Allocation
Health and Fitness Facility	46,000	No change
Office	20,400	No change
Day Spa	13,000	No change
Retail	9,600	No change
Restaurant (including food related sales)	8,000	No change
Auditorium	3,000	No change
General Storage	10,600	5,500
Wine Storage	0	10,100
Total	110,600	115,600

1 Any material change to this allocation that increases parking demand will require  
2 written approval by the City of Hermosa Beach.

- 3 3. Architectural treatment of the building shall be as shown on building elevations and  
4 sections and site and floor plans.
- 5 4. Alcohol stored at the wine storage facility shall be permitted for sale only within the  
6 restaurant or wine retail shop located on the ground floor level of the Hermosa  
7 Pavilion.
- 8 5. Heavy goods vehicles servicing the site must conduct all deliveries and collections in the  
9 allocated truck loading area, as shown on approved drawing Reference Sheet 6 of 13 by  
10 Keisker & Wiggle Architects, dated July 29, 2003 (Resolution PC03-45).
- 11 6. The applicant shall submit details of waste and refuse collection for written approval by  
12 the City prior to the issuance of final Building Permit.
- 13 7. The applicant shall submit a roof plan showing the location, type and height from  
14 finished roof level for all roof vents installed in connection with the climate controlled  
15 wine storage facility for written approval by the City prior to the issuance of the final  
16 Building Permit. All vents shall be located so minimize their visibility when viewed  
17 from public areas.
- 18 8. The applicant shall submit details of proposed internal fire safety systems for written  
19 approval by the City prior to the issuance of the final Building Permit.
- 20 9. The project shall comply with the requirements of the Fire Department.
- 21 10. The business shall provide adequate staffing, management and supervisory techniques to  
22 prevent public nuisance and unruliness of patrons outside the business.
- 23 11. No drinking shall be permitted within the wine storage facility.
- 24 12. The exterior of the premises shall be maintained in a neat and clean manner and  
25 maintained free of graffiti at all times.
- 26 13. Two hour free validated parking shall be provided to patrons of the wine storage facility  
27 for use within the Hermosa Pavilion parking structure and signs shall be prominently  
28 displayed at the storage facility entrances and within the storage facility to promote the  
29 parking validation program.
14. Final building plans/construction drawings including site, elevation, floor plan, sections,  
details and signage submitted for building permit issuance shall be reviewed for  
consistency with the plans approved by the Planning Commission and the conditions of

1 this resolution, and approved by the Community Development Director prior to the  
2 issuance of any Building Permit.

3 15. All roof equipment shall be located and designed to be screened from public view by the  
4 parapet walls.

5 16. The project and operation of the business shall comply with all applicable requirements  
6 of the Municipal Code.

7 17. Each of the above Conditions of Approval is separately enforced, and if one of the  
8 Conditions of Approval is found to be invalid by a court of law, all the other conditions  
9 shall remain valid and enforceable.

10 18. The subject property shall be developed, maintained and operated in full compliance  
11 with the conditions of this grant and any law, statute, ordinance or other regulation  
12 applicable to any development or activity on the subject property. Failure of the  
13 permittee to cease any development or activity not in full compliance shall be a violation  
14 of these conditions.

15 Section 5. This grant shall not be effective for any purposes until the permittee and the  
16 owners of the property involved have filed at the office of the Planning Division of the  
17 Community Development Department their affidavits stating that they are aware of, and agree to  
18 accept, all of the conditions of this grant.

19 The Parking Plan Amendment shall be recorded, and proof of recordance shall be  
20 submitted to the Community Development Department prior to the issuance of a final building  
21 permit.

22 The Permittee shall defend, indemnify and hold harmless the City, its agents, officers and  
23 employees from any claim, action or proceeding against the City or its agents, officers and  
24 employees to attack, set aside, void or annul this permit approval, which action is brought within  
25 the applicable time period of the State Government Code. The City shall promptly notify the  
26 Permittee of any claim, action or proceeding and the City shall fully cooperate in the defense. If  
27 the City fails to notify the Permittee of any claim, action or proceeding, or if the City fails to  
28 cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend,  
29 indemnify or hold harmless the City.

