



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA 90254

## Regular Meeting Agenda - Final Planning Commission

*Chair*  
*Rob Saemann*

*Vice Chair*  
*Marie Rice*

*Commissioners*  
*David Pedersen*  
*Stephen Izant*  
*Peter Hoffman*

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Tuesday, November 17, 2020

6:00 PM

Council Chambers (Virtually)

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THIS MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020. ANY OR ALL PLANNING COMMISSION MEMBERS MAY ATTEND AND PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE.  
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**THE PUBLIC COMMENT IS LIMITED TO THREE MINUTES PER SPEAKER**

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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 or [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov) 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.

**PUBLIC PARTICIPATION**

City Hall will be closed to the public until further notice. Virtual Meetings are held pursuant to Executive

Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020. Members of the public may submit eComments (instructions below) or email comments to [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov) until 12:00 PM on the meeting date. Members of the public may also participate by phone.

**JOIN THE VIRTUAL PLANNING COMMISSION MEETING AT:**

<https://us02web.zoom.us/j/82539742028?pwd=OUNTRDNvd2l6TzBpTDJjc2x6bGFwdz09>

**OR PARTICIPATE BY PHONE:**

1. Prior to 5:00 PM on the meeting date, email [Planning@hermosabeach.gov](mailto:Planning@hermosabeach.gov) to be added to the speaker list. Please indicate your full name and which item you would like to speak on.
2. Dial in 5 minutes prior to the start of the meeting:
  - > Toll Free Dial in: (888) 475-4499
  - > Planning Commission Webinar ID: 825 3974 2028 #
  - > Passcode: 207860
3. ATTENDEES WILL BE MUTED UNTIL THE PUBLIC PARTICIPATION PERIOD IS OPENED.  
When you are called on to speak, press \*6 to unmute your line or \*9 to raise your hand.  
Comments from the public are limited to 3 minutes per speaker.

**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**

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

5. [REPORT  
20-0728](#) Approval of the October 20, 2020 Planning Commission Action Minutes  
**Recommendation:** Approve the Planning Commission action minutes of the October 20, 2020 regular meeting.

6. **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**



7. [REPORT  
20-0735](#) Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits

**Recommendation:** Receive and file the report.

This report covers the period from March 1 to August 31, 2020. Based on the information in the report, no establishments have reached the "Standard Initiating Planning Commission Review". In the previous report submitted to the Planning Commission on October 20, 2020, staff indicated that one establishment had reached the threshold for further review due to three CUP/Health Department violations. After further review, it was determined that one of the violations involved the allegation of patrons drinking in front of the business but it was not observed by city staff and should not be counted as a CUP violation.

### **Section III**

#### **PUBLIC HEARING**

8. [REPORT  
20-0729](#) Information Only: Public Hearing Notices and Project Zoning Map

9. [REPORT  
20-0734](#) Parking Plan 20-4 request to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Recommendation:** Adopt the attached resolution approving the Parking Plan (PARK 20-4) to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

10. [REPORT  
20-0731](#) TA 20-3 - Consideration of to Section 17.42.190 of the Hermosa Beach Municipal Code regarding the City's Limited Live Entertainment Permit pilot program, and determination that the project is categorically exempt from the California Environmental Quality Act.

**Recommendation:** Conduct public hearing and adopt the attached resolution recommending the City Council approve Text Amendment 20-3 to the Hermosa Beach Municipal Code, Chapter 17.42, Section 17.42.190, to continue the City's Limited Live Entertainment Pilot Program for two additional years, and determination that the project is categorically exempt from the California Environmental Quality Act.

### **Section IV**

11. **Staff Items**

- a. [REPORT  
20-0727](#) Planning Commission review and consideration of initiation of text amendments to Section 17.08.020 of the Hermosa Beach Municipal Code regarding "Home Occupations" (home-based businesses) in residential zones.
- Recommendation:**
1. Review Section 17.08.020 of the Hermosa Beach Municipal Code regarding "Home Occupations" (home-based businesses) in residential zones;
  2. Consider focused amendments or a comprehensive update, working with the City Attorney for consideration at a future Planning Commission meeting; and
  3. If desired, set a public hearing to consider Text Amendments for Planning Commission to recommend to the City Council regarding "Home Occupations" (home-based businesses).

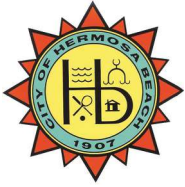
b. **Verbal report on City Council actions**

c. **Verbal status report on major Planning projects**

- d. [REPORT  
20-0732](#) December 15, 2020 Planning Commission Tentative Future Agenda Items
- Recommendation:** Receive and file the December 15, 2020 Planning Commission tentative future agenda items.

12. **Commissioner Items**

13. **Adjournment**



## Staff Report

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### Staff Report

REPORT 20-0728

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

**Regular Meeting of November 17, 2020**

Approval of the October 20, 2020 Planning Commission Action Minutes

**Recommended Action:**

Approve the Planning Commission action minutes of the October 20, 2020 regular meeting.

**Attachment:**

1. October 20, 2020 Planning Commission action minutes

Respectfully Submitted by: Beverly Tuazon, Administrative Assistant

Approved: Ken Robertson, Community Development Director



# City of Hermosa Beach

City Hall  
1315 Valley Drive  
Hermosa Beach, CA  
90254

## Action Minutes - Draft

### Planning Commission

*Chair*  
**Rob Saemann**

*Vice Chair*  
**Marie Rice**

*Commissioners*  
**David Pedersen**  
**Stephen Izant**  
**Peter Hoffman**

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**Tuesday, October 20, 2020**

**6:00 PM**

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- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**

**Present:** 5 - Commissioner Peter Hoffman, Chair Rob Saemann, Vice Chair Marie Rice, Commissioner David Pedersen, and Commissioner Stephen Izant

**Absent:** 0

**All Planning Commissioners attended remotely.**

**Also Present Remotely:** Ken Robertson, Community Development Director  
Patrick Donegan, Assistant City Attorney  
Christy Teague, Senior Planner  
Yuritzy Randle, Assistant Planner  
Melanie Emas, Assistant Planner

- 4. Oral / Written Communications**

**Attending remotely to speak: Kathie Stemig.**

### **Section I**

## CONSENT CALENDAR

5. [REPORT 20-0669](#) Approval of the September 15, 2020 Planning Commission Action Minutes

**Attachments:** [September 15, 2020 Planning Commission action minutes](#)

**ACTION:** Motion by Commissioner Pedersen and seconded by Vice Chair Rice to approve the September 15, 2020 action minutes as presented. The motion carried by the following vote:

**Aye:** 4 - Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

**Abstain:** 1 - Commissioner Hoffman

## Section II

### PUBLIC HEARING

6. [REPORT 20-0670](#) Information Only: Public Hearing Notices and Project Zoning Maps

**Attachments:** [1. Public Notices](#)  
[2. Project Zoning Maps](#)

7. [REPORT 20-0675](#) CON 20-1 Conditional Use Permit (20-1) and Precise Development Plan Amendment (20-4) for the completion of a two-unit detached condominium project, to construct the second of the two condominium units previously approved, located at 1461 Monterey Boulevard and determination that the project is Categorically Exempt from the California Environmental Quality Act.

**Attachments:** [1. Proposed Resolution](#)  
[2. Site Photographs](#)  
[3. Applicant Submittal](#)  
[4. 2015 Approved Plans](#)  
[5. PC Resolution No. 15-10](#)  
[6. CC Resolution No.16-7032](#)  
[7. Recorded Final Parcel Map](#)  
[8. Radius Map](#)  
[9. Poster Verification](#)

**Attending remotely to speak:** Stacy Straus and Joseph Fournier.

**ACTION:** Motion by Commissioner Hoffman and seconded by Vice Chair Rice to adopt the resolution, as presented, approving the Conditional Use Permit and Precise Development Plan Amendment for the completion of a two-unit detached

condominium project, to construct the second of the two condominium units previously approved located at 1461 Monterey Boulevard, and determine the project is categorically exempt from the California Environmental Quality Act (CEQA). The motion carried by the following vote:

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

8. [REPORT](#) PDP 20-6 Precise Development Plan for a three-story attached duplex with  
[20-0668](#) an attached Junior Accessory Dwelling Unit (JADU) located at 24 3rd Street and determination that the project is Categorical Exempt from the California Environmental Quality Act (CEQA).

**Attachments:** [1. Proposed Resolution](#)  
[2. Site Photographs](#)  
[3. Applicant Submittal](#)  
[4. Radius Map](#)  
[5. Poster Verification](#)  
[6. Supplemental - eComments, added 10-20-20](#)  
[7. Supplemental - Letter from Gabriella Heffernan, added 10-20-20](#)

**Attending remotely to speak:** Brandon Straus, Louie Tomaro, Kathie Stemig, Justin Beimforde, and Gabriela Heffernan.

**ACTION:** Motion by Commissioner Hoffman and seconded by Chair Saemann to adopt the resolution, with the amendments noted below, approving the Precise Development Plan for a three-story attached duplex with an attached Junior Accessory Dwelling Unit (JADU) located at 24 3rd Street and determination that the project is Categorical Exempt from the California Environmental Quality Act.

**Amend the second sentence in Section 4, #2 to read:**

In addition, one shared guest parking space will be provided for both units and will be located in the southeast corner of the lot.

**Amend Condition of Approval (COA) #14 to read:** A minimum of one 24-inch box size tree shall be provided within the City's public right-of-way fronting 3rd Street within the encroachment area and the tree species shall be listed on the Public Works Department's Approved Tree List.

**Add a new sentence to the end of COA #16:** The applicant will be required to install the sewer lateral, to connect to the sewer main, within 3rd Court and on private property.

**The motion carried by the following vote:**

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

9. [REPORT 20-0626](#) TEXT 20-02 - Consideration of a Text Amendment to amend HBMC Chapter 17.44 Off-street parking to allow the use of mechanical vehicle lifts as a method to provide required parking, adopt proposed definition of “mechanical vehicle lift,” and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

**Attachments:** [1. May 19 2020 Planning Commission Agenda](#)  
[2. August 18 2020 Planning Commission Agenda](#)  
[3. Draft Resolution.pdf](#)  
[4. Proposed Text Amendment](#)  
[5. Supplemental - Memorandum, added 10-19-20](#)

Vice Chair Rice and Commissioner Pedersen recused themselves.

**ACTION:** Motion by Chair Saemann and seconded by Commissioner Hoffman to adopt the resolution, as presented, recommending the City Council adopt a text amendment to HBMC Chapter 17.44 Off-street parking to allow the use of mechanical vehicle lifts as a method to provide required parking, adopt proposed definition of “mechanical vehicle lift,” and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

The motion carried by the following vote:

**Aye:** 3 - Commissioner Hoffman, Chair Saemann, and Commissioner Izant

**Absent:** 0

**Recused:** 2 - Vice Chair Rice, and Commissioner Pedersen

10. [REPORT 20-0674](#) Planning Commission consideration, review, and recommendation to City Council regarding the City’s Limited Live Entertainment Pilot Program set to expire December 2020.

**Attachments:** [1. Link to September 18, 2018 Planning Commission Meeting](#)  
[2. Planning Commission Resolution 18-25 Recommending City Council Approval September 18, 2018](#)  
[3. Excerpt of September 18, 2018 Planning Commission Meeting Minutes](#)  
[4. Link to October 23, 2018 City Council Meeting](#)  
[5. Excerpt of October 23, 2020 City Council Meeting Minutes](#)  
[6. Ordinance 18-1388 Approved October 23, 2018](#)

**ACTION:** Motion by Commissioner Hoffman and seconded by Commissioner Izant to set a public hearing for November 17, 2020 to consider Text Amendments for Planning Commission to recommend to the City Council regarding Limited Live Entertainment Permits. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

**Section III****11. Staff Items**

- a. [REPORT](#) Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional  
[20-0673](#) Use Permits

**Attachments:** [1. Process and Standards, updated 2019](#)  
[2. Police/ABC Report for this period](#)  
[3. Police/ABC Report for last period](#)  
[4. Police Statistics for this period](#)  
[5. Police Officer Checks for this period](#)  
[6. Code Enforcement Data for this period](#)  
[7. Code Enforcement Data for last period](#)

**ACTION:** Motion by Chair Saemann and seconded by Commissioner Izant to receive and file the Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits report. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

- b. **Verbal report on City Council actions**
- c. **Verbal status report on major Planning projects**

- d. [REPORT](#) November 17, 2020 Planning Commission Tentative Future Agenda Items  
[20-0671](#)

**Attachments:** [Planning Commission November 17, 2020 Tentative Future Agenda](#)

**ACTION:** Motion by Chair Saemann and seconded by Commissioner Hoffman to receive and file the November 17, 2020 tentative future agenda, noting the addition of the public hearing for the consideration of Text Amendments for Planning Commission to recommend to the City Council regarding Limited Live Entertainment Permits. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

- e. [REPORT](#) Community Development Department Activity Reports of January to June  
[20-0672](#) 2020



- Attachments:**
- [1. Community Development Department activity report of January 2020](#)
  - [2. Community Development Department activity report of February 2020](#)
  - [3. Community Development Department activity report of March 2020](#)
  - [4. Community Development Department activity report of April 2020](#)
  - [5. Community Development Department activity report of May 2020](#)
  - [6. Community Development Department activity report of June 2020](#)
  - [7. Temporary Outdoor Dining/Retail Permits as of October 15, 2020](#)

**ACTION:** Motion by Vice Chair Rice and seconded by Commissioner Izant to receive and file the January to June 2020 Community Development Department activity reports and the year to date report of Temporary Outdoor Dining/Retail Permits. The motion carried by the following vote:

**Aye:** 5 - Commissioner Hoffman, Chair Saemann, Vice Chair Rice, Commissioner Pedersen, and Commissioner Izant

**Absent:** 0

## 12. Commissioner Items

## 13. Adjournment

**ACTION:** Motion by Commissioner Hoffman and seconded by Commissioner Pedersen to adjourn. The motion carried by the following vote:

**Aye:** 5 - Chair Saemann, Vice Chair Rice, Commissioner Pedersen, Commissioner Izant, and Commissioner Hoffman.

The meeting was adjourned at 8:25 PM.



## Staff Report

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### Staff Report

REPORT 20-0735

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

### Regular Meeting of November 17, 2020

Receive Tri-Annual Report for On-Sale Alcoholic Beverage Conditional Use Permits

#### **Recommended Action:**

Receive and file the report.

This report covers the period from March 1 to August 31, 2020. Based on the information in the report, no establishments have reached the “Standard Initiating Planning Commission Review”. In the previous report submitted to the Planning Commission on October 20, 2020, staff indicated that one establishment had reached the threshold for further review due to three CUP/Health Department violations. After further review, it was determined that one of the violations involved the allegation of patrons drinking in front of the business but it was not observed by city staff and should not be counted as a CUP violation.

#### **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 2019, is Attachment 1.

Changes to the process and reporting for this review, recommended by the Planning Commission, were approved by the City Council in March 2019, and include reporting and conducting the review three times a year. This is the third report in 2020 and covers the prior 6 months. The hearing to discuss and evaluate this report will be at the next Planning Commission Meeting, Tuesday November 17, 2020.

The establishments required to prepare food to alcohol ratio reports for the first half of 2020 are included in this report. The next report will be presented in February 2021 and will cover the period between July 1 and December 31, 2020.

In late March, 2020 the LA County Department of Public Health ordered the closure of non-essential

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## Staff Report

REPORT 20-0735

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businesses which included all bars and restaurants. Under the LA County Health order, restaurants were still permitted to serve take-out orders and alcohol to go provided it was served in sealed containers with a food order.

The regulatory relief by the ABC clearly stated “Further, such beverages may not be consumed in public or in any other area where open containers are prohibited by law.” HBMC 17.40.080(a)(2) states “The business shall prevent loitering, unruliness and boisterous activities of the patrons outside the business or in the immediate area.” Considering the requirements of the ABC regulatory relief and the requirements of the HBMC, it is the responsibility of each business to ensure that their patrons do not consume to-go alcohol in the immediate area.

On May 20, 2020, the LA County Department of Public Health, allowed limited re-openings of restaurant seating in in outdoor locations only, and continuation of the allowance for take-out orders of food and alcohol.

### **Analysis:**

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

The Police Report includes a thorough summary of approach to reporting incidents, and their review and statistics related to each location.

For the reporting period of March 1 and August 31, 2020, the Police Department highlighted the following violations which are considered CUP violations for the purpose of this report:

Barnacles Bar and Grill, 837 Hermosa Avenue:

- Violation of the County Health order on 4/25/20 by allowing patrons to consume alcohol on the patio, a practice for which they had been previously warned. This is separate from the later closure by the County Health Department.
- Violation of HBMC 17.40.080 on 5/13/20 when several patrons we seen drinking in front of the location. After further review, no violations were observed by the Police Department and this incident should not be counted as a CUP violation. The call of patrons drinking in front was discussed with the business owner.

The Deck, 1272 The Strand:

- Violation of HBMC 17.40.080 on 5/16/20 when several patrons were seen drinking in the alley. The business had placed several chairs and tables in the alley adjacent to their back door. The business brought the furniture inside after being contacted.

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## Staff Report

REPORT 20-0735

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Silvio's, 20 Pier Avenue:

- Violation of HBMC 17.40.080 on 5/10/20 when several patrons were seen drinking in front of the business.

Slaters 50/50, 11 Pier Avenue:

- Slaters 50/50 violated HBMC 17.40.080 on 5/10/20 when several patrons were seen drinking in their parking lot.

Any single incident may not rise to the level of a citation of the business if they can immediately correct the violation. However, repeated or egregious violations, over the course of several weeks or months should be used administratively and reported as CUP violations to gain and maintain compliance. These violations should also be considered in the context of the multiple changes presented by the COVID-19 pandemic.

### **Occupant Load:**

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. Due to the Coronavirus pandemic, most establishments were either closed completely or obtained permits for temporary outdoor dining areas during this reporting period.

No citations were issued by Code Enforcement during this reporting period as emphasis was directed to educating various businesses as to how they were impacted by the myriad of Emergency Orders that were issued on a regular basis.

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

We are working with the Los Angeles County Fire Department and have included their business inspection reports in past Tri Annual reviews. Due to Covid-19, the department has suspended their business license inspection program.

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

Code Enforcement efforts have shifted in response to Covid-19. With the new temporary outdoor dining/retail display program, Code Enforcement has been tasked with processing and verifying these permits, as well as ensuring that the added seating does not exceed County guidelines regarding occupant loads.

The success of their efforts can be seen throughout Hermosa Beach, particularly in the downtown

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## Staff Report

REPORT 20-0735

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and upper Pier areas. Code Enforcement has also been instrumental in educating businesses regarding proper face coverings and social distancing in these establishments.

Over the 4th of July weekend, our Enforcement team paired with County Health Inspectors to tour the downtown district and ensure that we were following their guidelines. We have established an excellent partnership with this vital department.

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 many businesses received warnings, policy is to request compliance prior to issuing a Citation during a single shift. Code Enforcement considered the following as violations/incidents to highlight for this reporting period:

On May 5, 2020 Barnacles Bar & Grill was closed by the Health Department for 7 days due to serving food and drink to patrons inside the establishment.

Code Enforcement Statistical Data Relating to Business Checks of Alcohol Serving Establishments March 1 to August 31, 2020 is contained in Attachment 6, with the last reporting period report as Attachment 7.

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 have submitted the required documents.

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

## Staff Report

REPORT 20-0735

- 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 to August 31, 2020)

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	0
Criminal Citation of Staff while Working/on Premises	0
Noise Citation	0
Outdoor Encroachment Permit Violation	0
Building Code Violation (incl. remodeling without permit)	0
Health Department Violation	2*
Sign Ordinance Violation	0
NPDES Violation	0
Violation of any CUP Condition*	3*

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

Note: While no citations were issued, Barnacles had at least one violation of the LA County Health orders by allowing patrons to consume alcohol on their property at a time where it was prohibited. Barnacles was also closed by LA County Health for a separate violation of the Public Health Order. Barnacles had other complaints of patrons drinking in front of the business but those violations were not observed by City staff.

In summary, no businesses have reached the threshold for further review by the Planning

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## Staff Report

REPORT 20-0735

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Commission for this reporting period. In the report submitted to the Planning Commission on October 20, 2020, staff indicated that Barnacles Bar and Grill had three violations which warranted further review. In preparation for this report and meeting, staff conducted a more thorough review of these incidents and determined that there was not enough evidence to consider one of the incidents as a CUP violation.