30 The Permittee shall reimburse the City for any court and attorney's fees which the City  
31 may be required to pay as a result of any claim or action brought against the City because of this  
32 grant. Although the Permittee is the real party in interest in an action, the City may, at its sole  
33 discretion, participate at its own expense in the defense of the action, but such participation shall  
34 not relieve the Permittee of any obligation under this condition.

35 The subject property shall be developed, maintained and operated in full compliance with  
36 the conditions of this grant and any law, statute, ordinance or other regulation applicable to any



1 development or activity on the subject property. Failure of the Permittee to cease any  
2 development or activity not in full compliance shall be a violation of these conditions.

3 The Planning Commission may review this parking plan amendment and the associated  
4 allocation of uses and may amend the subject conditions or impose new conditions if deemed  
5 necessary to mitigate detrimental effects on the neighborhood resulting from the subject use.

6 Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to  
7 the decision of the Planning Commission, after a formal appeal to the City Council, must be  
8 made within 90 days after the final decision by the City Council.

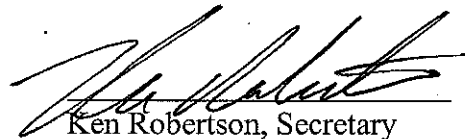
9 VOTE: AYES: Chairman Perrotti, Commissioners Allen, Hoffman,  
10 Kersenboom and Pizer  
11 NOES: None  
12 ABSTAIN: None  
13 ABSENT: None

14 CERTIFICATION

15 I hereby certify the foregoing Resolution P.C. No. 08-23 is a true and complete record of the  
16 action taken by the Planning Commission of the City of Hermosa Beach, California at their  
17 regular meeting of April 15, 2008.

18 

19 Sam Perrotti, Chairman

20 

21 Ken Robertson, Secretary

22 April 15, 2008

23 Date

24 F:\B95\CD\PC\2008\04-15-08\1601PCHResolution.doc

## **P.C. Resolution 16-32**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A MASSAGE THERAPY BUSINESS INSIDE A MULTI-TENANT COMMERCIAL BUILDING AT 1301 MANHATTAN AVENUE; AND DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

**Section 1.** An application was filed on September 22, 2016 by Andy Chan, seeking approval of Conditional Use Permit 16-5 to allow a massage establishment.

**Section 2.** The Planning Commission conducted a duly noticed public hearing to consider the subject application on November 15, 2016, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

**Section 3.** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a), Existing Facilities because the project consists permitting of existing facilities involving no expansion of use in an existing building zoned for commercial uses, the project as conditioned will comply with the General Plan and zoning code, no variances are requested, and the project is within an area with available services.

**Section 4.** Based on the evidence received at the public hearing, the Planning Commission makes the following findings:

1. The applicant has filed an application for Conditional Use Permit to allow a massage establishment at an existing multi-tenant commercial building.
2. The subject tenant space contains approximately 3,219 square feet, is designated General Commercial on the General Plan Map, and C-2 Restricted Commercial on the Zoning Map.

**Section 5.** Based on the testimony and evidence received, the Planning Commission makes the following findings pertaining to the application for a Conditional Use Permit pursuant to Section 17.40.020 of the Municipal Code:

1. *Distance from existing residential uses:* The use is located within a multi-tenant commercial building. Other uses in the building include a late-night restaurant/bar (Abigail/Ocean Bar), retail, and general office. Directly to the north of the site is a commercially zoned lot with a legal non-conforming three-unit residential apartment and a City owned/operated parking lot. Directly to the east and west of the site are commercial uses while to the south of the site are

commercial uses on the street level with three residential units on the top floor. Located across Manhattan Avenue northeast of the site are residential uses.

The use involves spa-related services (massage, skin treatment, etc.) conducted within the confines of the building. Due to the proximity of nearby residential uses, the project has been conditioned to permit operations from 8:00 a.m. to 10:00 p.m. daily.

2. *The amount of existing or proposed off-street parking facilities, and its distance from the proposed use:* The business is located within a multi-tenant commercial building. Parking for the building is located in a parking structure with access from Manhattan Avenue as well as from the rear alley Palm Drive and is shared amongst the multiple tenants of the building. The parking structure has a total of 77 spaces and is governed by P.C. Resolution 14-16. The parking is shared between the 8,176 square foot restaurant/bar, 506 square foot retail store, and 10,439 square foot general office use. The peak hours of the restaurant, the most demanding of the variety of uses conducted within the building, are in the evening hours when a valet service is typically provided to allow for the potential of stacking of parked cars and subsequently additional spaces being available when demand for parking is at its peak. Additionally, the peak hours of the office use and retail store are during the afternoon when demand for parking within the building is at its lowest. As such, the parking demand of the variety of uses is appropriate and no parking-related impacts are anticipated.
3. *Location of and distance to churches, schools, hospitals and public playgrounds:* The use is located within an existing commercial building as well as within the downtown district. The nearest church is located to two blocks north of the project at the corner of Manhattan Avenue and 15<sup>th</sup> Street, while the nearest school is east of the project at Valley Drive and 17<sup>th</sup> Street (Valley School). The nearest public playground is South Park, located on Valley and 4<sup>th</sup> Street. There are no hospitals within the city. The use is contained within the confines of the commercial building and is not anticipated to impact schools, playgrounds, or churches in the city.
4. *The combination of uses proposed:* The business offers spa-related services including massage and skin therapy. The uses are typical of spa service establishments and do not conflict with existing uses in the building or vicinity.
5. *Precautions taken by the owner/operator of the proposed establishment to assure the compatibility of the use with surrounding uses:* The business operates within the confines of the building with no outdoor use since 2009. No code enforcement issues (excluding the lack of a CUP) or neighborhood compatibility issues have occurred since opening. Additionally, the project is conditioned to hour of operation 8:00 a.m. to 10:00 p.m. daily to reduce impacts on neighboring residences.
6. *The relationship of the proposed business-generated traffic volume and the size of streets serving the area:* The business is located in the downtown area within an existing commercial building. Nearby streets include Pier Avenue and Manhattan Avenue which regularly operate below capacity. The traffic volume for the use is not significant due to the size and type of the business. Therefore, no impacts are anticipated to traffic volumes or mobility around the site.

7. *The proposed exterior signs and décor, and the compatibility thereof with existing establishments in the area:* The use is located within a multi-tenant commercial building. No building elements are proposed to be altered as part of the project. Signage for the building is governed by a master sign program and all proposed signage will be required to comply with the master sign program for the building. No impacts are anticipated.
8. *The number of similar establishments or uses within close proximity to the proposed establishment:* The business is located on Manhattan Avenue within the downtown district. The nearest similar establishment is located outside the downtown district at the intersection of Pier Avenue and Pacific Coast Highway. Additional similar massage-related establishments are located along Pacific Coast Highway. The multiple massage therapy establishments in the city are spread throughout the city and are not anticipated to create impacts as it relates to congestion of similar establishments.
9. *Noise, odor, dust and/or vibration that may be generated by the proposed use:* The use offers massage and similar spa services. No construction will occur since the application is to permit an existing business that has expanded operations beyond the administrative guidelines of massage therapy establishments. Typical massage/spa operations include personal massages, skin treatments, and similar services performed in a quiet environment. No noise, odor, and/or vibration impacts are anticipated.
10. *Impact of the proposed use to the City's infrastructure, and/or services:* The business is located within an existing multi-tenant commercial building with established infrastructure (plumbing, electricity, natural gas, etc.) and other emergency-related services. The use is a common commercial use and is not anticipated to impact existing services and infrastructure.
11. *Will the establishment contribute to a concentration of similar outlets in the area:* The proposed establishment is the only massage establishment within the downtown district. Fewer than five other massage establishments are located along Pacific Coast Highway and Aviation Boulevard. Thereby, the business does not risk contributing to a concentration of establishments in the city.