### Attachments:

1. Process and Standards, updated 2019
2. Police/ABC Report for this period
3. Police/ABC Report for last period
4. Police Statistics for this period
5. Police Officer Checks for this period
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.
- 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 with an evaluation of the on-sale establishments' activities for the prior 6-month period.
- 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 <sup>(a)</sup> (Number of incidents in any 6 months)
Violation of Operating Hours	2
ABC Violations (underage serving, violation of hours, etc.)	2
Overcrowding Citation	1
Criminal Citation of Staff while Working/on Premises	2
Serious Crime on Premises indicative of Lack of Adequate Security	2

(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 may recommend CUP review to Commission at his/her discretion—at any time regardless of number of incidents in any period of time, to determine whether revocation/medication is appropriate under HBMC 17.70.010—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

## March - August 2020 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 typically reviewed individually by several people. The review process is initiated by the Crime Analyst, then a review by the Operations Bureau Division Commander (Lieutenant), and the Police Captain which is currently vacant. 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 or is associated with the business. 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 the location of an incident which occurred outside of the location.

In reporting back to the Planning Commission, HBPD will note the number of CFS and Reports associated with an address. We also report back the category of the reports (e.g. Drunk, Disturbance, Assault, etc.). An establishment will 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" would mean one of the four reports has 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 March - August 2020 CUP Review

For context, the HBPd 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.*

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Between 03/01/2020 and 08/31/20, 10 police reports and 31 CFS related to establishments with CUPs merited review by police staff. Of these 10 reports, 4 were previously reviewed during the last CUP as they occurred during either March or April of 2020.

Between 03/01/2020 and 08/31/20, Barnacles again had zero reports, and 6 CFS that were reviewed. Two CFS were previously reviewed during the last CUP. One of the previously reviewed calls was counted for CUP. This call was for subjects loitering at the location. Even though they were not cited, the incident was considered an ABC and LA health order violation. The general manager of Barnacles had previously been warned regarding several patrons on the patio with drinks who did not order food. Of the 4 currently reviewed calls, none were counted towards CUP. This call indicated that customers were drinking at the location. After further review, no violations were observed by the Police Department. The incident was discussed with the business owner.

The Deck had 5 calls for service reviewed and no reports. Of the CFS, one was found to be counted for the CUP. This instance consisted of a multiple people located at the location eating at tables. Some had drinks in clear cups that were not sealed. Code Enforcement was notified and asked to talk to the business owner and to move table and chairs inside.

Silvio’s had one CFS reviewed and counted. The incident involved a patron who was drinking in public in front of Sylvio’s. The patron was cited for possession of an open container of alcohol in public. Per HBMC 17.40.080, the business is responsible for preventing loitering, unruliness and boisterous activities of the patrons outside of the business or in the immediate area.

Slaters 50 50 had 2 CFS reviewed and one counted for CUP. On the incident which is counted, four subjects were contacted in the parking lot of Slaters with open containers of alcohol. This call was a violation of 17.40.080 in the parking lot of the location.

See attached 2020 March – 2020 August CUP 6 Month Review Chart.

Reports							CFS*		
Total Reviewed	Drunk in	Disturbances	Assaults	Sexual Assaults	Narcotics	Other Reports	Total Review	Disturbance or Assault	CUP Violations

## Hermosa Beach Police Department March - August 2020 CUP Review

	Public								
5 (3)	2(2)	0	2 (1)	0	0	1	31(3)	16(3)	4 (1)

\*CFS- Calls for Service

(#) number that were counted in the previous report

### **ABC Activity:**

The Hermosa Beach Police Department previously participated in a tri-city (Hermosa Beach, Manhattan Beach and El Segundo) grant with Alcohol Beverage Control (ABC) which ended on June 30, 2019. The tri-cities did not receive a new ABC grant for this fiscal year. We will be re-applying for future grants. This grant provided 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. Updates of any future ABC grants will be provided to the Planning Commission.

### **Responsible Beverage Service Training:**

On March 10, 2020 Behavioral Health Services provided RBS training in Hermosa Beach and had 15 attendees. 10 attendees were from Hermosa Beach establishments and 5 attendees were from Manhattan Beach establishments. 12 of the 15 attendees passed the post-test with a score of 70% or higher.

### **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.

**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, this free training is provided by the Behavioral Health Services (BHS) to sellers/servers designed to promote the legal and responsible sale and service of alcoholic beverages in California.

**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.

## Hermosa Beach Police Department March - August 2020 CUP Review

**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.

March – August 2020

Driving Under the Influence	
Locations	Totals
Baja Sharkeez	1
Crème de la Crepe	1
Community Center	1
Hermosa Beach	3
Hermosa Bars	1
House	2
Other city	1
Plaza	1
Refused	3
Unknown Restaurant	2
<b>Totals</b>	<b>16</b>

March – August 2020

Public Intoxication	
Locations	Totals
Baja Sharkeez	3
Barnacles	1
Beach	3
Home	1
Not in Report	3
Pier Plaza	1
Tower 12	1
Unable to articulate	2
Unknowns	23
<b>Totals</b>	<b>38</b>

# Hermosa Beach Police Department

## November 2019 – April 2020 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 typically reviewed individually by more than three people. The 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 or is associated with the business. 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 the location of an incident which occurred outside of the location.

In reporting back to the Planning Commission, HBPD will note the number of CFS and Reports associated with an address. We also report back the category of the reports (e.g. Drunk, Disturbance, Assault, etc.). An establishment will 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" would mean one of the four reports has 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

## November 2019 – April 2020 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 11/01/19 and 04/30/20, 11 police reports and 18 CFS related to establishments with CUPs merited review by police staff. Between 11/01/19 and 04/30/20, Barnacles had zero reports, and 3 CFS that were reviewed. One CFS was previously reviewed during the last CUP. The 2 current CFS that were reviewed, one was counted for CUP. This call was for subjects loitering at the location. Even though they were not cited, the incident was considered an ABC and LA health order violation. The general manager of Barnacles had previously been warned regarding several patrons on the patio with drinks who did not order food.

Local 90 had one incident that counted against them but that incident was previously reviewed and counted on the last CUP report. See attached 2019 November – 2020 April CUP 6 Month Review Chart.

Reports							CFS*		
Total Reviewed	Drunk in Public	Disturbances	Assaults	Sexual Assaults	Narcotics	Other Reports	Total Review	Disturbance or Assault	CUP Violations
11 (3)	5	0	3 (1)	2 (1)	0	2 (1)	18 (10)	13 (7)	2 (1_)

\*CFS- Calls for Service

(#) number that were counted in the previous report

### **ABC Activity:**

The Hermosa Beach Police Department previously participated in a tri-city (Hermosa Beach, Manhattan Beach and El Segundo) grant with Alcohol Beverage Control (ABC) which ended on June 30, 2019. The tri-cities did not receive a new ABC grant for this fiscal year. We will be re-applying for future grants. This grant provided 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. Updates of any future ABC grants will be provided to the Planning Commission.

# Hermosa Beach Police Department

## November 2019 – April 2020 CUP Review

### **Responsible Beverage Service Training:**

On March 10, 2020 Behavioral Health Services provided RBS training in Hermosa Beach and had 15 attendees. 10 attendees were from Hermosa Beach establishments and 5 attendees were from Manhattan Beach establishments. 12 of the 15 attendees passed the post-test with a score of 70% or higher.

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**Party Patrol Enforcement-** This operation focuses on under aged alcohol related parties.

**Responsible Beverage Service (RBS) Training-** Similar to LEAD training, this free training is provided by the Behavioral Health Services (BHS) to sellers/servers designed to promote the legal and responsible sale and service of alcoholic beverages in California.

**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.

# Hermosa Beach Police Department

## November 2019 – April 2020 CUP Review

### **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.

November 2019 – April 2020

#### DUI Summary

<b>Locations</b>	<b>Totals</b>
American Junkie	1
Baja Sharkeez	10
Crème de la Crepe	1
Dia DeCampos	1
Hermosa Beach	5
Hermosa Saloon	1
House	2
Other city	5
Patrick Molloy's	1
Pedone's	1
Radici	1
Refused	2
Tower 12	1
Unknown Restaurant	1
<b>Totals</b>	<b>33</b>

November 2019-April 2020

#### Public Intoxication Summary

<b>Locations</b>	<b>Totals</b>
7-Eleven	1
Alcohol on Person	8
American Junkie	1
Baja Sharkeez	2
Barnacles	1
Bars	3
HB Yacht Club	1
Hermosa Beach	1
Home	1
Not in Report	21
Other City	1
Paisanos	1
Pier Plaza	1
Refused	1
Street	1
The Deck	1
Tower 12	3
Unable to articulate	5
Unknowns	8
<b>Totals</b>	<b>62</b>



## 2020 March - August CUP 6 Month Review

	Reports								CFS		Counted for CUP
	Total #	# Reviewed	Drunk in Public	Disturbance / Fights	Assaults	Sexual Assaults	Narcotics	Other Reports	# Reviewed	Disburbance / Assault	
American Junkie, 68 Pier Plaza	1	1	0	0	1	0	0	0	0	0	0
Baja Sharkeez, 52 Pier Plaza	3(3)	2(2)	1(1)	0	1(1)	0	0	0	0	0	0
Barnacles, 837 Hermosa Ave	0	0	0	0	0	0	0	0	6(2)	4(2)	1(1)
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	1	0	0
The Deck, 1272 The Strand	0	0	0	0	0	0	0	0	5	3	1
Good Stuff, 1286 The Strand	0	0	0	0	0	0	0	0	2	0	0
Greenbelt, 36 Pier Plaza	0	0	0	0	0	0	0	0	1	0	0
Hennessey's Tavern, 8 Pier Plaza	3	1	0	0	0	0	0	1	2	1	0
North End, 2626 Hermosa Ave	0	0	0	0	0	0	0	0	2	2	0
Paisano's, 1132 Hermosa Ave	0	0	0	0	0	0	0	0	1	1	0
Palmilla, 39 Pier Plaza	0	0	0	0	0	0	0	0	3	1	0
Patrick Malloy's, 50 Pier Plaza	0	0	0	0	0	0	0	0	1	1	0
Pedone's Pizza, 1332 Hermosa Ave	0	0	0	0	0	0	0	0	1	1	0
Silvio's, 20 Pier Plaza	0	0	0	0	0	0	0	0	1	0	1
Slaters 50 50, 11 Pier Plaza	0	0	0	0	0	0	0	0	2	0	1
Tower 12, 53 Pier Plaza	1(1)	1(1)	1(1)	0	0	0	0	0	1(1)	1(1)	0
Watermans, 22 Pier Plaza	0	0	0	0	0	0	0	0	2	1	0
<b>Totals</b>	<b>10(4)</b>	<b>5(3)</b>	<b>2(2)</b>	<b>0</b>	<b>2(1)</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>31(3)</b>	<b>16(3)</b>	<b>4(1)</b>

Numbers contained within ( ) are reports and or CFS that were counted on the previous report. The total number does included these previously counted numbers.

Violation of Operating Hours

ABC Violations (underage serving, violation of hours, etc)

Overcrowding Citation

Criminal Citation of Staff while Working/on Premise

Serious Crime on Premises indicative of Lack of Adequate S

Violation of any CUP Condition

ABC Violations (underage serving, violation of hours, etc)

Overcrowding Citation

Criminal Citation of Staff while Working/On premises

Serious Crime on Premises indicative of Lack of Adequate S

Noise Citation

Health Department Violation

Outdoor Encroachment Permit Violation

Building Code Violation (incl. remodeling w/o permit)

Sign Ordinance Violation

"Excessive Number" of Calls for Police Service

"Excessive Number" of Public Complaints to City

"Excessive Number" of Criminal Events on/adjacent to Prem

Security checks for Businesses with Alcohol Licenses  
March - August 2020

AMERICAN JUNKIE - 68 Pier Pz.	4
BAJA SHARKEEZ 52 Pier Pz.	4
BARNACLES 837 Hermosa Ave.	7
BARSHA 1141 Aviation Bl.	2
BEACH HOUSE 1300 The Strand	4
CHELSEA 1340 Hermosa Ave.	4
COMEDY & MAGIC CLUB 1018 Hermosa Ave.	1
DIA DE CAMPO 1238 Hermosa Ave.	1
GREEN BELT RESTAURANT 36 Pier Pz.	1
HENNESSEY'S TAVERN 8 Pier Pz.	4
HERMOSA SALOON 211 Pacific Coasy Hwy.	4
THE HOOK AND PLOW 425 Pier Ave.	1
LIGHTHOUSE 30 Pier Pz.	2
NORTH END 2626 Hermosa Ave.	4
PAISANO'S 1132 Hermosa Ave.	1
PALMILLA 39 Pier Pz.	3
PATRICK MOLLOY'S 50 PIER PZ.	5
PEDONE'S 1332 Hermosa Ave.	4
SAINT ROCKE 142 Pacific Coast Hwy.	1
SILVIOS 20 Pier Pz.	2
SPUMONI 1101 Aviation Bl.	4
THE STANDING ROOM 1320 Hermosa Ave.	1
TOWER 12 53 Pier Pz.	4
WATERMANS 22 Pier Pz.	2
Total	70



# Code Enforcement CUP Review

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

## March 1, 2020 – August 31, 2020

Statistical Data Relating to Business Checks of Alcohol Serving Establishments:

<b>Total Establishment Checks</b>	<b>1441</b>
<b>Average Total Checks Per Month</b>	<b>228</b>
<b>Average Total Checks Per Shift</b>	<b>19</b>
<b>Average Checks Per Establishment Per Month</b>	<b>14</b>

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

<b>Business Name (Outdoor Dining)</b>	<b>Total Checks Mar 2020 – Aug 2020</b>	<b>Extended Outdoor Dining Permit Approved 60% Capacity</b>
<b>The Deck</b>	77	Public Property – Open Space
<b>Slater 50/50</b>	71	Private Property – Parking Lot
<b>Hennessey's Tavern</b>	71	Public Property Plaza
<b>Silvio's</b>	55	Public Property Plaza
<b>Waterman's HB</b>	71	Public Property Plaza
<b>The Lighthouse - Closed</b>	19	None
<b>Palmilla</b>	79	Public & Private Property Roof Top Deck
<b>Patrick Molloy's</b>	81	Public Property-Plaza
<b>Baja Sharkeez</b>	77	Public & Private Property – Rooftop Deck
<b>Tower 12</b>	75	Public Property – Loreta Plaza
<b>American Junkie</b>	75	Public Property - Plaza
<b>Barnacles</b>	79	Public Property – Street Deck
<b>Mosa – Closed</b>	28	Public Property & Private Property – Street Deck
<b>Laurel Tavern - Closed</b>	16	None
<b>Dia De Campo</b>	42	Private Property – Laura Tavern P-Lot
<b>The Standing Room</b>	58	Public Property – Street Deck
<b>Underground - Closed</b>	24	None
<b>Chelsea - Closed</b>	24	None
<b>Rebel Republic</b>	54	Public Property – Plaza
<b>Barsha</b>	44	Private Property – P-lot
<b>North End Bar</b>	24	Public Property - Street Deck
<b>Saint Rocke – Closed</b>	12	None
<b>Hermosa Saloon – Closed</b>	12	Private Property – P-Lot Deck approved once order is lifted to operate
<b>Decadence</b>	64	Public Property – Street Deck

<b>The Rockefeller</b>	34	Public Property – Street Deck
<b>The Hook &amp; Plow</b>	22	Public Property – Street Deck
<b>Chef Melba's</b>	32	Public Property
<b>Sosta Cucina</b>	32	Public & Back Private Property
<b>Greenbelt Restaurant</b>	15	Public Property - Plaza
<b>Playa Hermosa Fish &amp; Oyster</b>	52	Public Property 2 locations on Plaza
<b>Scotty's</b>	22	Private Property - 2 places

\*Due to Covid-19 pandemic some restaurants were either closed or had limited restrictions from March 16, 2020 to present date. We regularly patrol all restaurants in operation to ensure all protocols are met.



# Code Enforcement CUP Review

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

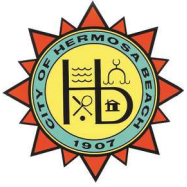
## November 1, 2019 – April 30, 2020

Statistical Data Relating to Business Checks of Alcohol Serving Establishments:

<b>Total Establishment Checks</b>	<b>2997</b>
<b>Average Total Checks Per Month</b>	<b>499</b>
<b>Average Total Checks Per Shift</b>	<b>23</b>
<b>Average Checks Per Establishment Per Month</b>	<b>16</b>

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

<b>Business Name</b>	<b>Total Checks Nov 2019 – Apr 2020</b>
<b>Abigaile's / Ocean Bar</b> Closed 1/20/2020	56
<b>The Deck</b>	148
<b>Slater 50/50</b>	148
<b>Hennessey's Tavern</b>	110
<b>Silvio's</b>	145
<b>Waterman's HB</b>	145
<b>The Lighthouse</b>	145
<b>Palmilla</b>	150
<b>Patrick Molloy's</b>	162
<b>Baja Sharkeez</b>	145
<b>Tower 12</b>	155
<b>American Junkie</b>	145
<b>Barnacles</b>	143
<b>Mosa</b> Opened 10/2019	75
<b>Laurel Tavern</b>	110
<b>Dia De Campo</b>	105
<b>The Standing Room</b>	110
<b>Underground</b>	105
<b>Chelsea</b>	105
<b>Rebel Republic</b>	105
<b>Barsha</b> Opened on 12/2019	78
<b>North End Bar</b>	95
<b>Saint Rocke</b>	95
<b>Hermosa Saloon</b>	95
<b>Decadence</b>	122



## Staff Report

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### Staff Report

REPORT 20-0729

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

**Regular Meeting of November 17, 2020**

Information Only: Public Hearing Notices and Project Zoning Map

Attachments:

1. Public Notices
2. Project Zoning Map



## 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, November 17, 2020, to consider the following:

1. Parking Plan 20-4 request to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).
2. TA 20-3 - Consideration of amendments to Section 17.42.190 of the Hermosa Beach Municipal Code regarding the City's Limited Live Entertainment Permit pilot program, and determination that the project is categorically exempt from the California Environmental Quality Act.

**SAID PUBLIC HEARINGS** shall be held virtually at 6:00 PM, or as soon thereafter as the matter may be heard. THIS MEETING IS HELD PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020. ANY OR ALL PLANNING COMMISSION MEMBERS MAY ATTEND AND PARTICIPATE BY TELECONFERENCE/VIRTUAL MEETING. MEMBERS OF THE PUBLIC MAY PARTICIPATE BY TELECONFERENCE.

**ANY AND ALL PERSONS** interested are invited to participate and speak at these hearings at the above time. See the meeting agenda or contact [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov) for teleconference participation details. For inclusion in the agenda packet to be distributed, written comments of interested parties should be mailed to the Community Development Department, Planning Division, in care of City Hall at 1315 Valley Drive, Hermosa Beach, CA 90254 or emailed to [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov) by noon of the Tuesday, one week before the meeting. All written testimony by any interested party will be accepted prior to or at the scheduled time on the agenda for the matter.

**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 [CommunityDevelopment@hermosabeach.gov](mailto:CommunityDevelopment@hermosabeach.gov). The Department operates from 7:00 AM to 5:00 PM, Monday through Thursday. A copy of the agenda and staff reports will be available for public review 72 hours in advance of the meeting on the City's website at [www.hermosabeach.gov](http://www.hermosabeach.gov). Relevant Municipal Code sections are also available on the website.

Ken Robertson  
Director of Community Development  
Easy Reader Inc/Redondo Beach News/November 5, 2020/HO20-051



# CITY OF HERMOSA BEACH

## CERTIFIED PROPERTY OWNERS/OCCUPANTS LIST AND MAILING AFFIDAVIT

I further certify that I mailed with first class postage fully prepaid a notice of public hearing to all property owners and occupants within a five hundred (500) foot radius of the exterior boundaries of the properties listed below. The property owners list was compiled from the latest available assessment roll the County of Los Angeles.

The addresses of the properties within a 500-foot radius are:

2200 Pacific Coast Hwy

The date of mailing was November 5, 2020.

SIGNED

Maria Muccitelli

RECEIVED

NOV 10 2020

COMMUNITY DEV. DEPT.