*Other considerations that, in the judgment of the Planning Commission, are necessary to assure compatibility with surrounding uses, and the City as a whole:* No other considerations are needed.

**Section 6.** Based on the foregoing, the Planning Commission **hereby approves** the subject Conditional Use Permit to allow a massage establishment within a multi-tenant commercial building subject to the following **Conditions of Approval:**

**General:**

1. The continued use of the property shall be in conformance with submitted plans received and reviewed by the Planning Commission at its meeting of November 15, 2016, revised in accordance with the conditions below. The Community Development

**Director may approve minor modifications that do not otherwise conflict with the Hermosa Beach Municipal Code or requirements of this approval.**

- 2. A responsible massage therapist, pursuant to Chapter 5.74 of the Hermosa Beach Municipal Code, shall be on the premises at all times when the business is open. The business may employ technicians or aides only if supervised by a responsible massage therapist.**
- 3. Management shall adopt, inform patrons and employees of, and strictly enforce all requirements of the Conditional Use Permit and all regulations as set forth in Chapter 5.74.**
- 4. Hours of operation shall be limited to between 8:00 a.m. and 10:00 p.m.**
- 5. The establishment shall not adversely affect the welfare of the residents, and/or commercial establishments nearby.**
- 6. Any changes to the interior layout that would alter the primary function of the business shall be subject to review and approval by the Planning Commission. The operation of the business shall comply with all applicable requirements of the Municipal Code.**
- 7. An Acceptance of Conditions affidavit shall be filed with the Community Development Department stating that the applicant is aware of, and agrees to accept, all of the conditions of this grant.**

**Section 7.** This grant shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of this grant.

The Conditional Use Permit shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.

Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

To the extent permitted by law, Permittee shall 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 attorney's 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.

The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole

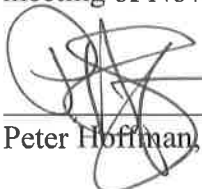
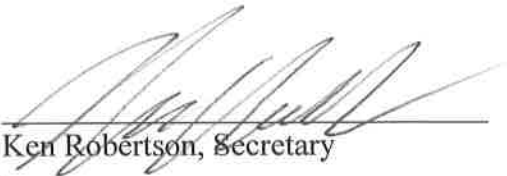
discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

**Section 8.** Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE:	AYES:	Comms.Flaherty,Pedersen,Rice,Saemann,Chmn.Hoffman
	NOES:	None
	ABSTAIN:	None
	ABSENT:	None

#### CERTIFICATION

I hereby certify the foregoing Resolution P.C. 16-32 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of November 15, 2016.

  
\_\_\_\_\_  
Peter Hoffman, Chairman  
\_\_\_\_\_  
Ken Robertson, Secretary

November 15, 2016  
Date

## **P.C. RESOLUTION NO. 10-1**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA DENYING A CONDITIONAL USE PERMIT AMENDMENT FOR A LIVE ENTERTAINMENT AND/OR MUSIC ACADEMY WITH ON-SALE BEER AND WINE, WITH LIMITED FOOD SERVICE AND CATERED EVENTS, IN THE HERMOSA PAVILION AT 1601 PACIFIC COAST HIGHWAY #285, LEGALLY DESCRIBED AS A PORTION OF LOTS 13 AND 14, BLOCK 81, SECOND ADDITION TO HERMOSA BEACH.**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

**Section 1.** An application was filed by Barry A. Wilson to operate a live entertainment and music education venue, with on-sale beer and wine, limited food service and catered events in Unit No. 285 within the Hermosa Pavilion at 1601/1605 Pacific Coast Highway.

**Section 2.** The Planning Commission conducted a duly noticed public hearing to consider the application for Conditional Use Permit Amendment 09-10 on November 17, 2009, at which time testimony and evidence, both written and oral, were presented to and considered by the Planning Commission.

**Section 3.** Based on the evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant is proposing to operate a live entertainment and music education venue, with on-sale beer and wine, limited food service and catered events, open 11:00 a.m. to 11 p.m. daily within a 2,925 square foot tenant space in Hermosa Pavilion. Existing improvements include a stage for performances, booth seating and an open auditorium area with tables and seating, 'warming' kitchen and restroom facilities. The establishment can accommodate approximately 123 persons.

2. The City's Zoning Ordinance requires a Conditional Use Permit in the Specific Plan Area No. 8 zone to operate a music academy (instruction/lessons), live entertainment and on-sale establishments open later than 10:00 p.m.

3. The prior use, a music and performing arts academy for children aged 4 to 18, including children's parties and special performances, open between 11:00 a.m. to 11 p.m. known as 'Kids Kabaret', has ceased to be in business. That business operated pursuant to a Conditional Use Permit approved by Planning Commission Resolution No. 05-13, and an amendment to that CUP to eliminate the requirement for valet parking was recently approved by Planning Commission Resolution No. 09-25.

4. On November 17, 2009 the applicant stated that live entertainment venue and music education would be delivered in a variety of methods, such as in conjunction with food,

individual or group music lessons, dance lessons, comedy and other live entertainment shows, large screen video events, special events, etc.

**Section 4.** Based on the foregoing findings, the Planning Commission makes the following findings pertaining to the application for an amendment to Conditional Use Permit 05-13, pursuant to Subsections A, H, I and K of Section 17.40.020 and Subsection A of Section 17.40.080 of the Municipal Code:

1. The proposed business is incompatible with the surrounding area and will impact city services because it would contribute to a concentration of similar outlets in the area and expand the 'entertainment district' and conditions to fully mitigate these impacts cannot be identified. There are nine on-sale establishments permitted by a CUP on upper Pier Avenue (one must close by 10 p.m. daily; five must close by 11:00 p.m., and three may be open until 2:00 a.m. daily). Several other restaurants serve alcoholic beverages and close by 10:00 p.m. Live entertainment is allowed at two establishments (Club 705 and Union Cattle). On Pacific Coast Highway, 13 on-sale establishments are permitted under CUP. Of those, three are located between 21st Street and Aviation Boulevard (including Brix@1601 in the same building (Hermosa Pavilion) open until 12:00 midnight), and two associated with restaurants open until 10:00 p.m.

The City Council has indicated a policy of limiting concentration or intensification of on-sale establishments in the downtown and upper Pier Avenue. The addition of live entertainment venues with on-sale alcoholic beverages on the outskirts of the downtown/upper Pier Avenue areas expands and intensifies the character of this area as an entertainment district, which can have adverse impacts to the surrounding uses and city services.

Since the primary proposed use is in fact a 'nightclub' combining live entertainment and on-sale alcohol, its character and impacts are highly dependent on the specifics of its operation, management and patronage. Since a conditional use permit runs with the land, rather than ownership, it can be expected that its operation, patronage and impacts will change over time and the use, regardless of operator, must be determined to be compatible with surrounding uses and the City's land use goals and policies.

Since the proposed use is not a restaurant with incidental on-sale alcohol, it would not be subject to controls on food versus alcohol sales applicable to restaurants under Section 17.04.050 of the Hermosa Beach Municipal Code, and could operate as a nightclub. Restrictions that would confine the type and delivery of live entertainment to such a degree as to guarantee that problems will not occur have not been identified or would be overly restrictive and unduly difficult to enforce.

The applicants have conveyed that the business would employ variable types of entertainment and methods as times change. The City has experienced problems with other nightclub type venues, some of which were originally 'jazz' clubs wherein the character has changed over time, such as the Poop Deck, Club 705 and the Lighthouse and caused significant impacts such as noise, disturbances, or other incompatibility with residential neighbors.



Therefore, the proposed use may require additional police services due to live entertainment and service of alcoholic beverages. The Police Chief additionally states that officer and occupant load checks are more time-consuming within this building than for businesses in storefronts or concentrated with other such businesses because the proposed use is located within a shopping center.