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

State of California, County of Los Angeles

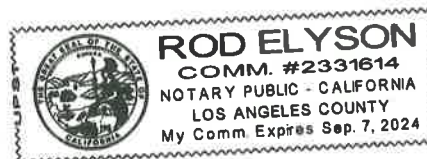
Subscribed and sworn to (or affirmed) before me on this 06<sup>th</sup> day of Nov, 2020, by Maria Muccitelli

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Rod Elyson

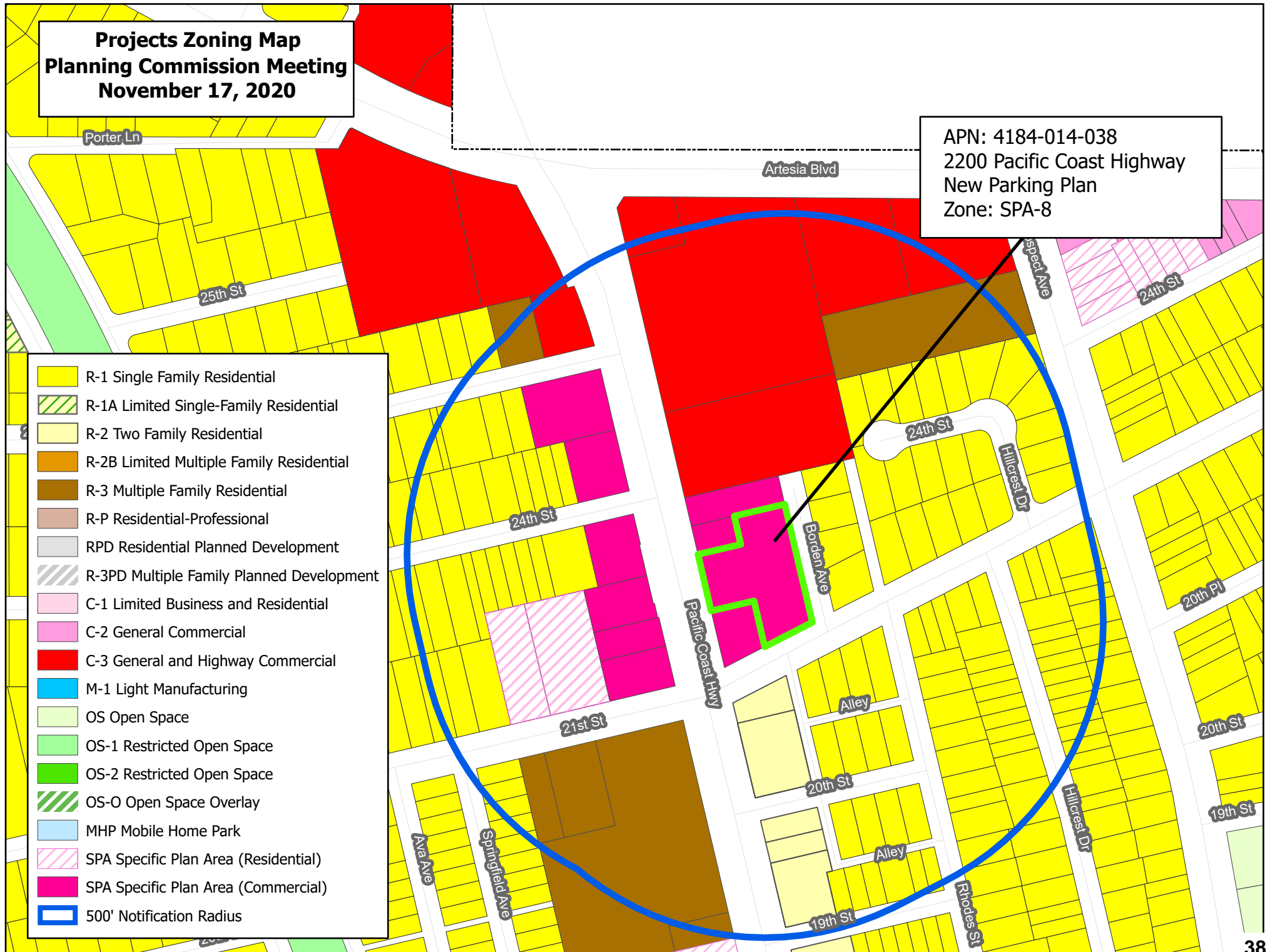
(Seal)



**Projects Zoning Map**  
**Planning Commission Meeting**  
**November 17, 2020**

APN: 4184-014-038  
 2200 Pacific Coast Highway  
 New Parking Plan  
 Zone: SPA-8

- R-1 Single Family Residential
- R-1A Limited Single-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 Limited Business and Residential
- C-2 General Commercial
- C-3 General and Highway Commercial
- M-1 Light Manufacturing
- OS Open Space
- OS-1 Restricted Open Space
- OS-2 Restricted Open Space
- OS-O Open Space Overlay
- MHP Mobile Home Park
- SPA Specific Plan Area (Residential)
- SPA Specific Plan Area (Commercial)
- 500' Notification Radius





## Staff Report

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### Staff Report

REPORT 20-0734

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

**Regular Meeting of November 17, 2020**

Parking Plan 20-4 request to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant/Owner: 2200 Associates LLC  
C/O Raju Shah  
1528 6<sup>th</sup> Street, Suite 100  
Santa Monica, CA 90401

### **Recommended Action:**

Adopt the attached resolution approving the Parking Plan (PARK 20-4) to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

### **BACKGROUND**

ZONING:	Specific Plan Area-8 (SPA-8)
GENERAL PLAN:	Community Commercial
USE EXISTING/PROPOSED:	Multi-tenant commercial building/ conversion to up to 100% medical clinic
LOT SIZE:	27,189 sq. ft.
TOTAL GROSS FLOOR AREA:	
EXISTING:	29,338 sq. ft.
PROPOSED:	No change.
PARKING SPACES:	
PROVIDED ON-SITE:	86 spaces
PROPOSED SHARED:	Up to 40 spaces at 2420 PCH
TOTAL PROPOSED:	Up to 126 combined spaces
ENVIRONMENTAL DETERMINATION:	Categorically Exempt, Section 15301 Class 1 Existing Facilities, as the project involves negligible or no expansion of an existing use.

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## Staff Report

REPORT 20-0734

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The subject site at 2200 PCH is located at the northeast corner of the city, on the southeast corner of PCH and 21st Street and in the Specific Plan Area 8 (SPA-8) zone with a Community Commercial General Plan land use designation. The 27,189 square foot lot houses an approximately 29,338 sq. ft. three-story multi-tenant commercial general office building. The building is three stories with the first story consisting of a subterranean garage while office suites are provided on the second and third floor levels. There are 35 tenant spaces (Attachment 2 pgs. 45-46). The site provides less than required parking (86 spaces) due to changes to the City's parking code requirements over time.

To the immediate south and on the direct street corner of the subject site is an existing commercial office building occupied by Guarantee Escrow (807 21<sup>st</sup> Street) and to the south and across 21<sup>st</sup> Street are single and multi-family residences (zoned R-1 and R-2). To the immediate north of the subject site is a general office building occupied by Lane Design + Build ((2212 PCH) and the Hope Chapel administrative/general office building (2306 PCH). An existing office building (2205 PCH) is located west and across PCH. To the east and across Borden Avenue are single-family residences located in the R-1 zone.

In 1981, the Planning Commission approved a 31 unit commercial office condominium project at 2200 PCH, approving a Conditional Use Permit (CUP) pursuant to Planning Commission (PC) Resolution 81-26 (Attachment 5). The building was conceptually approved and permits were issued in 1981 and construction was completed and finalized in 1985.

At that time, the City zoning code required retail and office uses to provide one (1) parking space for each 300 square feet of gross floor area and did not distinguish between a higher parking requirement for medical clinics. The approved plans for 2200 PCH identify 92 required parking spaces based on the prior City code. The on-site parking supply has since been reduced to 86 on-site parking spaces in order to accommodate ADA required parking spaces.

Since the building was built, the City's parking standards have changed, rendering the building nonconforming to current parking standards (even for general office and retail use). Pursuant to HBMC Section 17.44.030, general office and retail uses now require one (1) parking space for every 250 square feet in gross floor area, whereas medical clinics require one (1) parking space per 200 square feet in gross floor area.

The City has been working with the property management company for 2200 PCH (Vectra Management Group) since April of 2018 to find solutions to resolving the established medical clinic uses which, under current city code, require more parking than general office uses. The City received a letter from the property owner's representative on November 26, 2019, addressing the City's inability to approve various medical clinic business license applications at the general commercial building located at 2200 PCH due to the current on-site parking supply. The City sent a letter responding on January 28, 2020 (Attachment 4) and suggested that the property located at 2200 PCH apply for consideration of a Parking Plan before the Planning Commission.

### **APPLICANT REQUEST**

The applicant requests consideration of a Parking Plan to accommodate existing and future medical

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## Staff Report

REPORT 20-0734

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clinic uses through utilizing up to 40 shared parking spaces located at 2420 PCH (Hope Chapel) at the southernmost end of the parking lot/structure (Attachment 2 pgs. 56-59) to accommodate up to 100 percent medical clinic/office uses at 2200 PCH. The building will remain unaltered as part of this request. No additional square footage will be added, the building envelope (height and mass) will not be increased and the building design will remain unchanged. The existing parking space configuration and number of spaces will also remain unchanged.

### **ANALYSIS**

Commercial permitted uses in the Specific Plan Area 8 zone shall be the same as those permitted in C-3 general commercial zone and nonconforming uses shall be subject to the provisions of the City's Nonconforming Buildings and Uses ordinance. General office uses and medical clinics are both permitted uses in the C-3 zone and are thus permitted in the SPA-8 zone.

### **Existing Parking Conditions**

Parking for 2200 PCH is provided in the form of a surface parking lot/deck and subterranean parking (Attachment 2 pgs. 60-62). The property provides 86 on-site parking spaces. 62 spaces are standard (4 of which are provided in tandem), 24 spaces are compact and 2 spaces are disabled (ADA compliant) spaces.

There are currently three medical clinic businesses with a combined floor area of 2,756 sq. ft. which occupy 9.3 % of the total gross floor area. The remaining 26,852 sq. ft. in gross floor area (90.7%) is occupied by general office and/or psychologist businesses (non-medical). The remaining 10,238 sq. ft. of gross floor area is used as common access corridors (elevators, stairs, and halls) and balconies and are therefore excluded from the gross floor area for parking calculation purposes pursuant to the definition of "gross floor area provided in HBMC Section 17.44.010.

The building contains 29,338 square feet of gross floor area which includes leasable tenant space, restrooms, storage and mezzanines on the third floor.

### **City Code Definitions**

Provided below are the City commercial land use definitions and general definitions (Hermosa Beach Municipal Code (HBMC) Section 17.04) which include the following related classifications.

"General office" means facilities where, as a primary use, the administrative activities of a business are performed. General office includes but is not limited to:

D. Personal improvement services offices, including but not limited to counseling, tutoring and similar services. Excludes gymnasium/health and fitness center, educational institutions, medical office, beauty shops, massage therapy businesses, and similar uses.

"Medical or dental clinic" means a place that provides patient care services on an outpatient basis.

The City has been able to approve various business licenses for counselors and psychologists offices at 2200 PCH without requiring additional parking. This is because the use is classified as general office (and uses the parking standard for general office, not medical clinic). The City interprets **Psychologists** as general office because Psychologists focus extensively on

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## Staff Report

REPORT 20-0734

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psychotherapy and treating emotional and mental suffering in patients with counseling and behavioral intervention. Based on the code definition, the distinction is that “counseling” does not involve medical treatment, medical devices, medical testing, presence of nurses, and other aspects of a medical office. As articulated in the code, psychologists providing counseling services is a general office use.

A **Psychiatrists** office, on the other hand, is a medical clinic since psychiatrists are trained medical doctors, they can prescribe medications, and they spend much of their time with patients on medication management as a course of treatment (which also may include scales, blood pressure and other medical tests to properly prescribe medication). Therefore, the city interprets **Psychiatrists** office as a medical clinic and not a general office. The city has also been able to approve various psychiatrists at 2200 PCH if the prior tenant space was occupied by a previously City approved medical clinic.

However, when a space is converted from office or retail to medical clinic, that change requires additional parking as set out in HBMC 7.52.035(E).

### **Non-Conforming Sites- Changes to a More Intense Use with a Higher Parking Requirement**

The following limitations apply to buildings in commercial zones nonconforming as to parking. HBMC Section 17.52.035(E) states, “When the use of an existing commercial, manufacturing or other non-residential building or structure is changed to a more intense use with a higher parking requirement the requirement for additional parking shall be calculated as the difference between the required parking as stated in Section [17.44.030](#) for that particular use as compared to the requirement for the existing or previous use, which shall be met prior to occupying the building unless otherwise specified in Chapter. In order for uses with higher parking requirements to operate on site, the building would need to provide additional parking spaces for the net increase in required parking.

This is important for two reasons. First, if a tenant space was occupied by a prior medical clinic, which was issued a valid business license from the City, then a new medical clinic business could be approved for that same tenant space without providing the additional parking spaces. This is because the change in tenant is not an intensification for that space. However, due to the deficient code required parking at 2200 PCH, if the tenant space were previously occupied by a non-medical general commercial use (such as general office or retail) then a business license for a new medical clinic business could not be approved until additional parking could be provided for the higher parking intensive use (or through approval of a Parking Plan), which is the mechanism needed to authorize less than required parking such as through use of common/shared parking facilities.

For these reasons, the current use mixture which includes various medical clinics must be properly permitted through 1) approval of a Parking Plan and then 2) approval of business license applications.

Additionally, the November 2019 letter references a connection between parking at Hope Chapel and parking at 2200 PCH. In recent years, Hope Chapel has come in to the city for various entitlements and changes of use, which change the parking requirement for the site. The Hope Chapel site has received a Parking Plan, which is the mechanism provided in the HBMC for the city to authorize a reduced amount of parking based on the finding that the site is adequately parked.

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## Staff Report

REPORT 20-0734

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### **Private Parking Agreement History and City Approved Parking Plan Records**

In 2010 the property owner of 2200 PCH authorized Hope Chapel (2420 PCH) and the prior youth center (2510 PCH) to use parking at 2200 PCH on limited days and during limited hours. In 2010 the Planning Commission approved the shared parking plan through PC Resolution 10-6. The 2010 parking plan authorized Hope Chapel and the previous youth center (now Lazy Acres grocery store) to use shared parking at 2200 PCH. The approved parking plan did not authorize 2200 PCH to use parking at 2420 PCH, 2510 PCH or 950 Artesia Blvd to meet parking requirements at 2200 PCH.

In 2017 the church owned properties received approval of a shared parking plan where all parking was provided on the church owned properties (2420 PCH, 2510 PCH and 950 Artesia Blvd). As such, the church and grocery store parking at 2200 PCH was no longer necessary, and PC Resolution 10-6 was rescinded and no longer in effect. Therefore, none of the 2200 PCH parking spaces are reserved for use by the neighboring church and grocery store properties. The 40 off-site shared parking spaces at 2420 PCH can be accessed from the sidewalk along PCH (Attachment 2 pgs. 63-64) so that people can move from one shared parking lot to another by foot.

The City acknowledged the existence of the private parking agreement (Attachment 2 pgs. 35-44) between 2200 PCH and the Hope Chapel properties within the Parking Plan Resolution (PC Reso 18 -14). The Parking Study was updated accordingly, based on use of up to 40 spaces Monday through Friday from 7am to 6pm at Hope Chapel by the office tenants at 2200 PCH, and the Parking Study concluded that adequate parking will still be provided for the Hope Chapel, Lazy Acres and 950 Artesia Blvd on-site uses. This Parking Plan, however, only regulates the use of the buildings that were part of that application. Essentially the City found that even if tenants from 2200 PCH use up to 40 of the spaces during certain times of the day, the church and grocery store would still be adequately parked. The approved parking plan did not authorize 2200 PCH to use parking at 2420 PCH, 2510 PCH or 950 Artesia Blvd to meet parking requirements at 2200 PCH.

### **Parking Plan**

HBMC Section 17.44.210 provides that a Parking Plan may be approved by the Planning Commission to allow for a reduction in the number of spaces required. The applicant shall provide the information necessary to show that adequate parking will be provided for customers, clients, visitors and employees. Factors such as the following may be taken into consideration: van pools, bicycle and foot traffic, common parking facilities, varied work shifts, valet parking, unique features of the proposed uses, peak hours of the proposed use as compared with other uses sharing the same parking facilities, and other methods of reducing parking demand.

### **Net Increase Parking Methodology for Existing Non-Conforming Buildings:**

29,338 sq. ft. (gross floor area)

2,756 sq. ft. (existing medical) / (1:200 medical ratio) = 14 parking spaces

26,582 sq. ft. (existing non-medical) / (1:250 non-medical ratio) = 106 parking spaces

Total non-conforming code required parking = 120 parking spaces

Request to convert 26,582 sq. ft. (existing non-medical) to medical (1:200) = 133 parking spaces

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## Staff Report

REPORT 20-0734

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133 (required for medical conversion) - 106 (existing non-medical parking credit) = Net increase in 27 parking spaces required.

Going from 26,852 sq. ft. of general office uses to 100 percent medical uses would require 27 net additional parking spaces from the 86 parking spaces currently provided on-site at 2200 PCH. Therefore, the net increase in code required parking can be met through use of up to 40 shared spaces at 2420 PCH.

### **Parking Study and Parking Analysis Methodology:**

#### **Existing Parking Demands and Surpluses**

The applicant submitted a Parking Analysis prepared by Linscott Law & Greenspan, dated October 19, 2018 (Attachment 2 pgs. 22-32). Planning Staff reviewed the Parking Analysis and concurs with the conclusion of the Parking Analysis which, taking into account the empirical parking needs for 2200 PCH (based on actual parking counts conducted in July 2018), and a future scenario of 100% medical office use, the conversion to 100 percent medical office use would be adequately served by the 126-space supply for the 2200 PCH Building.

Parking demand surveys were conducted on Wednesday, July 25, 2018, and Saturday, July 27, 2018, to determine the existing parking needs of the existing tenants at the 2200 PCH Building. The Building was at 100% tenancy (i.e., fully occupied) when the parking demand counts were performed. As indicated on *Table 2*, the weekday peak demand observed for 2200 PCH was 41 spaces (at 3:00 PM). Comparing this 41-space demand against the on-site supply of 85 spaces for 2200 PCH results in an existing, actual/operational surplus of 44 spaces. Based on this, the current parking needs of the 2200 PCH building are fully met by spaces on site, without having to rely on the use of off-site parking spaces (i.e., up to 40 spaces at 2420 PCH).

Under weekday conditions presented on *Table 2*, the total weekday peak demand for 2200 PCH and the Hope Chapel structure is 127 spaces (at 11:00 AM). Comparing against the total supply of 210 spaces, the 127-space peak demand results in a surplus of 83 spaces. *Table 3* indicates an actual surplus of 182 spaces at the minimum.

#### **Future/ Proposed Parking Demand and Surpluses**

*The applicant is interested in implementing development Scenario 2 (100 percent medical). Table 5* indicates that the weekday peak demand under development Scenario 2 would be 86 spaces (at 5:00 PM). Comparing this 86-space demand against the 125-space supply available for use by 2200 PCH yields in a future surplus of 39 spaces.

The 39-space surplus under Scenario 2 is a conservative estimate because it was derived from the application of City Code ratios. The actual parking requirements for medical offices have been found to be less than the City Code requirement of 5 spaces per 1,000 SF. This aspect is illustrated by actual parking demand compilations from other sources, and detailed study of the actual parking demands of similar sites. *Parking Generation*, published by the Institute of Transportation Engineers (ITE)<sup>1</sup> as well as articles published in *ITE Journal* provide additional sources for parking ratio information.



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## Staff Report

REPORT 20-0734

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In addition, other jurisdictions in Los Angeles County and that are near the City of Hermosa Beach all have code parking ratios for medical office buildings that are less, as follows:

- Redondo Beach (for chiropractic, physical therapy, psychotherapy): 3.33 spaces per 1,000 SF
- Rancho Palos Verdes: 4 spaces per 1,000 SF
- Santa Monica: 4 spaces per 1,000 SF
- Hawthorne: 3.33 spaces per 1,000 SF
- Culver City: 2.86 spaces per 1,000 SF

### **Environmental Determination:**

Staff finds the project to be categorically exempt from the California Environmental Quality Act defined in CEQA Section 15301 Class 1 Existing Facilities, as the project involves negligible or no expansion of an existing use.

The 27,189 square foot lot houses an approximately 29,338 sq. ft. three-story multi-tenant commercial general office building. The applicant requests consideration of a Parking Plan to accommodate existing and future medical clinic uses through utilizing up to 40 shared parking spaces located at 2420 PCH (Hope Chapel) at the southernmost end of the parking lot/structure to accommodate up to 100 percent medical clinic/office uses at 2200 PCH. The building will remain unaltered as part of this request. No additional square footage will be added, the building envelope (height and mass) will not be increased and the building design will remain unchanged. The existing parking space configuration and number of spaces will also remain unchanged.

### **General Plan Consistency:**

The subject property is located within the Community Commercial General Plan land use area. This land use area should provide for locally-oriented uses including retail stores, restaurants, professional and medical offices, and personal services. This designation provides opportunities and locations for uses designed to serve the shopping, dining, and employment desires of the entire community. The Community Commercial designation is a major generator of local economic activity with a mix of locally-owned businesses and regional or national retailers present within this designation. This designation is found in many centralized locations throughout the community primarily along the city's major corridors and in Downtown. Community Commercial land uses primarily serve the local market, though they may also serve the needs of visitors and residents of nearby jurisdictions. This designation provides space for locally oriented commercial uses including retail stores, restaurants, professional and medical offices, and personal services. Uses on the ground floor are reserved for retail, restaurant, and other sales-tax revenue generating uses, while offices and personal service uses are encouraged on upper floors.