2. The proposed business would operate after 10:00 p.m. when there is heightened sensitivity to noise as established by Section 8.24.040(B) and (I) of the City's Noise Ordinance. Disturbances to residential uses (R-3 zoned property located immediately to the north and west, R-1 located about 250 feet east of the tenant space, and the mobile home park located about 550 feet from the tenant space) may occur as people patronizing the establishment walk or drive through neighborhoods, open and close car doors, etc.

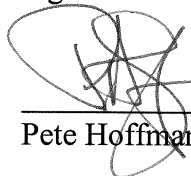
**Section 5.** Based on the foregoing, the Planning Commission **hereby denies** the subject Conditional Use Permit Amendment.

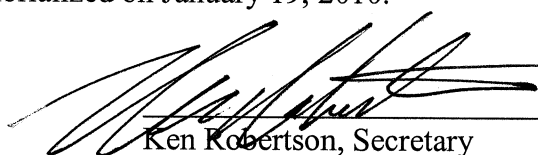
**Section 6.** Pursuant to the Code of Civil Procedure Section 1094.6 any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE:	AYES:	Comms.Allen,Darcy,Perrotti,Pizer,Chmn.Hoffman
	NOES:	None
	ABSENT:	None
	ABSTAIN:	None

#### CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 10-1 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of November 17, 2009 and memorialized on January 19, 2010.

  
\_\_\_\_\_  
Pete Hoffman, Chairman

  
\_\_\_\_\_  
Ken Robertson, Secretary

January 19, 2010  
\_\_\_\_\_  
Date



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA 90254

## Staff Report

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### Staff Report

REPORT 19-0172

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**Honorable Chairman and Members of the Hermosa Beach Planning Commission**

**Regular Meeting of March 19, 2019**

Verbal Report on City Council Actions



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA 90254

## Staff Report

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### Staff Report

REPORT 19-0173

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**Honorable Chairman and Members of the Hermosa Beach Planning Commission**

**Regular Meeting of March 19, 2019**

Verbal Status Report on Major Planning Projects



## Staff Report

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### Staff Report

REPORT 19-0169

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**Honorable Chairman and Members of the Hermosa Beach Planning Commission**

**Regular Meeting of March 19, 2019**

April 16, 2019 Planning Commission Tentative Future Agenda Items

**Recommended Action:**

Receive and file the April 16, 2019 Planning Commission tentative future agenda items.

**Attachment:**

1. Planning Commission April 16, 2019 Tentative Future Agenda

Respectfully Submitted by: Frances Estrada, Building and Planning Technician

Concur: Kim Chafin, Planning Manager

Approved: Ken Robertson, Community Development Director

## Tentative Future Agenda

PLANNING COMMISSION  
City of Hermosa Beach

**April 16, 2019**  
**Regular Meeting**  
**7:00 P.M.**

Project Title	Public Notice	Meeting Date
⇒ 11 Pier Avenue, Slaters 50/50—Conditional Use Permit and Parking Plan Amendment to allow floor plan modifications to terminate 774 square feet of restaurant space, expand an existing 349 square foot outdoor dining patio by adding 774 square feet closing at 11:00 P.M. daily, and to provide tandem parking spaces with valet parking in conjunction with an existing late-night on-sale general alcohol establishment located at 3-11 Pier Avenue (Slater's 50/50 Restaurant).	4/4/19	4/16/19
⇒ Review of Planning Commission roles and responsibilities.		4/16/19

f:\b95\cd\pc\future items\tent. future agendas\planning commission tentative agenda 4-16-19



## Staff Report

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### Staff Report

REPORT 19-0171

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**Honorable Chairman and Members of the Hermosa Beach Planning Commission**

**Regular Meeting of March 19, 2019**

Due to technical difficulties, the January and February 2019 Activity Report is not available at this time. We hope to make it available at next month's meeting. We appreciate your patience.

**Recommended Action:**

**Attachment:**

Respectfully Submitted by: Frances Estrada, Building and Planning Technician  
Approved: Ken Robertson, Community Development Director