The subject property is also located within the Pacific Coast Highway Character Area. The PCH corridor serves as the primary entry point into Hermosa Beach, as well as a pass-through corridor between Manhattan Beach and the Palos Verdes Peninsula. There should be a variety of commercial retail, office, residential, and auto-oriented uses along the corridor. The future vision for the corridor specifically identifies that consolidated parking facilities are added at key locations along the corridor.

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## Staff Report

REPORT 20-0734

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A mix of office and commercial uses along the corridor should be organized around key activity nodes, with limited residential uses. Larger scale professional office spaces, hotels and visitor serving uses, and commercial retail space are provided to serve both local residents and the region. The desired form and character for the corridor specifies that parking should be arranged along sides or underneath buildings, with gateway commercial uses providing parking structures.

The existing multi-tenant commercial general office building with general office, psychologist, and medical clinic uses are considered appropriate uses within this area, and with use of shared parking, compatibility with adjacent uses, and its location along a transit-supported arterial, the request is consistent with the goals and the following policies of the General Plan: Land Use policies 1.1 (diverse and distributed land use pattern), 1.3 (access to daily activities), 1.4 (diverse commercial areas), 1.5 (balance resident and visitor needs), 1.7 (compatibility of uses), 3.1 (unique districts), 3.4 (emerging employment sectors), 4.3 (diverse range of uses), 13.2 (social and health needs), and 13.4 (private health uses) in addition to Mobility policies 4.1 (shared parking), 4.3 (reduce impacts), 4.8 (ensure commercial parking), 4.11 (consolidated parking facilities).

Although Land Use Goal 3.3 speaks to the creation and preservation of diverse retail and office centers through, “providing incentives to transform existing single-use commercial properties that are accessible into retail destinations by adding a diversity of uses,” in 1981 the commercial office building was designed and laid out in a way to facilitate and accommodate office uses. Therefore, introducing retail uses into the existing commercial office building format would not be appropriate. The building has limited street presence required for retail uses and lacks a pedestrian focused frontage. The existing office building separates tenants with access halls and corridors which works well for office uses and their employees and clients but would not lend to a thriving retail center format where a customer needs to be able to move easily from one retailer (side-by-side) to the next.

Perfect consistency is not required with all general plan policies. Consistency means that the project does not impede the City’s ability to meet its general plan goals. The project should be generally in line with the City’s long term vision set out in the PLAN and the project should allow the city to meet its goals.

### **Summary**

In 1981 the City zoning code required retail and office uses to provide one parking space for each 300 square feet of gross floor area and did not distinguish between a higher parking requirement for medical clinics. Since the building was built, the City’s parking standards have changed, rendering the building nonconforming to current parking standards.

The proposed Parking Plan (PARK 20-4) to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); as conditioned, is consistent with the zoning code and PLAN Hermosa through:

1) Applying the City’s non-conforming parking methodology which concludes that converting to 100 percent medical uses would require 27 net additional parking spaces which can be met through use of up to 40 shared spaces at 2420 PCH and with

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## Staff Report

REPORT 20-0734

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2) Technical evidence provided through the parking analysis/study which concludes that the conversion to 100 percent medical office use would be adequately served by the 125-space supply due to the actual demand being 86-spaces yielding a future surplus of 39 spaces.

Staff recommends the Planning Commission adopt the attached resolution approving the Parking Plan; determining that the project is categorically exempt from the California Environmental Quality Act (CEQA).

### Attachments:

1. Draft Parking Plan Resolution of Approval
2. Applicant Submittal- Request Letter, Plans, Parking Study, Shared Parking Easement, Tenant Roster, & Photos
3. Applicant Supplemental Memo Clarifying Parking Space Adjustments Over Time
4. 2200 PCH City Response Letter Re Medical Clinics and Parking
5. Planning Commission Resolution 81-26 (Current CUP)
6. Public Notice Poster Verification
7. Radius Map

Respectfully Submitted by: Nicole Ellis, Associate Planner

Approved: Ken Robertson, Community Development Director

Legal Review: Patrick Donegan, City Attorney

## **P.C. RESOLUTION 20-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PARKING PLAN (PARK 20-04) TO ALLOW MEDICAL CLINIC/OFFICE USES AT AN EXISTING MULTI-TENANT COMMERCIAL BUILDING (PACIFIC PLAZA OFFICES) LOCATED AT 2200 PACIFIC COAST HIGHWAY BASED ON USE OF UP TO 40 SHARED PARKING SPACES WITH 2420 PACIFIC COAST HIGHWAY (HOPE CHAPEL); AND DETERMINATION 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 2200 Associates LLC (C/O Raju Shah) on July 20, 2020, requesting approval of a Parking Plan 20-04 to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel).

**Section 2.** The Planning Commission conducted a duly noticed public hearing to consider the application on November 17, 2020, at which time testimony and evidence, both oral and written, was presented to and considered by the Planning Commission.

**Section 3.** The project is categorically exempt from the California Environmental Quality Act defined in CEQA Section 15301 Class 1 Existing Facilities, as the project involves negligible or no expansion of an existing use.

The 27,189 square foot lot houses an approximately 29,338 sq. ft. three-story multi-tenant commercial general office building. The applicant requests consideration of a Parking Plan to accommodate existing and future medical clinic uses through utilizing up to 40 shared parking spaces located at 2420 PCH (Hope Chapel) at the southernmost end of the parking lot/structure to accommodate up to 100 percent medical clinic/office uses at 2200 PCH. The building will remain unaltered as part of this request. No additional square footage will be added, the building envelope (height and mass) will not be increased and the building design will remain unchanged. The existing parking space configuration and number of spaces will also remain unchanged.

**Section 4.** Based on the testimony and evidence received, the Planning Commission makes the following factual findings pertaining to the application for a Parking Plan pursuant to Hermosa Beach Municipal Code Section 17.44.210:

In 1981 the City zoning code required retail and office uses to provide one parking space for each 300 square feet of gross floor area and did not distinguish between a higher parking requirement for medical clinics. Since the building was built, the City's parking standards have changed, rendering the building nonconforming to current parking standards.

The proposed Parking Plan (PARK 20-4) to allow up to 100 percent medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); as conditioned, is consistent with the zoning code and PLAN Hermosa through:

- 1) Applying the City's non-conforming parking methodology which concludes that converting to 100 percent medical uses would require 27 net additional parking spaces which can be met through use of up to 40 shared spaces at 2420 PCH and with
- 2) Technical evidence provided through the parking analysis/study which concludes that the conversion to 100 percent medical office use would be adequately served by the 125-space supply due to the actual demand being 86-spaces yielding a future surplus of 39 spaces.

**Section 5.** Based on the foregoing, the Planning Commission hereby **approves** the proposed Parking Plan 20-04 subject to the following **Conditions of Approval**:

1. **The approximately 29,338 sq. ft. three-story multi-tenant office building shall be substantially consistent with plans and application submitted and approved by the Planning Commission on November 17, 2020, authorizing up to 100 percent medical clinic uses. The Community Development Director shall review and may approve minor modifications that do not otherwise conflict with the Municipal Code or requirements of this approval, provided that the use is not changed, intensity of use is not increased and the arrangement of space would not increase negative impacts. Any substantial deviation, changes to the floor plan, site plan, building exterior or addition to the hours which alter the primary function of the use as a general commercial office and medical clinic building shall be subject to review and approval by the Planning Commission.**
2. **Prior P.C. Resolution 81-26 pertaining to the subject property at 2200 Pacific Coast Highway shall remain in full force and effect.**
3. **An 'Acceptance of Conditions' affidavit and recording fees shall be filed with the Planning Division of the Community Development Department stating that the applicant/property owner is aware of, and agrees to accept, all of the conditions of this permit of approval.**
4. **The parking access agreement shall be perpetually maintained. Future amendments to the existing parking access agreement between 2200 PCH and 2420 PCH and any new parking access agreements that in any way reduce the amount of available parking at 2420 PCH shall require approval of a Parking Plan Amendment by the Planning Commission prior to implementation.**
5. **2200 PCH shall maintain a minimum of 86 parking spaces on-site during all hours of operation.**

6. All parking shall be shared (not designated) and shared parking use signage shall be established in all parking areas.
7. The two rear tandem spaces shall be reserved for use of long-term visitors and employees.
8. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation hereafter adopted that is 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.
9. The Planning Commission may review this Parking Plan and may amend the subject conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the neighborhood or to the public safety and welfare resulting from the subject use pursuant to the procedures for modification/revocation in the HBMC.
10. Approval of this permit shall be effective upon the permittee/owner providing evidence to the City of recording of the signed Acceptance of Conditions' affidavit with the Los Angeles County Recorder's Office.

**Section 6.** This permit shall not be effective for any purposes until the permittee and the owner of the property involved provide evidence to the office of the Planning Division of the Community Development Department of recording of the signed Acceptance of Conditions' affidavit with the Los Angeles County Recorder's Office stating that they are aware of, and agree to accept, all of the conditions of this permit.

The Parking Plan shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a business license.

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.

**Section 7.** Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the final decision on this Parking Plan (either by the Planning Commission, or the City Council should they take jurisdiction of the project), must be made within 90 days after the final decision.

VOTE:       AYES:  
              NOES:  
              ABSTAIN:  
              ABSENT:

#### CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 20-XX 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 17, 2020.

\_\_\_\_\_  
Rob Saemann, Chair

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

November 17, 2020  
\_\_\_\_\_  
Date

# ATTACHMENT 1



**Request for Approval of Parking Plan and  
Acknowledgement of Four Tandem Parking Spaces  
at 2200 Pacific Coast Highway**

**Attachments:**

Universal Planning Application  
2200 PCH Office Floor Plans  
2200 PCH Parking Floor Plans  
2200 PCH Parking Photos  
2200 PCH Tenant Roster  
2420 PCH Parking Floor Plans  
2420 PCH Parking Photos  
Path of Travel 2200 to 2420 PCH  
2200 – 2420 Parking Easement Agreement  
Parking Study for 2200 PCH

**PROJECT DESCRIPTION**

2200 Associates, LLC (“applicant”) hereby requests that the City of Hermosa Beach Planning Commission (“Planning Commission”) formally approve a Parking Plan for 2200 Pacific Coast Highway (“PCH”) pursuant to City of Hermosa Beach Municipal Code (“HBMC”) section 17.44.210 (“Parking Plan”). The applicant also requests that the approval acknowledge four existing tandem parking spaces at 2200 PCH.

By seeking a Parking Plan approval, the applicant seeks formal acknowledgment that the Property complies with City of Hermosa Beach (“City”) parking requirements for 100 percent medical office use based on the existence of 86 on-site parking spaces and 40 off-site parking spaces.

**1. Justification for 100 Percent Medical Office Use with Current Available Parking**

Original City Approval

2200 (PCH) is a commercial building built in 1981, approved for general office use. At that time, the HBMC required three parking spaces per 1,000 s.f., or 92 parking spaces, for the building.

### Existing Parking Ratios under the HBMC

The HBMC bases parking requirements on the proportion of a building's "gross floor area."<sup>1</sup> occupied by a particular type of use. Whereas in 1981, the HBMC considered medical office use as a subset of general office use, and therefore subject to the same parking requirement, the code now imposes different parking requirements for general office and medical office uses. General office use now requires four spaces per 1,000 s.f. (or 1:250). Medical office use now requires five spaces per 1,000 s.f. (or 1:200). (See HBMC, § 17.44.030.).

### The Existing Mix of Uses at 2200 PCH is 9.3% Medical and 90.7% General Office

2200 PCH has a gross floor area of 29,338 s.f., based on a floor plan survey of each office prepared by Lasertech in July 2017 (Attachment 2 of the application). Per the HBMC, the building's gross floor area is calculated as the aggregate gross floor area of all offices plus the gross floor area of all restrooms.

The City considers an office to be a medical office if it involves the provision of services by a medical doctor. To determine how much of the gross floor area of 2200 PCH currently is occupied by medical offices, versus general office space, we matched up the gross floor area of each office with its tenant and identified whether the tenant's business involved the provision of services by a medical doctor. Based on such a survey, we determined the medical/general office usage to be as follows:

#### Medical Offices:

1147.8 sq. ft. Wellness Institute of Southern California (Suite 217)  
753.9 sq. ft. Kelly Waggoner and Michele Blume (Suite 215)  
855.1 sq. ft. Alann Dingle, Jacqueline Mills, and Elizabeth Cowart (Suite 218)  
2,756 sq. ft.

Building Gross Floor Area: 29,338 s.f.  
Total Medical Use: 2,756 sq. ft. or 9.3% Medical Office Use  
Total General Office Use: 26,582 s.f. or 90.7% General Office Use

This analysis is based on the current tenant roster set forth below.

---

<sup>1</sup> The term "gross floor area" means "the total area occupied by a building or structure, excepting therefrom only the area of any inner open courts, corridors, open balconies (except when utilized, e.g., restaurant seating or similar usage), and open stairways. Such total area shall be calculated by measuring along the outside dimensions of the exterior surfaces of such building or structure." HBMC, § 17.44.010.

No. of Tenant Spaces	Unit No.	Current Tenant Roster	Medical Use (S.F.)	Non-Medical Use (S.F.)	Floor Plan Page No.
1	101	Easy Reader		662.6	2
2	102	Sepideh Bassi		445.7	2
3	103	Vacant – Previously General Office		629.3	2
	Restroom			137	2
4	200	Garee Gasperian		354.2	6
5	201	Cheryl Morrow and Diana Lipson-Burge		902.9	6
6	203	Hirsch Entertainment Group		1183.5	6
7	204	Behrens Racing		252	6
8	205A	Christopher O'Hara		316.4	6
9	205B	Ann Christensen and Naomi Resnik		257.8	6
10	206	Leah Niehaus		254.7	6
11	207	Bobbie Lesser, Robert Rutman, and Karin Tamura		757.5	6
12	209	Kate Mosier and Jennifer Jordan		621.2	6
13	210	Megan McCormick and Maureen Jennings		1073.9	6
14	212	Mary Klem and Bill Klem		378.5	6
15	214	Tina Hartney, Kamala Horwitz and Carol Kole		764.2	6
16	215	Kelly Waggoner and Michele Blume	753.9		6
17	217	Wellness Institute of Southern California	1147.8		6
18	218	Alann Dingle, Jacqueline Mills, and Elizabeth Cowart	855.1		6
19	219	Christopher Stretch, Danielle Borah and Allen Berger		617.7	6
20	220	Oliver & Oliver Associates		523.3	6
	Restroom			approx. 250	6
21	301	Vacant – Previously PHR Management		1181.6	9
22	302	Law Offices (Barrington/Poliner, Ronnie)		1646.9	9
23	304	Quartz Events		759.3	9
24	304A/306	Recovery Now/Positive Counseling Center		827.5	9
25	305	CAP Investment Properties		2110.0	9
26	307	Quartz Events		1267.3	9
27	308	Vacant – Previously Kentwood Bancorp.		1253.7	9
28	310	Coldwell Banker		959.9	9
29	312	Dawn Strachan, CEA, CDFA		1289.4	9
30	312A	Jon Kramer and Kim Davidson		246.9	9
31	314	Chatten-Brown & Carstens		318.4	9
32	316	Highland Partners		1653.6	9
33	317	Total Success Staffing Services		812.8	9
34	318	Chatten-Brown & Carstens		1303.9	9
35	320	Salomon Forensics		317.8	9
	Restroom			approx. 250	9
Total = 35		Total S.F. = 29,338	2,756	26,582	

### 113 Parking Spaces are Required for a Change to 100 Percent Office Use

The parking requirement for medical office use is greater than that required for general office use. Therefore, a change from 9.3% medical office use to 100% medical office use triggers a change in the required parking.

Under HBMC 17.52.035(E), when the use of an existing commercial building is changed to a more intense use with a higher parking requirement, the requirement for additional parking is the *difference between the currently required parking for that particular use and the existing available parking*. In order for uses with higher parking requirements to operate on site, the building would need to provide additional parking spaces for *the net increase in required parking*.

In this case, the gross floor area subject to the change in use is 26,582 sq. ft. of general office space. The current required parking for 26,582 sq. ft. of general office spaces is 106 parking spaces. The required parking for 26,582 sq. ft. of medical office space is 133 parking spaces. The net increase for required parking is 27 parking spaces. Therefore, to support a change in use to 100% medical office space, the required parking is 86 spaces (current) plus 27 spaces (net increase), which equals 113 parking spaces.

#### 2200 PCH has 126 Available Parking Spaces

2200 PCH has 86 on-site parking spaces and access to 40 off-site parking spaces.<sup>2</sup> Four of the on-site spaces are tandem spaces. The site has access to the additional 40 off-site spaces at 2420 PCH by way of an easement agreement (“Parking Easement”) with the property owner, International Church of the Four Square Gospel (Hope Chapel). The City has acknowledged the existence of the Parking Easement. (See, Planning Commission Resolution 18-14, enclosed herewith.) The City noted if 2200 PCH used the 40 spaces subject to the easement, Hope Chapel would still be adequately parked. (*Id.*)

An easement is a property right. (See *People v. Kubic* (1967) 254 Cal.App.2d 470.) The Parking Easement permits access to the 2420 PCH parking stalls on Mondays through Fridays, from 7:00 am to 6:00 pm. Those times are consistent with the peak hours for uses on the 2200 PCH and the off-peak times for 2420 PCH. The Parking Easement also sets forth maintenance obligations on the 2420 PCH. (See, Parking Easement, at p. 2.) Such obligations ensure that the parking stalls will be maintained in accordance with the intent of HBMC section 17.44.060, governing “common parking facilities.” The Property has enjoyed the right to use the additional parking spaces at 2420 PCH since the early 1980s, either through a parking easement or the original joint ownership of the two parcels. Notably, 2200 Associates granted Hope Chapel a similar easement for the benefit of 2420 PCH to use 40 parking stalls at 2200 PCH from 6:00 PM on Fridays to 12:00 AM on Sundays. The two easements therefore appear to be reciprocal.

#### The 2018 Parking Analysis

In 2018, Linscott, Law & Greenspan prepared a parking analysis finding that with the combined 126 on-site and off-site parking spaces, 2200 PCH had a sizable surplus of parking compared to parking demand. We note that the Linscott Analysis had certain assumptions that varied from those in our application. For instance, the Linscott Analysis used a “net building area” of 27,406 sq. ft. and identified only 85 parking spaces on site. As to the number of parking spaces, the Linscott Analysis lists 46 spaces in the gated east subterranean parking garage for tenants. A current survey of that garage shows only 45 spaces, because one of the spaces is

---

<sup>2</sup> The reduction in on-site spaces of 92 in 1981 to 86 at present is the result of re-striping to incorporate ADA spaces and the loss of spaces due to the installation of equipment partially blocking spaces.

blocked by mechanical equipment. The Linscott Analysis lists only 2 tandem spaces, though both the current parking survey and the original site plans show 4 tandem parking spaces. Furthermore, the Linscott Analysis did not find any existing medical offices on site, but we are not aware of whether Linscott investigated whether any were occupied by medical doctors.

Notwithstanding these issues, we believe that the findings of the Linscott Analysis remain applicable to the parking conditions on the site, given the large surplus of available spaces identified by the Analysis.

## **2. Conclusion**

The total available parking for 2200 PCH is 126 spaces, exceeding both the 92 spaces required by the 1981 City approval and the 113 spaces required by a change in use under the current code. We request that the Planning Commission formally approve a Parking Plan pursuant to HBMC section 17.44.210, including acknowledgment of four tandem parking spaces, thereby finding sufficient parking for 100 percent medical office use at 2200 PCH.

# ATTACHMENT 2

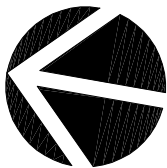
PREPARED FOR:  
2200 Associates, LLC  
2200 Pacific Coast Hwy  
Hermosa Beach, CA  
Tel (310) 781-8264

BORDEN AVE

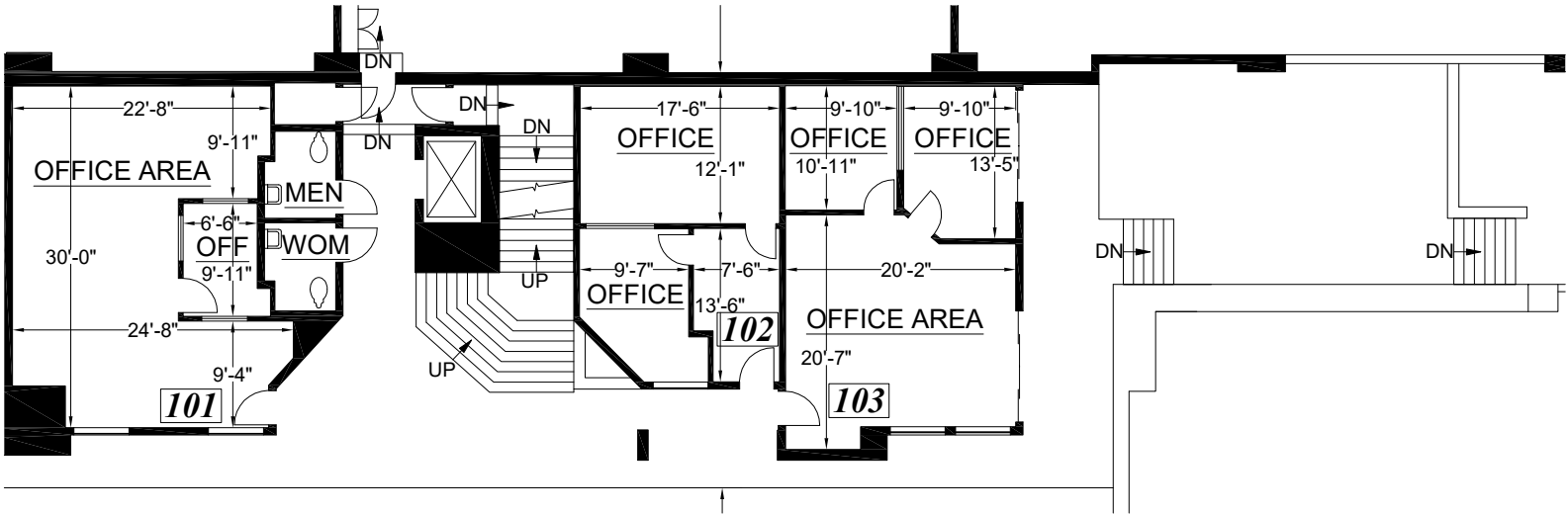
2200 PACIFIC COAST HIGHWAY  
HERMOSA BEACH, CA

FIRST FLOOR  
(As Measured: June 2017)  
(Last Updated: July 2017)

FLOOR PLAN



\*Measured Area: 2,782 s.f.  
Exterior Area: 837 s.f.  
Parking Area: 20,250 s.f.



21st ST

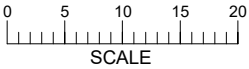
PACIFIC COAST HIGHWAY

\*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

Billing Summary	SQ.FT.
Measured Area:	42,471
Exterior Area:	2,086
Parking Area:	26,411

Survey Accuracy: +/- 0.10 %



PAGE 1



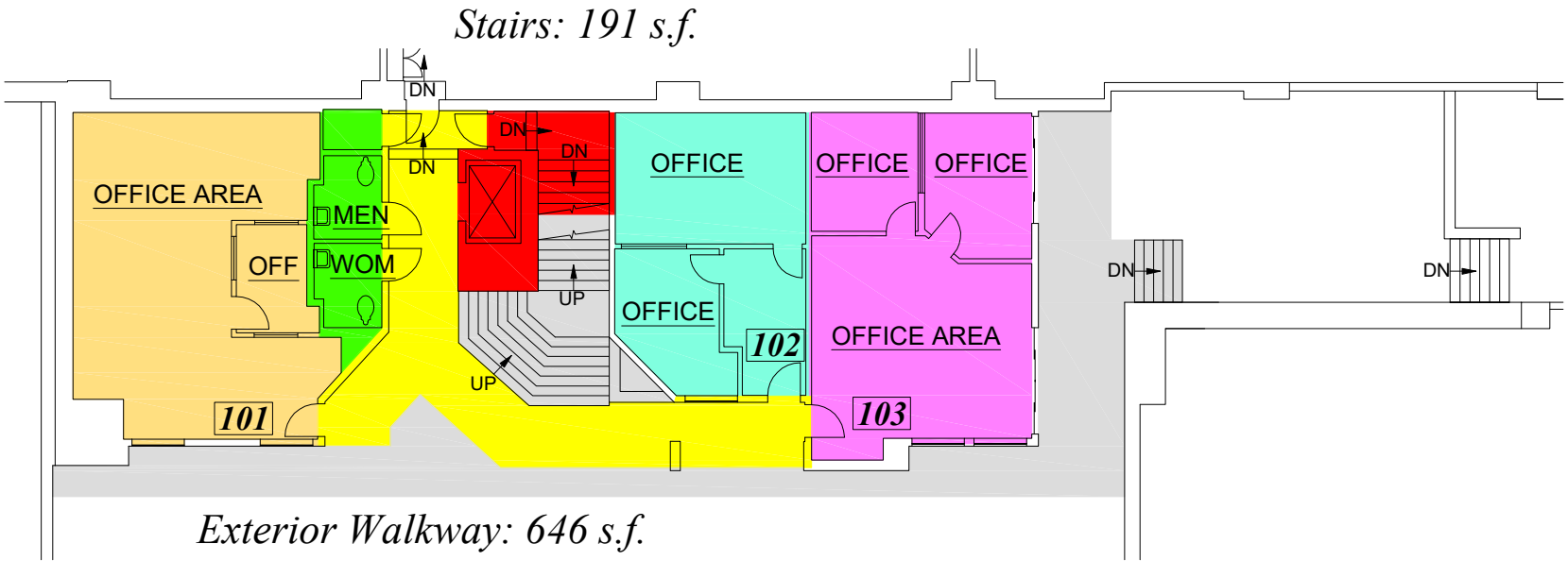
PREPARED FOR:  
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2200 Pacific Coast Hwy  
Hermosa Beach, CA  
Tel (310) 781-8264

BORDEN AVE

2200 PACIFIC COAST HIGHWAY  
HERMOSA BEACH, CA

FIRST FLOOR  
(As Measured: June 2017)  
(Last Updated: November 2017)

LEASE PLAN

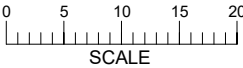


BUILDING SUMMARY	SQ.FT.
Total Rentable	39,576
Total Occupant Storage	0
Total Usable	30,077
Total Tenant	29,435
Total Ancillary	0
Total Occupant	29,435
Floor Service	6,745
Building Service	3,038
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	642
Total Vertical Penetration	640
Total Unenclosed Covered Galler	0
Total Parking	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	2,029
Total Occupant Storage	0
Total Usable	1,738
Total Tenant	1,738
Total Ancillary	0
Total Occupant	1,738
Load Factor	1.1679
Capped Load Factor	1.1679
Floor Service	137
Building Service	460
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	179
Total Unenclosed Covered Gallery	0
Total Parking	0

	Suite #	Occup. Area	Rentable	Capped R.	% of Tot. R.
	101	662.6	773.8	773.8	2.0
	102	445.7	520.5	520.5	1.3
	103	629.3	735.0	735.0	1.9

PACIFIC COAST HIGHWAY



PAGE 2

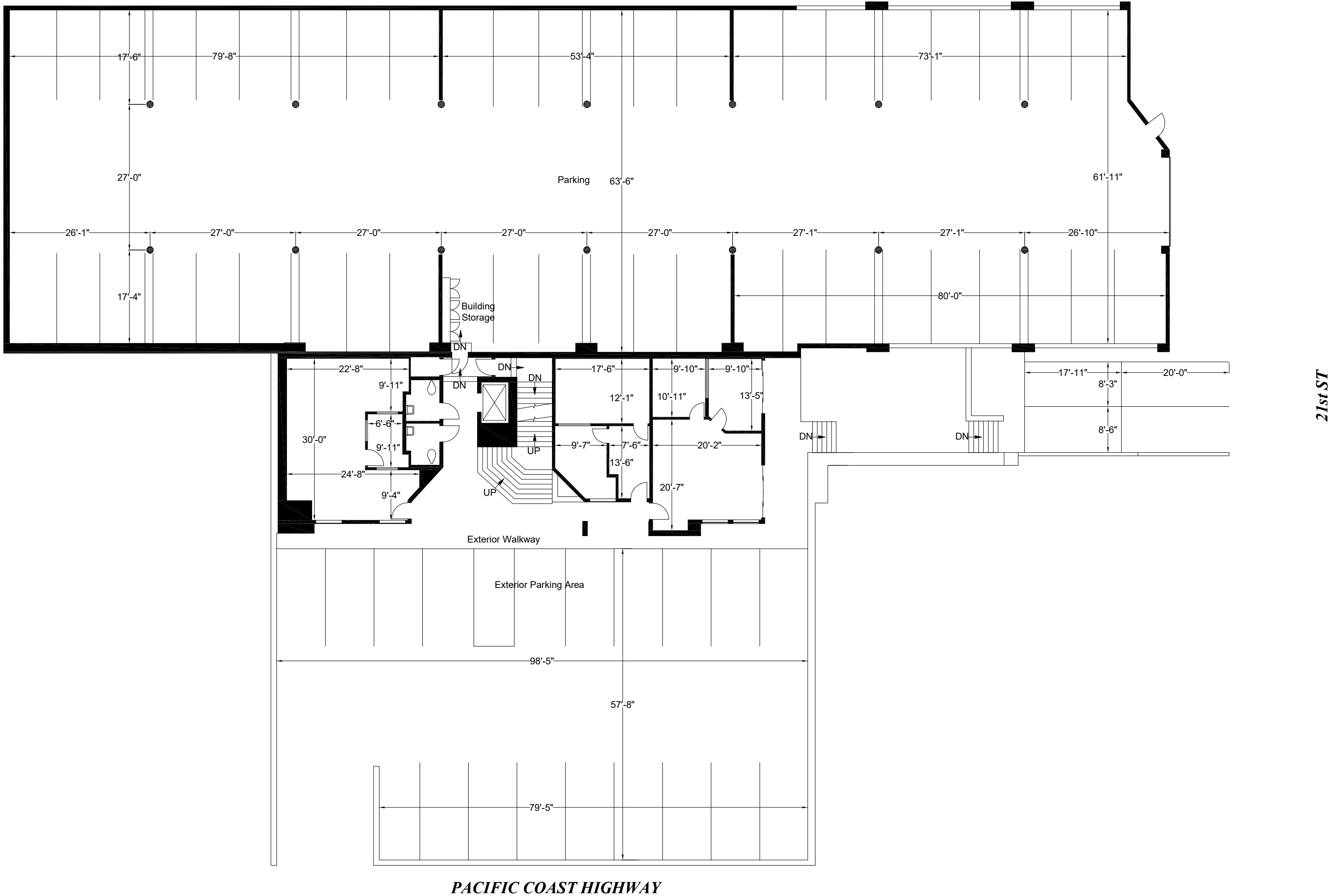
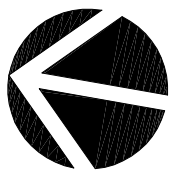


Survey Accuracy: +/- 0.10 %

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PACIFIC COAST HIGHWAY

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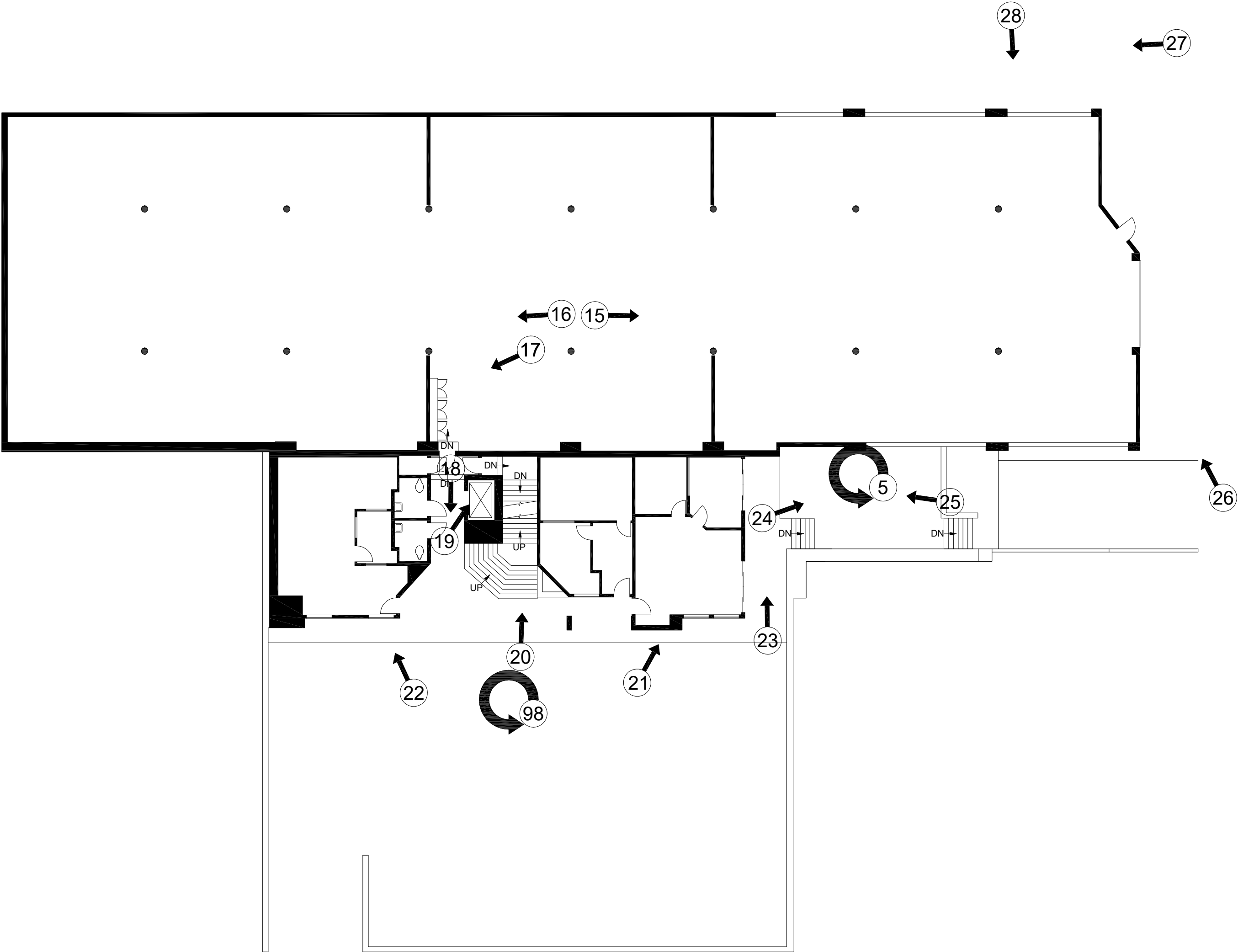
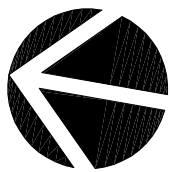
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2200 Pacific Coast Hwy  
Hermosa Beach, CA  
Tel (310) 781-8264

BORDEN AVE

2200 PACIFIC COAST HIGHWAY  
HERMOSA BEACH, CA

FIRST FLOOR  
(As Measured: June 2017)

PHOTO KEYMAP

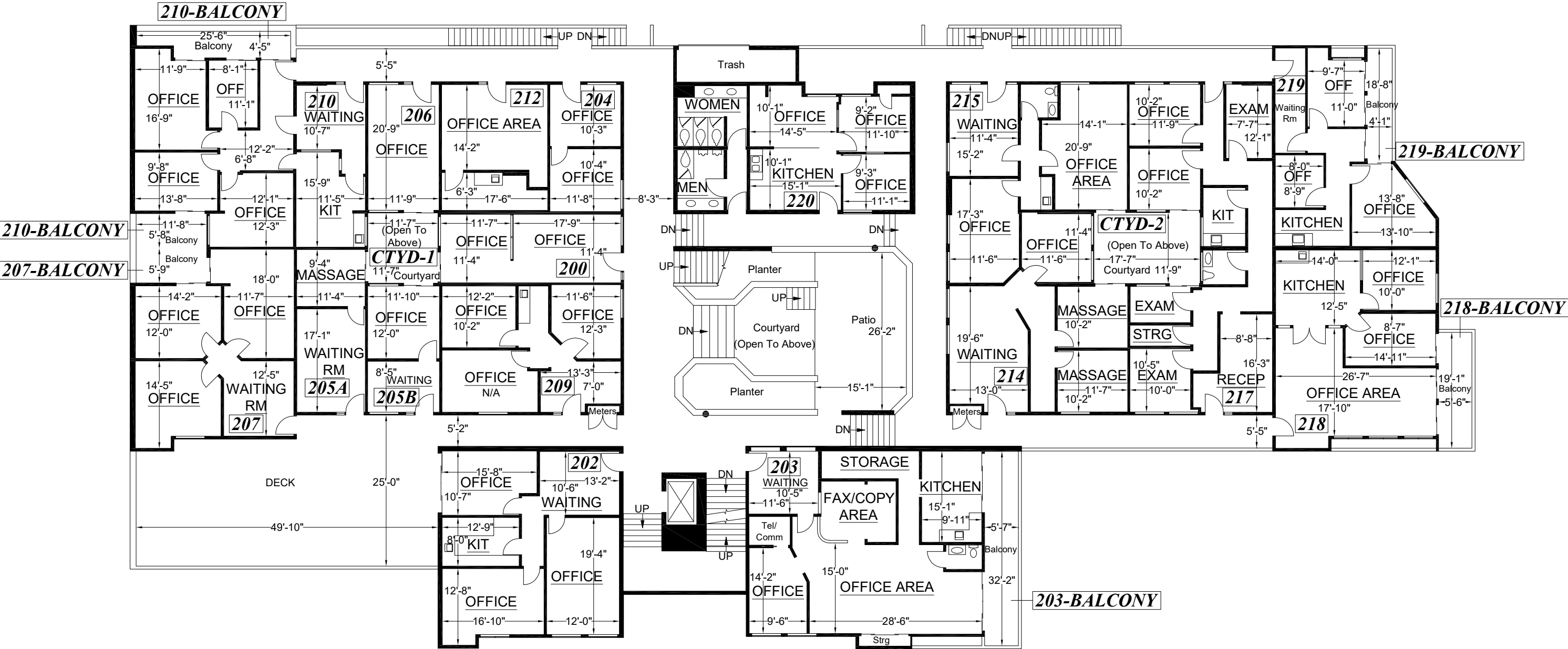


21st ST

PACIFIC COAST HIGHWAY

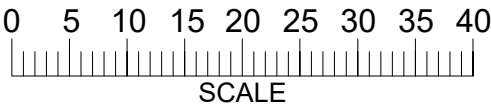
\*Measured Area: 18,068 s.f.  
Exterior Area: 622 s.f.

FLOOR PLAN



**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

\*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

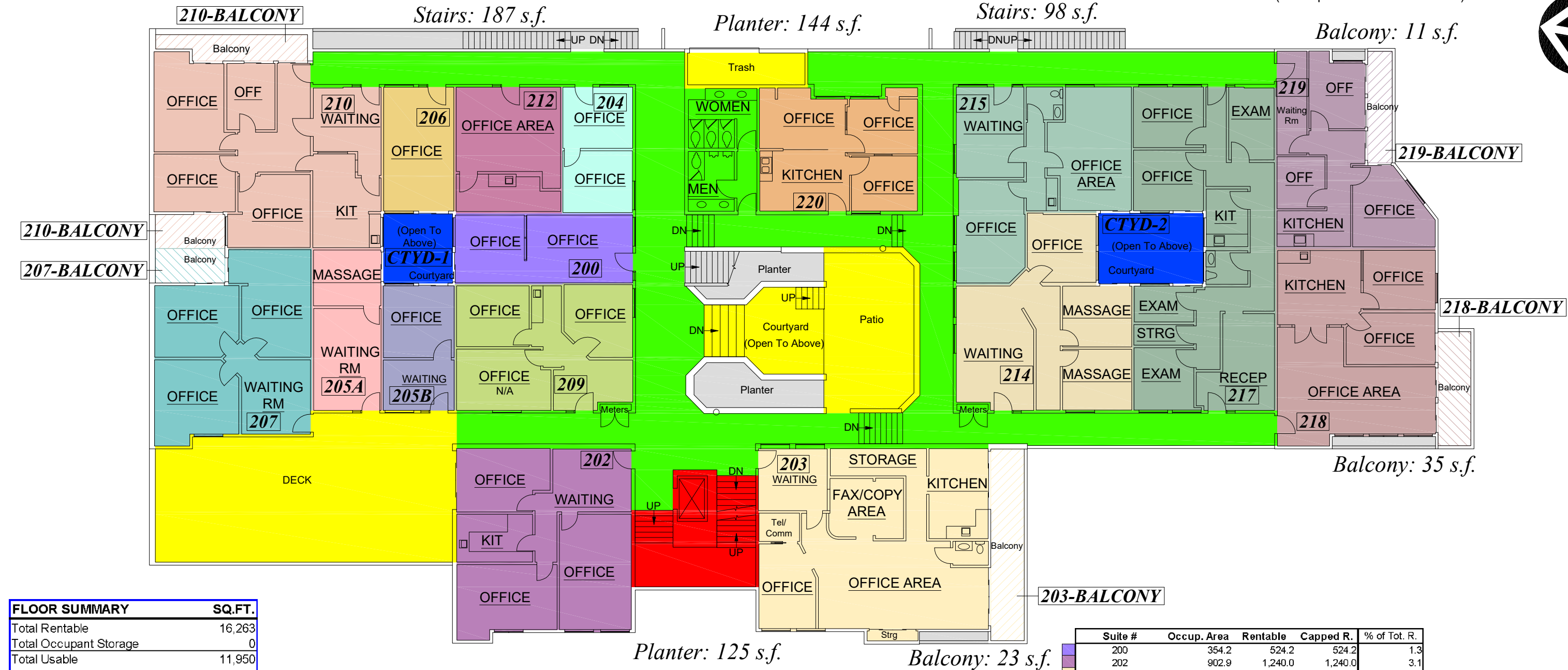
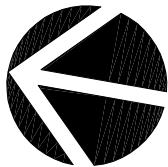


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2200 PACIFIC COAST HIGHWAY  
HERMOSA BEACH, CA

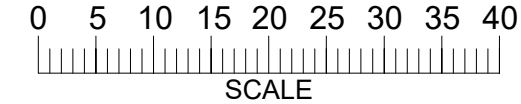
SECOND FLOOR

(As Measured: June 2017)  
(Last Updated: November 2017)



FLOOR SUMMARY	SQ.FT.
Total Rentable	16,263
Total Occupant Storage	0
Total Usable	11,950
Total Tenant	11,610
Total Ancillary	0
Total Occupant	11,610
Load Factor	1.4799
Capped Load Factor	1.4799
Floor Service	3,211
Building Service	1,972
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	340
Total Vertical Penetration	365
Total Unenclosed Covered Gallery	0
Total Parking	0

Survey Accuracy: +/- 0.09 %



AREAS COMPUTED IN ACCORDANCE WITH  
ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,  
METHOD A (Multiple Load Factors Method).

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Suite #	Occup. Area	Rentable	Capped R.	% of Tot. R.
200	354.2	524.2	524.2	1.3
202	902.9	1,240.0	1,240.0	3.1
203	1,183.5	1,625.3	1,625.3	4.1
203-BALCONY	180.0	247.2	247.2	0.6
204	252.0	346.1	346.1	0.9
205A	316.4	468.2	468.2	1.2
205B	257.8	381.5	381.5	1.0
206	254.7	376.9	376.9	1.0
207	757.5	1,040.2	1,040.2	2.6
207-BALCONY	67.2	92.3	92.3	0.2
209	621.1	853.0	853.0	2.2
210	1,073.9	1,474.8	1,474.8	3.7
210-BALCONY	166.5	228.7	228.7	0.6
212	378.5	519.8	519.8	1.3
214	764.2	1,104.9	1,104.9	2.8
215	753.9	1,089.9	1,089.9	2.8
217	1,147.8	1,659.4	1,659.4	4.2
218	855.1	1,174.3	1,174.3	3.0
218-BALCONY	105.1	144.3	144.3	0.4
219	617.7	848.3	848.3	2.1
219-BALCONY	76.7	105.3	105.3	0.3
220	523.3	718.7	718.7	1.8

PAGE 6



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FILE: 17-280

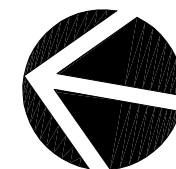
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2200 Pacific Coast Hwy  
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## SECOND FLOOR

(As Measured: June 2017)

## PHOTO KEYMAP



**PAGE 7**



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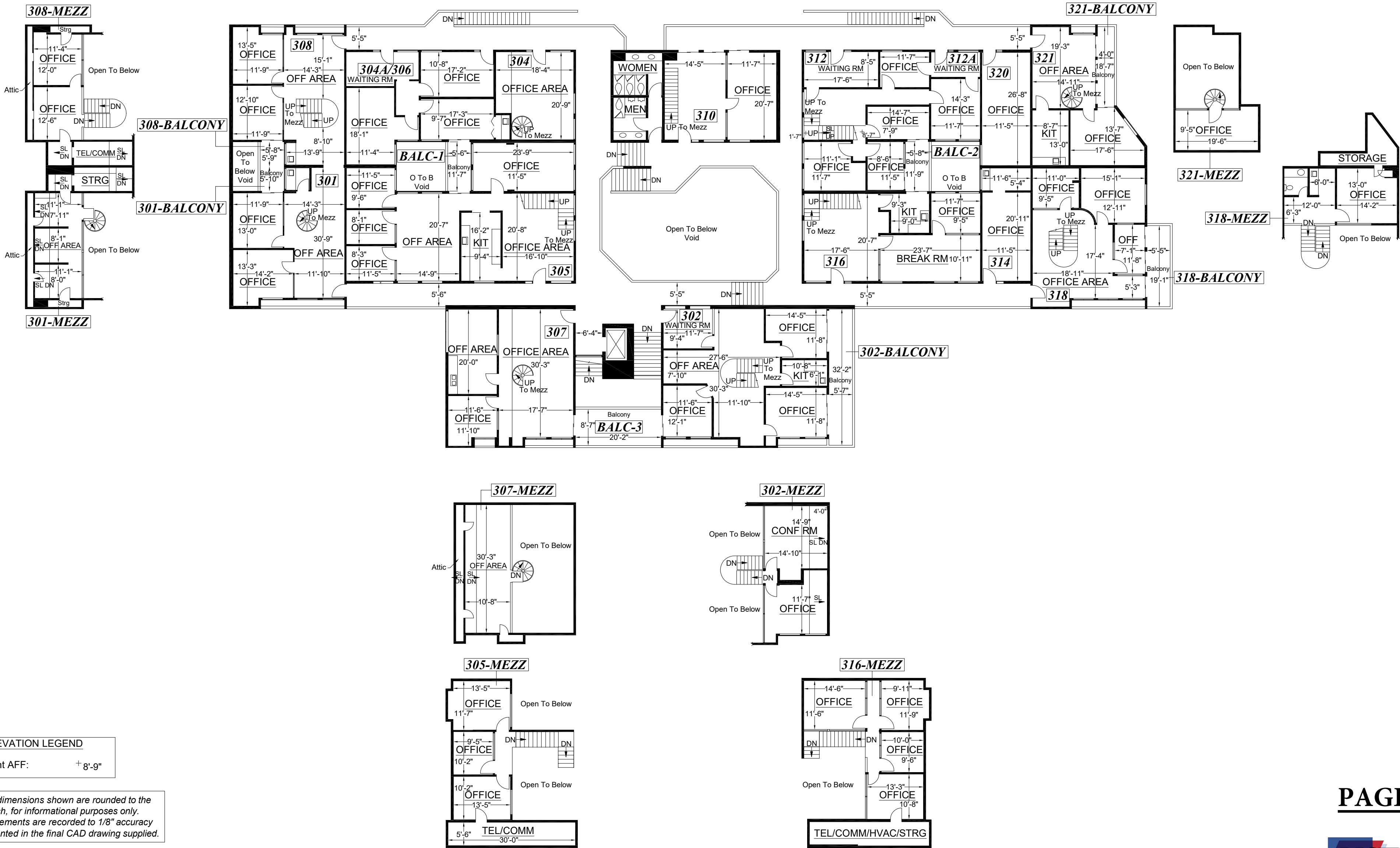
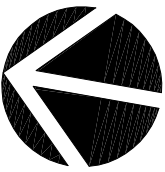
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Hermosa Beach, CA  
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2200 PACIFIC COAST HIGHWAY  
HERMOSA BEACH, CA

THIRD FLOOR  
(As Measured: June 2017)

FLOOR PLAN

\*Measured Area: 20,945 s.f.  
Exterior Area: 627 s.f.



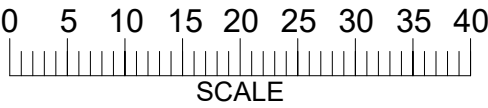
ELEVATION LEGEND  
Spot Height AFF: + 8'-9"

**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only.  
All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

\*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

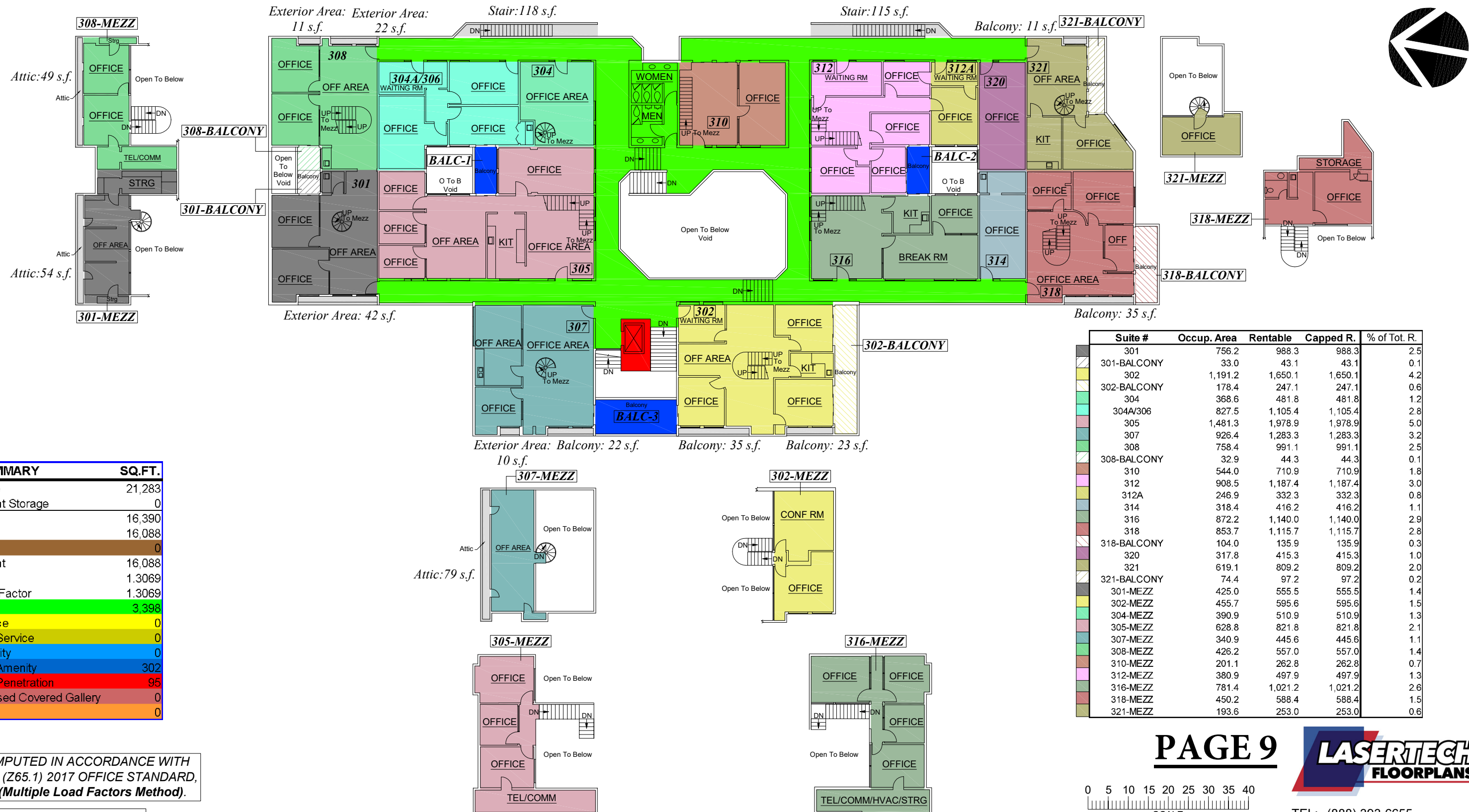
Survey Accuracy: +/- 0.09 %

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2200 Associates, LLC  
2200 Pacific Coast Hwy  
Hermosa Beach, CA  
Tel (310) 781-8264

## LEASE PLAN



FLOOR SUMMARY	SQ.FT.
Total Rentable	21,283
Total Occupant Storage	0
Total Usable	16,390
Total Tenant	16,088
Total Ancillary	0
Total Occupant	16,088
Load Factor	1.3069
Capped Load Factor	1.3069
Floor Service	3,398
Building Service	0
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	302
Total Vertical Penetration	95
Total Unenclosed Covered Gallery	0
Total Parking	0

Survey Accuracy: +/- 0.09 %

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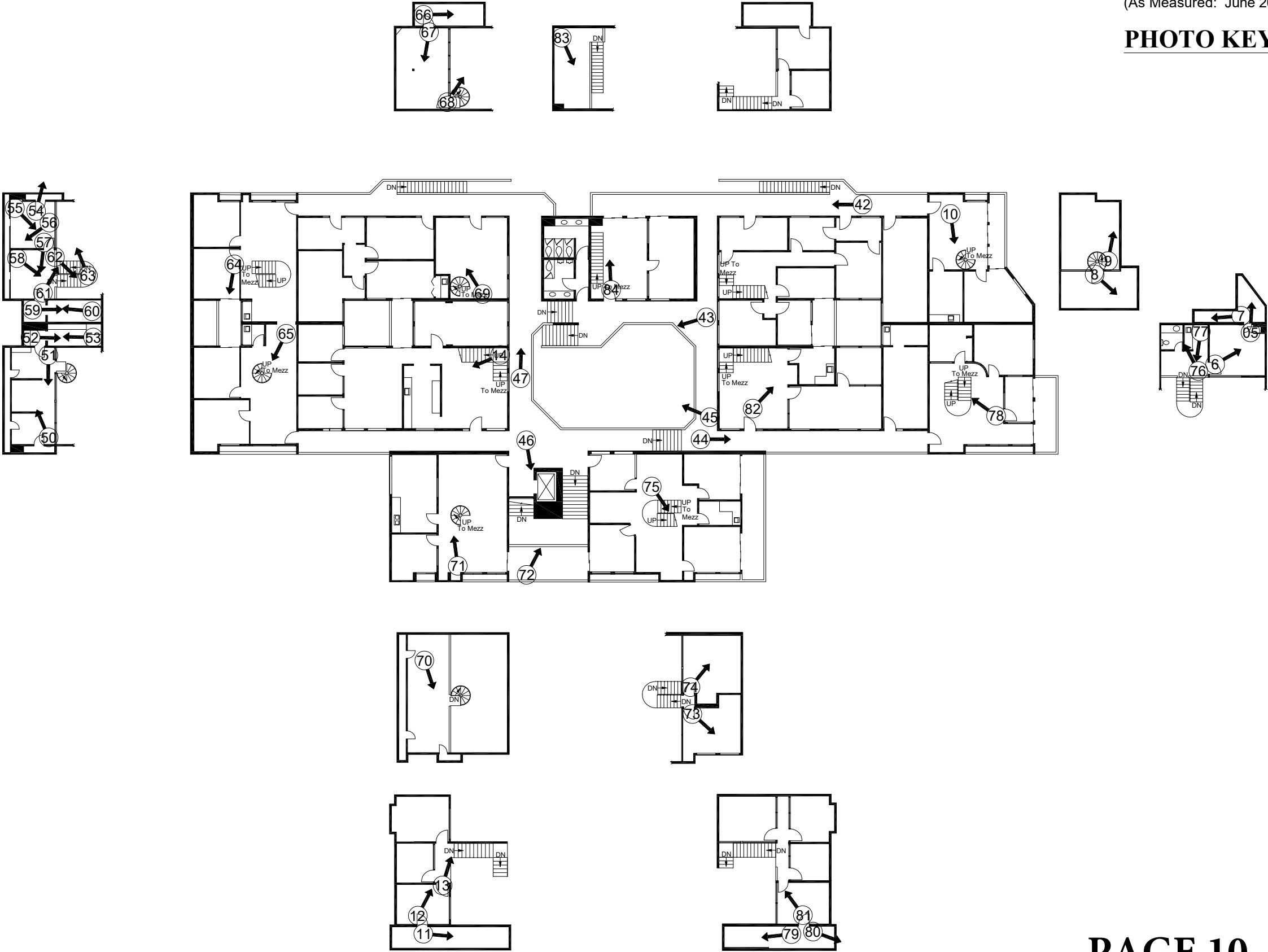
TEL: (888) 393-6655  
FILE: 17-280

PREPARED FOR:  
2200 Associates, LLC  
2200 Pacific Coast Hwy  
Hermosa Beach, CA  
Tel (310) 781-8264

2200 PACIFIC COAST HIGHWAY  
HERMOSA BEACH, CA

THIRD FLOOR  
(As Measured: June 2017)

PHOTO KEYMAP



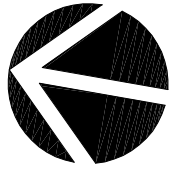


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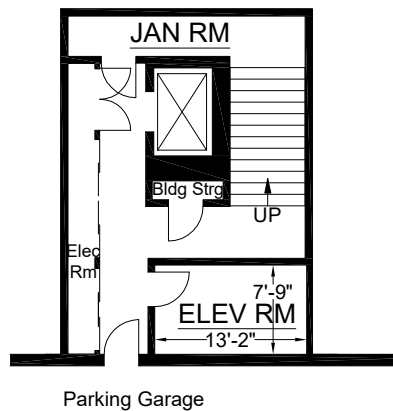
2200 PACIFIC COAST HIGHWAY  
HERMOSA BEACH, CA

**LOWER LEVEL**  
(As Measured: June 2017)

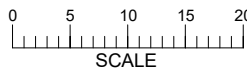
## FLOOR PLAN



*\*Measured Area: 676 s.f.*  
*Parking Area: 6,161s.f.*



**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.



*\*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.*

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## PAGE 11



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FILE: 17-280

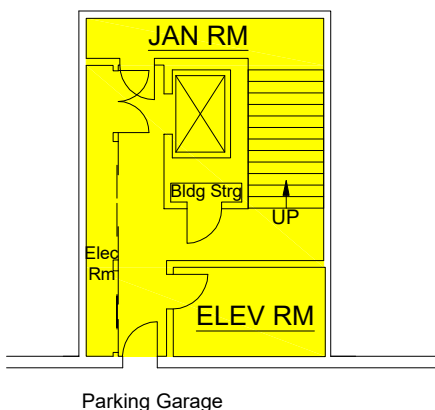
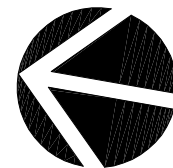
PREPARED FOR:  
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**2200 PACIFIC COAST HIGHWAY  
 HERMOSA BEACH, CA**

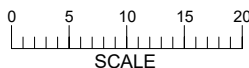
## LOWER LEVEL

(As Measured: June 2017)  
 (Last Updated: November 2017)

### LEASE PLAN



FLOOR SUMMARY	SQ.FT.
Total Rentable	0
Total Occupant Storage	0
Total Usable	0
Total Tenant	0
Total Ancillary	0
Total Occupant	0
Load Factor	0.0000
Capped Load Factor	0.0000
Floor Service	0
Building Service	605
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Unenclosed Covered Gallery	0
Total Parking	0



AREAS COMPUTED IN ACCORDANCE WITH  
 ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,  
 METHOD A (Multiple Load Factors Method).

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# PAGE 12



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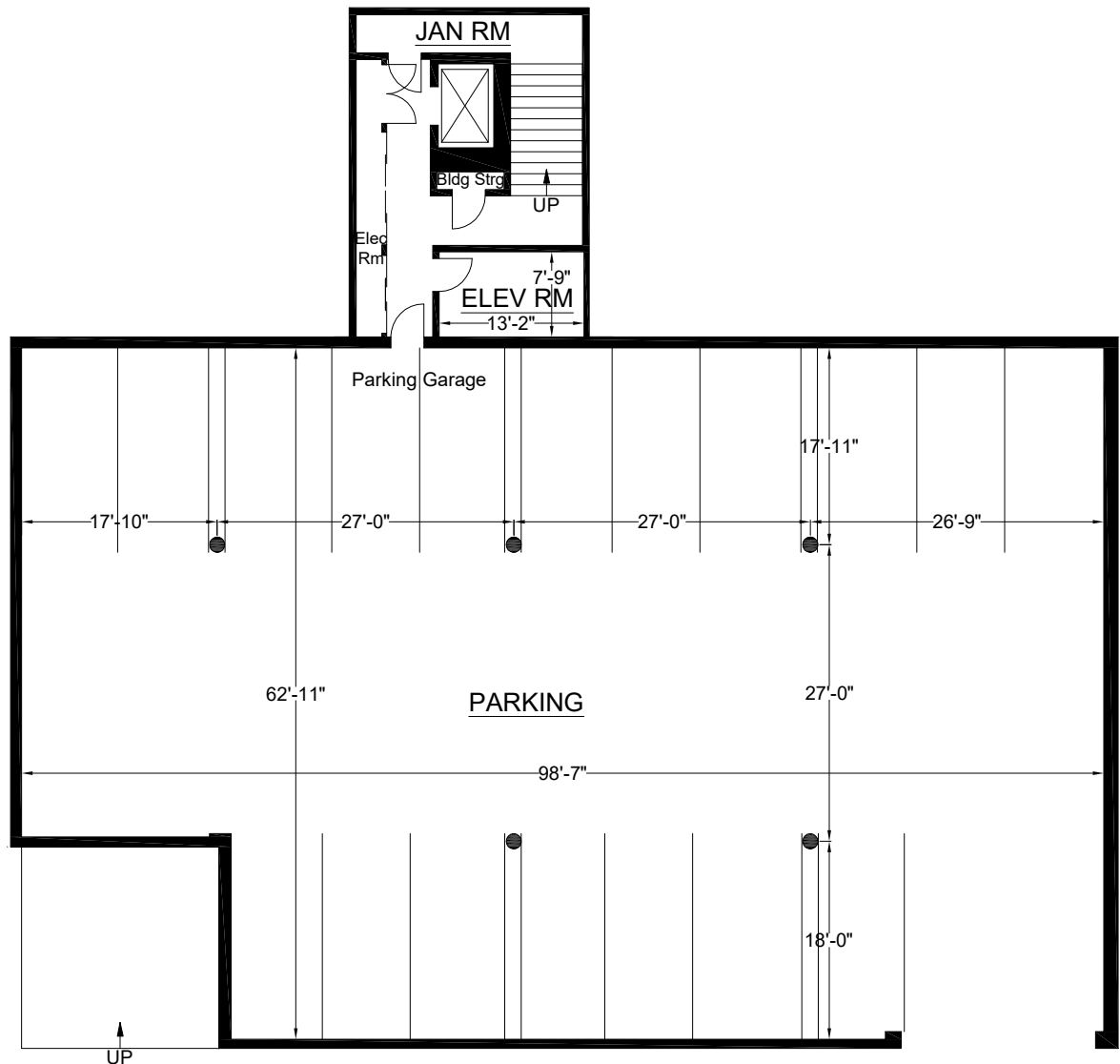
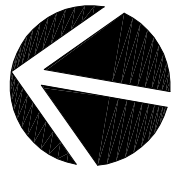
**2200 PACIFIC COAST HIGHWAY  
HERMOSA BEACH, CA**

**LOWER LEVEL**

(As Measured: June 2017)

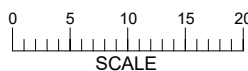
(Last Updated: July 2017)

**PARKING PLAN**



**PAGE 13**

**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.



**Survey Accuracy: +/- 0.09 %**

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FILE: 17-280

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Hermosa Beach, CA  
Tel (310) 781-8264

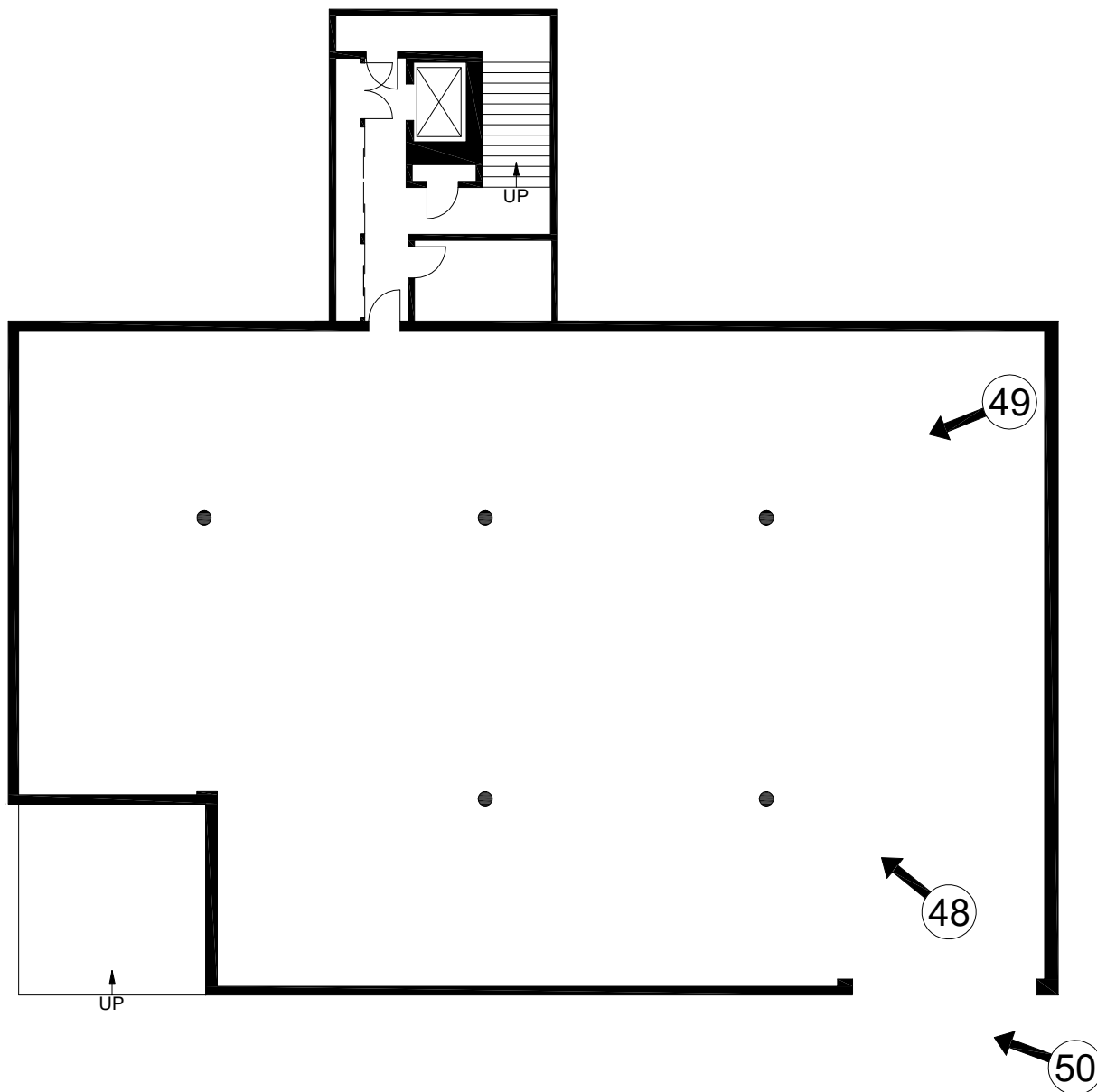
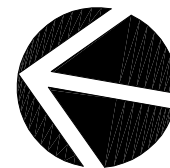
**2200 PACIFIC COAST HIGHWAY  
HERMOSA BEACH, CA**

**LOWER LEVEL**

(As Measured: June 2017)

(Last Updated: July 2017)

**PHOTO KEYMAP**



**PAGE 14**



# ATTACHMENT 3

October 19, 2018

Ms. Sarah Chionis  
Mar Ventures, Inc.  
721 N. Douglas Street  
El Segundo, CA 90245

LLG Reference: 2.18.4010.1

Subject: **Parking Study for 2200 Pacific Coast Highway**  
Hermosa Beach, California

Dear Ms. Chionis:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this parking study for the 2200 Pacific Coast Highway (PCH) building located in the City of Hermosa Beach. The existing building is 27,406 square feet (SF) in size, consisting of 18,217 SF of general office, 1,007 SF of massage therapist/acupuncture uses, a 1,135-SF wellness center, and 7,047 SF of therapist offices.

This study was conducted to assess the feasibility of increasing medical office uses within the 2200 PCH Building by converting from existing general office space. In addition to the existing land use mix, two future development scenarios were evaluated, with each tabulation incrementally adding more medical office uses by reducing general office uses in the 2200 PCH Building.

The existing on-site supply for 2200 PCH totals 85 spaces, consisting of 46 spaces in a gated parking garage for tenants, 19 spaces on a visitor parking lot, 18 spaces on a subterranean level below the visitor parking lot, and 2 spaces in tandem on one of the project driveways. In addition, this study accounts for up to 40 spaces in the adjoining Hope Chapel parking structure that the 2200 PCH Building may use from 7:00 AM until 6:00 PM on Monday through Friday (not on Saturday or Sunday). The total existing parking supply for 2200 PCH is therefore 125 spaces (85 on site, plus 40 off site/at Hope Chapel).

Briefly, our findings indicate that the City Code-based parking requirements for the existing land use mix, and development Scenario 1, would be adequately served by 2200 PCH's current supply of 125 spaces. The City Code-based requirements under development Scenario 2 would exceed the 125-space supply by 12 spaces. Taking into account the empirical parking needs for 2200 PCH (based on actual parking counts conducted in July 2018), the existing land use mix, and each of the two future Scenarios 1 and 2 would be adequately served by the 125-space supply for the 2200 PCH Building.

**Engineers & Planners**  
Traffic  
Transportation  
Parking

**Linscott, Law &  
Greenspan, Engineers**  
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Suite 250  
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**949.825.6175** T  
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[www.llgengineers.com](http://www.llgengineers.com)

Pasadena  
Irvine  
San Diego  
Woodland Hills

Philip M. Linscott, PE (1924-2000)  
Jack M. Greenspan, PE (Ret.)  
William A. Law, PE (Ret.)  
Paul W. Wilkinson, PE  
John P. Keating, PE  
David S. Shender, PE  
John A. Boorman, PE  
Clare M. Look-Jaeger, PE  
Richard E. Barretto, PE  
Keil D. Maberry, PE

## PROJECT DESCRIPTION

*Table 1* presents the existing development summary, as well as two future scenarios for the 2200 PCH Building, with each tabulation incrementally adding more medical office by reducing general office uses in the 2200 PCH Building. The following presents a land use breakdown for the existing and future scenarios:

<u>Land Use</u>	<u>Existing</u>	<u>Scenario 1</u>	<u>Scenario 2</u>
General Office	66%	36%	0%
Massage Therapist & Acupuncture	4%	4%	0%
Wellness Center	4%	4%	0%
Therapist Office	26%	26%	26%
Medical Office	0%	30%	74%

## PROJECT CITY CODE PARKING REQUIREMENTS

The lower portion of *Table 1* presents the City Code parking calculations for the existing and future scenarios for the 2200 PCH Building, based on the application of City of Hermosa Beach Municipal Code requirements outlined in *Chapter 17.44 – Off Street Parking*.

Under the existing land use mix, the City Code requirement totals 117 spaces, which corresponds to a Code-based surplus of 8 spaces when compared against the total supply of 125 spaces for the 2200 PCH Building.

The City Code requirement for Scenario 1 totals 125 spaces, which would exactly match the 125-space total supply.

The City Code requirement for Scenario 2 totals 137 spaces. Compared against the 125-space supply, the 137-space Code requirement would result in a Code-based deficiency of 12 spaces.

## EXISTING PARKING CONDITIONS

Parking demand surveys were conducted on Wednesday, July 25, 2018, and Saturday, July 27, 2018, to determine the existing parking needs of the existing tenants at 2200 PCH Building. It should be noted that the Building was at 100% tenancy (i.e., fully occupied) when the parking demand counts were performed. The parking utilization survey results for weekday and Saturday conditions are summarized in *Tables 2* and *3*, respectively.

The left-hand portion (in yellow) of *Tables 2* and *3* present a comparison of observed demand against supply focused to the 85 on-site spaces in Zones 1 through 4 at 2200 PCH. The right-hand portion (in green) of *Tables 2* and *3* then adds the demand observed in the adjoining 125-space parking structure owned by Hope Chapel (categorized by the 24 spaces located closest to 2200 PCH, and the remainder of 101 spaces). The right-hand columns (in blue) of *Tables 2* and *3* report the totals for 2200 PCH and Hope Chapel's parking structure.

As indicated on *Table 2*, the weekday peak demand observed for 2200 PCH was 41 spaces (at 3:00 PM). Comparing this 41-space demand against the on-site supply of 85 spaces for 2200 PCH results in an existing, actual/operational surplus of 44 spaces. Surpluses are greater during all other hours of the weekday. Based on this, the current parking needs of the 2200 PCH Building are fully met by spaces on site, without having to rely on the use of off-site parking spaces (i.e., 40 spaces in the adjoining Hope Chapel parking structure).

Under weekday conditions presented on *Table 2*, the Hope Chapel parking structure has an existing peak demand of 95 spaces (at 11:00 AM), which corresponds to a surplus of 30 spaces compared to Hope Chapel's 125-space supply in the structure.

The total weekday peak demand for 2200 PCH and the Hope Chapel structure is 127 spaces (at 11:00 AM). Comparing against the total supply of 210 spaces, the 127-space peak demand results in a surplus 83 spaces.

*Table 3* indicates that parking demand on a Saturday are significantly less than weekday conditions for both the 2200 PCH Building and the Hope Chapel parking structure, resulting in an actual surplus of 182 spaces at the minimum.

## FUTURE PARKING DEMAND

Starting with the observed demand in the 85-space on-site supply for 2200 PCH (based on the July 25, 2018 parking demand counts), then accounting for the future conversion from existing general office to future medical office, *Tables 4* and *5* were developed to identify future surplus or deficiency.

The middle portion of each table reports parking needs for specific suites in the 2200 PCH Building, as its current use as general office, then as future medical office. The demand values reported under these column headings were estimated based upon the application of City Code parking ratios for general office (4 spaces per 1,000 SF) and medical office (5 spaces per 1,000 SF), and the hourly demand profiles from the Urban Land Institute's (ULI's) *Shared Parking* (Second Edition) publication. The hourly demand values for the general office to be replaced are subtractive, and those in the future medical office category are additive.



Table 4 indicates that the weekday peak demand under development Scenario 1 would be 61 spaces (at 11:00 AM). Comparing this 61-space demand against the 125-space supply available for use by 2200 PCH results in a future surplus of 64 spaces.

Table 5 indicates that the weekday peak demand under development Scenario 2 would be 86 spaces (at 5:00 PM). Comparing this 86-space demand against the 125-space supply available for use by 2200 PCH yields in a future surplus of 39 spaces.

The 39-space surplus under Scenario 2 is a conservative estimate because it was derived from the application of City Code ratios. The actual parking requirements for medical offices have been found to be less than the City Code requirement of 5 spaces per 1,000 SF. This aspect is illustrated by actual parking demand compilations from other sources, and detailed study of the actual parking demands of similar sites.

*Parking Generation*, published by the Institute of Transportation Engineers (ITE)<sup>1</sup> as well as articles published in *ITE Journal* provide additional sources for parking ratio information. “Land Use 720: Medical-Dental Office Building” of *Parking Generation* covered 18 sites that resulted in an average parking demand ratio of 3.53 spaces/1,000 SF, with an 85<sup>th</sup> percentile value of 4.30 spaces/1,000 SF. Further, an *ITE Journal* article on medical office buildings<sup>2</sup> concluded that 4.5 parking spaces/1,000 SF should be provided for medical office buildings.

Other sources for medical office parking ratios come from actual experience at equivalent sites, or in the case of medical office uses, overall medical center sites where the medical office parking needs were isolated from the total medical center parking demand by detailed field study and analysis. One such study was that for the Henry Mayo Newhall Memorial Medical Center in Santa Clarita. A 2007 study by LLG (with final report dated May 19, 2008) isolated the parking needs for approximately 95,000 SF of existing medical office space at 4.64 spaces/1,000 SF.

In addition, other jurisdictions in Los Angeles County and that are near the City of Hermosa Beach all have code parking ratios for medical office buildings that are less, as follows:

- Redondo Beach (for chiropractic, physical therapy, psychotherapy): 3.33 spaces per 1,000 SF
- Rancho Palos Verdes: 4 spaces per 1,000 SF
- Santa Monica: 4 spaces per 1,000 SF
- Hawthorne: 3.33 spaces per 1,000 SF
- Culver City: 2.86 spaces per 1,000 SF

<sup>1</sup> 4th Edition, Washington, DC, 2010.

<sup>2</sup> “Parking Requirements for Medical Office Buildings”, John W. Dorsett and Mark J. Lukasik, *ITE Journal*, August 2007

Based on the above, we conclude that taking into account the empirical parking needs for 2200 PCH (based on actual parking counts conducted in July 2018), the existing land use mix, and each of the two future Scenarios 1 and 2 would be adequately served by the 125-space supply for the 2200 PCH Building.

We appreciate the opportunity to provide this analysis. If you have any questions regarding this letter, please do not hesitate to call me at (949) 825-6175.

Sincerely,  
**Linscott, Law & Greenspan, Engineers**



Trissa (de Jesus) Allen, P.E.  
Senior Transportation Engineer

TABLE 1  
PROJECT DEVELOPMENT TABULATION & CITY CODE REQUIREMENTS  
2200 PCH, HERMOSA BEACH



Suite	Tenant	Existing GFA (SF)						Scenario 1: Future GFA (SF)						Scenario 2: Future GFA (SF)					
		General Office	Massage Therapist, Acupuncture	Wellness Center	Therapist	Medical Office	TOTAL	General Office	Massage Therapist, Acupuncture	Wellness Center	Therapist	Medical Office	TOTAL	General Office	Massage Therapist, Acupuncture	Wellness Center	Therapist	Medical Office	TOTAL
101	Administrative Office Newspaper	683					683	683					683					683	683
102	Administrative Office for Tutoring	428					428	428					428					428	428
103	Insurance	590					590	590					590					590	590
200	Attorney	337					337	337					337					337	337
201	Therapist				849		849				849		849				849		849
203	Administrative Office for Entertainment	1,260					1,260	1,260					1,260					1,260	1,260
204	Therapist				225		225				225		225				225		225
205	Massage Therapist		288				288		288				288					288	288
206	Social Worker	257					257	257					257					257	257
207	Therapist				751		751				751		751				751		751
209	Therapist				549		549				549		549				549		549
210	Therapist				1,130		1,130				1,130		1,130				1,130		1,130
212	Therapist				342		342				342		342				342		342
214	Acupuncturist		719				719		719				719					719	719
215	Therapist				695		695				695		695				695		695
217	Wellness Center			1,135			1,135			1,135			1,135					1,135	1,135
218	Therapist				862		862				862		862				862		862
219	Therapist				643		643				643		643				643		643
220	Accountant	499					499	499					499					499	499
301	Administrative Office for Event Planning	1,139					1,139	1,139					1,139					1,139	1,139
302	Attorney	1,743					1,743					1,743	1,743					1,743	1,743
304	Administrative Office for Event Planning	662					662	662					662					662	662
305	Real Estate Investment	1,870					1,870					1,870	1,870					1,870	1,870
307	Administrative Office for Event Planning	1,243					1,243	1,243					1,243					1,243	1,243
308	Vacant (presumed general office)	1,140					1,140	1,140					1,140					1,140	1,140
310	Real Estate	718					718	718					718					718	718
312	Social Worker/Attorney	1,494					1,494					1,494	1,494					1,494	1,494
316	Commercial Broker	1,527					1,527					1,527	1,527					1,527	1,527
317	Administrative Office for Event Planning	830					830	830					830					830	830
314/318	Attorney	1,518					1,518					1,518	1,518					1,518	1,518
320	Forensic Accountant	279					279	279					279					279	279
205B	Therapist				256		256				256		256				256		256
304A	Therapist				745		745				745		745				745		745
PROJECT TOTAL Land Use % Breakdown		18,217 66%	1,007 4%	1,135 4%	7,047 26%	0 0%	27,406 -	10,065 36%	1,007 4%	1,135 4%	7,047 26%	8,152 30%	27,406 -	0 0%	0 0%	0 0%	7,047 26%	20,359 74%	27,406 -
CITY CODE PARKING RATIOS [a]		1 space per 250 SF	1 space per 250 SF [b]	1 space per 250 SF [c]	1 space per 200 SF [d]	1 space per 200 SF	-	1 space per 250 SF	1 space per 250 SF [b]	1 space per 250 SF [c]	1 space per 200 SF [d]	1 space per 200 SF	-	1 space per 250 SF	1 space per 250 SF [b]	1 space per 250 SF [c]	1 space per 200 SF [d]	1 space per 200 SF	-
CITY CODE REQUIREMENTS		73	4	5	35	0	117	40	4	5	35	41	125	0	0	0	35	102	137
EXISTING PARKING SUPPLY (spaces)																			
On-Site (w/out Hope Chapel Spaces)		-	-	-	-	-	85	-	-	-	-	-	85	-	-	-	-	-	85
On-Site + 40 Hope Chapel Spaces		-	-	-	-	-	125	-	-	-	-	-	125	-	-	-	-	-	125
CODE PARKING SURPLUS OR (DEFICIENCY) (Supply minus Code Requirement)																			
On-Site (w/out Hope Chapel Spaces)		-	-	-	-	-	(32)	-	-	-	-	-	(40)	-	-	-	-	-	(52)
On-Site + 40 Hope Chapel Spaces		-	-	-	-	-	8	-	-	-	-	-	0	-	-	-	-	-	(12)

Notes:

[a] Source: City of Hermosa Beach Municipal Code Chapter 17.44 - Off-Street Parking.

[b] City Code does not provide parking ratios for massage therapists and acupuncturists. Based on LLG's prior parking studies for similar facilities, an empirical parking ratio of 1 space per 250 SF was applied.

[c] City Code parking ratio for health and fitness centers was applied.

[d] Therapist was presumed to provide outpatient care services and able to prescribe medication. City Code parking ratio for medical office was applied.

TABLE 2  
EXISTING WEEKDAY PARKING DEMAND  
(per Wednesday, 7/25/18 survey)  
2200 PCH, Hermosa Beach

Time of Day	2200 PCH On-site Parking										Hope Chapel Parking Structure						TOTAL (2200 PCH + Hope Chapel Structure)				
	Zone 1 Gated Tenant Supply = 46 Sp.		Zone 2 Visitor Lot Supply = 19 Sp.		Zone 3 Tenant below Z2 Supply = 18 Sp.		Zone 4 Tandem on Dwy Supply = 2 Sp.		Total Zones 1 thru 4 Supply = 85 Sp.		Spaces Closest to 2200 PCH Supply = 24 Sp.		Remaining Spc. in Structure Supply = 101 Sp.		Total in Hope Chapel Str. Supply = 125 Sp.		Supply = 210 Sp.				
	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus			
7:00 AM	8	38	0	19	0	18	0	2	8	77	2	22	14	87	16	109	24	186			
8:00 AM	9	37	1	18	2	16	0	2	12	73	2	22	19	82	21	104	33	177			
9:00 AM	10	36	3	16	7	11	0	2	20	65	3	21	28	73	31	94	51	159			
10:00 AM	12	34	8	11	11	7	0	2	31	54	14	10	76	25	90	35	121	89			
11:00 AM	13	33	9	10	9	9	1	1	32	53	19	5	76	25	95	30	127	83			
12:00 PM	14	32	11	8	9	9	1	1	35	50	12	12	52	49	64	61	99	111			
1:00 PM	14	32	13	6	7	11	1	1	35	50	8	16	32	69	40	85	75	135			
2:00 PM	16	30	12	7	9	9	0	2	37	48	8	16	31	70	39	86	76	134			
3:00 PM	20	26	10	9	11	7	0	2	41	44	7	17	28	73	35	90	76	134			
4:00 PM	16	30	11	8	9	9	0	2	36	49	6	18	23	78	29	96	65	145			
5:00 PM	17	29	11	8	7	11	0	2	35	50	2	22	17	84	19	106	54	156			
6:00 PM	10	36	7	12	4	14	0	2	21	64	2	22	22	79	24	101	45	165			
7:00 PM	5	41	4	15	0	18	0	2	9	76	1	23	17	84	18	107	27	183			
8:00 PM	4	42	4	15	0	18	0	2	8	77	0	24	10	91	10	115	18	192			
9:00 PM	2	44	4	15	0	18	0	2	6	79	0	24	7	94	7	118	13	197			
OBSERVED PEAK DEMAND (2200 PCH):									41		OBSERVED PEAK DEMAND (Hope Ch.):									95	
PARKING SUPPLY:									85		PARKING SUPPLY:									125	
EXISTING SURPLUS OR DEFICIENCY (-):									44		EXISTING SURPLUS OR DEFICIENCY (-):									30	

TABLE 3  
EXISTING SATURDAY PARKING DEMAND  
(per Saturday, 7/28/18 survey)  
2200 PCH, Hermosa Beach

Time of Day	2200 PCH On-site Parking										Hope Chapel Parking Structure						TOTAL (2200 PCH + Hope Chapel Structure)	
	Zone 1 Gated Tenant Supply = 46 Sp.		Zone 2 Visitor Lot Supply = 19 Sp.		Zone 3 Tenant below Z2 Supply = 18 Sp.		Zone 4 Tandem on Dwy Supply = 2 Sp.		Total Zones 1 thru 4 Supply = 85 Sp.		Spaces Closest to 2200 PCH Supply = 24 Sp.		Remaining Spc. in Structure Supply = 101 Sp.		Total in Hope Chapel Str. Supply = 125 Sp.		Supply = 210 Sp.	
	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus	Demand	Surplus
9:00 AM	3	43	1	18	0	18	0	2	4	81	1	23	10	91	11	114	15	195
10:00 AM	3	43	7	12	0	18	0	2	10	75	1	23	17	84	18	107	28	182
11:00 AM	3	43	7	12	0	18	0	2	10	75	1	23	13	88	14	111	24	186
12:00 PM	3	43	4	15	2	16	0	2	9	76	1	23	3	98	4	121	13	197
1:00 PM	3	43	4	15	2	16	0	2	9	76	1	23	2	99	3	122	12	198
2:00 PM	3	43	3	16	1	17	0	2	7	78	1	23	2	99	3	122	10	200
3:00 PM	3	43	0	19	1	17	0	2	4	81	0	24	4	97	4	121	8	202
4:00 PM	3	43	0	19	1	17	0	2	4	81	0	24	4	97	4	121	8	202
5:00 PM	3	43	0	19	1	17	0	2	4	81	0	24	6	95	6	119	10	200

OBSERVED PEAK DEMAND (2200 PCH):	10	OBSERVED PEAK DEMAND (Hope Ch.):	18
PARKING SUPPLY:	85	PARKING SUPPLY:	125
EXISTING SURPLUS OR DEFICIENCY (-):	75	EXISTING SURPLUS OR DEFICIENCY (-):	107

TABLE 4  
SCENARIO 1  
WEEKDAY SHARED PARKING DEMAND ANALYSIS  
2200 PCH, Hermosa Beach

Land Use	Existing Parking Demand (per Wednesday, 7/25/18 survey) [a]	Scenario 1: General Office to be removed	Scenario 1: Future Medical Office	Total Shared Parking Demand	Surplus or Deficiency based on 125-space Total Existing Supply
Size Pkg Rate		(8.152) KSF 4.00 /KSF	8.152 KSF 5.00 /KSF		
Gross Spaces		(33) Spc.	41 Spc.		
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	--	(1)	0	--	--
7:00 AM	10	(9)	0	1	124
8:00 AM	14	(24)	32	22	103
9:00 AM	23	(31)	38	30	95
10:00 AM	45	(33)	41	53	72
11:00 AM	51	(31)	41	61	64
12:00 PM	47	(27)	22	42	83
1:00 PM	43	(28)	38	53	72
2:00 PM	45	(33)	41	53	72
3:00 PM	48	(31)	41	58	67
4:00 PM	42	(27)	38	53	72
5:00 PM	37	(15)	36	58	67
6:00 PM	23	(8)	27	42	83
7:00 PM	10	(3)	12	19	106
8:00 PM	8	(2)	6	12	113
9:00 PM	6	(1)	0	5	120
10:00 PM	--	0	0	--	--
11:00 PM	--	0	0	--	--
12:00 AM	--	0	0	--	--

PEAK PARKING DEMAND: 61

PARKING SUPPLY (85 on site + 40 in Hope Chapel Structure): 125

SURPLUS OR (DEFICIENCY): 64

Note:

[a] Demand for 2200 PCH presumed to include spaces occupied in the Hope Chapel structure that are located closest to the 2200 PCH pedestrian access.

TABLE 5  
SCENARIO 2  
WEEKDAY SHARED PARKING DEMAND ANALYSIS  
2200 PCH, Hermosa Beach

Land Use	Existing Parking Demand (per Wednesday, 7/25/18 survey) [a]	Scenario 2: General Office to be removed	Scenario 2: Future Medical Office	Total Shared Parking Demand	Surplus or Deficiency based on 125-space Total Existing Supply
Size Pkg Rate		(20.359) KSF 4.00 /KSF	20.359 KSF 5.00 /KSF		
Gross Spaces		(81) Spc.	102 Spc.		
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	--	(2)	0	--	--
7:00 AM	10	(23)	0	(13)	138
8:00 AM	14	(57)	81	38	87
9:00 AM	23	(75)	95	43	82
10:00 AM	45	(81)	102	66	59
11:00 AM	51	(78)	102	75	50
12:00 PM	47	(69)	54	32	93
1:00 PM	43	(71)	95	67	58
2:00 PM	45	(81)	102	66	59
3:00 PM	48	(78)	102	72	53
4:00 PM	42	(69)	95	68	57
<b>5:00 PM</b>	<b>37</b>	<b>(39)</b>	<b>88</b>	<b>86</b>	<b>39</b>
6:00 PM	23	(19)	69	73	52
7:00 PM	10	(8)	30	32	93
8:00 PM	8	(5)	15	18	107
9:00 PM	6	(2)	0	4	121
10:00 PM	--	(1)	0	--	--
11:00 PM	--	0	0	--	--
12:00 AM	--	0	0	--	--

PEAK PARKING DEMAND: 86

PARKING SUPPLY (85 on site + 40 in Hope Chapel Structure): 125

SURPLUS OR (DEFICIENCY): 39

Note:

[a] Demand for 2200 PCH presumed to include spaces occupied in the Hope Chapel structure that are located closest to the 2200 PCH pedestrian access.

# ATTACHMENT 4



**From:** [Brandon Straus](#)  
**To:** [joey.iside@hopechapel.org](mailto:joey.iside@hopechapel.org)  
**Subject:** Notice of Application for Parking Plan Approval by the City of Hermosa Beach  
**Date:** Wednesday, September 23, 2020 9:37:00 AM  
**Attachments:** [image001.png](#)

---

Joey Iside  
Operations Manager  
Hope Chapel  
2420 Pacific Coast Highway  
Hermosa Beach, CA 90254  
Dear Mr. Iside:

I represent 2200 Associates, LLC, the owners of 2200 Pacific Coast Highway (PCH), Hermosa Beach, 90254. There is currently in effect a recorded reciprocal parking easement between 2200 PCH and 2420 PCH, which is owned by International Church of the Four Square Gospel (Hope Chapel). The parking easement permits 2200 PCH to use up to 40 parking stalls in the southern half of the parking lot at 2420 PCH on Mondays through Fridays, from 7:00 am to 6:00 pm. The easement permits 2420 PCH to use up to 40 parking stalls at 2200 PCH from 6:00 PM on Fridays to 12:00 AM on Sundays.

2200 Associates, LLC, has applied to the City of Hermosa Beach (City) for approval of a Parking Plan governing the site at 2200 PCH. The application constitutes a request for the City to formally recognize use of the shared parking by 2200 PCH on the lot at 2420 PCH, as set forth in the recorded parking easement. The purpose of this email is to obtain affirmative confirmation that the owner of 2420 PCH is aware of the pending Parking Plan application. Therefore, I would greatly appreciate if you would respond to this message, acknowledging receipt.

This will not be the only notice that is provided. Prior to any hearing on the Parking Plan, properties within 500 feet of 2200 PCH will receive notice from the City of the hearing.

I look forward to hearing from you.

Best Regards,

**SROUR & ASSOCIATES**   
REAL ESTATE DEVELOPMENT SERVICES GROUP, INC

**Brandon Straus**

2447 Pacific Coast Highway, Suite 200  
Hermosa Beach, CA 90254  
(310) 372-8433  
Email: [brandon@esroure.com](mailto:brandon@esroure.com)  
[www.sroureandassociates.com](http://www.sroureandassociates.com)

# ATTACHMENT 5

This page is part of your document - DO NOT DISCARD



**20131322276**

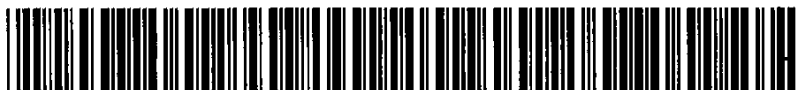


Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/11/13 AT 08:00AM

Pages:  
0009

FEES:	36.00
TAXES:	0.00
OTHER:	0.00
PAID:	36.00



LEADSHEET



201309110120005

00008284496



005762206

SEQ:  
11

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME 2200 PCH, LP

MAILING 2050 W. 190<sup>TH</sup> ST STE 101

CITY, STATE ZIP CODE TORRANCE CA  
90504

09/11/2013



\*20131322276\*

2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

6

GRANT OF EASEMENT

3

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

2200 PCH, LP  
2050 W. 190<sup>th</sup> Street, Ste. 101  
Torrance, CA 90504  
Attention: Douglas M. Brawn

(SPACE ABOVE FOR RECORDER'S USE)

The undersigned grantor declares:  
Documentary transfer tax is \$0. Conveyance given for no value. R&TC 11911

**This is a conveyance of an easement  
(Oil and Gas Lease) and the consideration  
and value is less than \$100, R & T 11911 "**

**GRANT OF EASEMENT**

This Grant of Easement is made this 10 day of SEPT., 2013 by and between the INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, a California nonprofit corporation ("**Grantor**"), whose address is 1910 W. Sunset Boulevard, Los Angeles, CA 90026 and 2200 PCH, LP, a California limited partnership ("**Grantee**"), whose address is 2050 W. 190<sup>th</sup> Street, Suite 101, Torrance, CA 90504.

Recitals

WHEREAS, Grantor is the owner of certain real property in the County of Los Angeles, State of California, hereinafter referred to as the "**Servient Tenement**," and described as follows:

The Southerly one-half of Lot 2, Block 83 of the Second Addition to Hermosa Beach as shown on map recorded in Book 3, Pages 11 and 12 of Maps in the Office of the Recorder of the County of Los Angeles;

WHEREAS, Grantee is the owner of certain real property in the County of Los Angeles, State of California, hereinafter referred to as the "**Dominant Tenement**," and described as follows:

Parcel 1 of Parcel Map 14734 filed in Book 152 of Parcel Maps at Pages 48 and 49 in the Office of the Recorder of the County of Los Angeles;

WHEREAS Grantee desires to acquire certain rights in the Servient Tenement;

NOW, THEREFORE, the parties hereto agree as follows:

1. **Termination of Previous Easement.** A Grant of Easement recorded on March 30, 1983 as Instrument No. 83-346423 in Official Records of Los Angeles County pertaining to the

4

Dominant Tenement and the Servient Tenement with respect to parking was terminated by merger when the owner of the Servient Tenement also became the owner of the Dominant Tenement.

2. **Grant of Easement.** Grantor hereby grants to Grantee a non-exclusive easement as hereinafter described.

3. **Character of Easement.** The easement granted herein is appurtenant to the Dominant Tenement and shall be a covenant running with the land and shall run with the benefited Dominant Tenement and the burdened Servient Tenement.

4. **Description of Easement.** The easement granted herein is a non-exclusive right of unrestricted ingress and egress for vehicular and pedestrian traffic and parking in marked, single stalls for between twenty-five (25) to forty (40) automobiles only during the following times of day: Mondays through Fridays, inclusive, from seven o'clock a.m. until six o'clock p.m. The exact number of such parking stalls as between twenty-five (25) to forty (40) granted hereunder shall be dependent upon evidence delivered by Grantee to Grantor of Grantee's legally permitted use of the Dominant Tenement and additional parking required to be satisfied by way of shared off-site parking pursuant to parking requirements of the City of Hermosa Beach for the Dominant Tenement.

5. **Location.** The location of the above-referenced parking stalls shall be within the southern one-half (1/2) of the parking area of the Servient Tenement and individually designated in writing by Grantor. Grantor shall have the right, upon thirty (30) days written notice to Grantee, at any time and from time to time, to change said designated locations within the southern one-half (1/2) of the parking area of the Servient Tenement. Ingress and egress shall be by driveways as designated from time to time by Grantor.

6. **Use of Easement.** The easement granted herein may be used by both the Servient Tenement and the Dominant Tenement, except that the above-described parking stalls shall be for the exclusive use of the Dominant Tenement during the times of day specified above.

7. **Maintenance.** Grantor shall maintain the areas covered by the easement granted herein in a clean and safe condition at its own cost, including, but not limited to, lighting, striping and numbering of stalls. Grantee shall pay the cost of repairing any extraordinary and unusual damage to the Servient Tenement caused by Grantee's use of the easement granted herein.

8. **Insurance.** Grantor and Grantee shall each obtain and maintain commercial general liability insurance with limits of at least \$1,000,000 covering each of Grantee's and Grantor's (and their respective affiliates', employees', agents' contractors', invitees') use and occupancy of and activities on or about the Servient Tenement relating to the easement granted herein.

9. **Indemnification.** Grantee agrees to indemnify, defend and hold harmless Grantor, and its affiliates, officers, directors, members, employees, agents, shareholders and partners (collectively, "**Indemnitees**") from and against any and all claims, losses, damages (whether legal, equitable or administrative), judgments, reasonable costs and expenses, including reasonable attorneys' fees (collectively, "**Claims**") suffered or incurred by one or more Indemnitees arising from or in connection with Grantee's use of the easement granted herein, except as and to the extent any such Claims are caused by the negligence or willful misconduct

of the Indemnitees or their contractors or consultants, or invitees. Each Indemnatee shall give Grantee prompt written notice of any Claim entitling such Indemnatee to indemnification pursuant to this easement.

10. **Notices.** Any notice, consent, approval, request, demand and other communication ("Notice") which Grantor or Grantee is required or desires to serve upon, or deliver to, the other shall be in writing and by personal delivery or by any nationally recognized overnight courier, e.g., Federal Express, to the appropriate address indicated above, or at such other place or places as either Grantor or Grantee may, from time to time, designate in a written Notice given to the other. Notices shall be deemed sufficiently served or given at the time of personal delivery or on the date received if by nationally recognized overnight courier.

11. **Attorneys' Fees and Costs.** If any legal action or proceeding arising out of or relating to this easement is brought by either party, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorneys' fees, costs and expenses incurred in the action or proceeding by the prevailing party.

12. **Miscellaneous.** This easement constitutes the entire agreement between Grantor and Grantee relating to the easement described herein. Any prior agreements, promises, negotiations, or representations not expressly set forth in this instrument are of no force or effect. Any amendment to this easement shall be of no force or effect unless it is in writing and signed by Grantor and Grantee. This easement may be executed in counterparts (together constituting one document).

13. **Transfer of Servient Tenement.** Notwithstanding anything to the contrary herein, in the event Grantor sells, conveys, exchanges or transfers the Servient Tenement, or any part thereof or any beneficial interest therein, then this easement shall automatically terminate and be of no further force or effect, so long as twenty-five (25) to forty (40) replacement parking spaces, as applicable, either surface or sub-surface, are made available to benefit the Dominant Tenement on substantially the same terms as described herein.

14. **Binding Effect.** This instrument shall be binding upon and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties hereto.

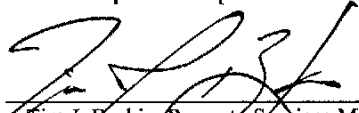
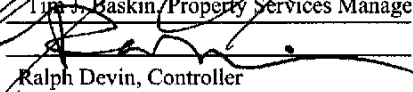
*[see next page for signatures]*

6

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

**GRANTOR:**

INTERNATIONAL CHURCH OF THE  
FOURSQUARE GOSPEL,  
a California non-profit corporation

By:   
Name: Tim J. Baskin, Property Services Manager  
By:   
Title: Ralph Devin, Controller

**GRANTEE:**

2200 PCH, LP,  
a California limited partnership

By: UGI PCH Management, LLC,  
a California limited liability company  
Its General Partner

By: Urban Green Investments, LLC,  
a California limited liability company  
Its Manager

By: \_\_\_\_\_  
Name: David P. McCloskey  
Title: Manager



7

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

**GRANTOR:**

INTERNATIONAL CHURCH OF THE  
FOURSQUARE GOSPEL,  
a California non-profit corporation

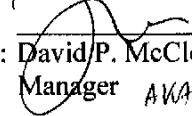
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**GRANTEE:**

2200 PCH, LP,  
a California limited partnership

By: UGI PCH Management, LLC,  
a California limited liability company  
Its General Partner

By: Urban Green Investments, LLC,  
a California limited liability company  
Its Manager

By:   
Name: David P. McCloskey  
Title: Manager AKA DAVID  
McCLOSKEY

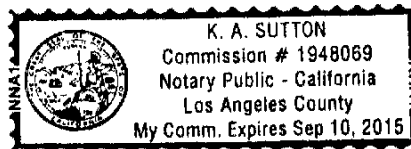
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

On September 6, 2013, before me, K.A. Sutton, a Notary Public, personally appeared Tim j. Baskin and Ralph Devin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument, and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K.A. Sutton



(Seal)

STATE OF CALIFORNIA )  
COUNTY OF ) ss.

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

9

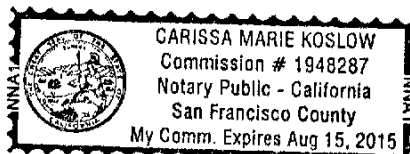
STATE OF CALIFORNIA )  
COUNTY OF San Francisco ) ss.  
)

On September 4, 2013, before me, Carissa Marie Koslow, a Notary Public, personally appeared David McCloskey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carissa Koslow



(Seal)

STATE OF CALIFORNIA )  
COUNTY OF ) ss.  
)

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

# ATTACHMENT 6

## 2200 Pacific Coast Highway Tenant Roster

No. of Tenant Spaces	Unit No.	Current Tenant Roster	Medical Use (S.F.)	Non-Medical Use (S.F.)	Floor Plan Page No.
1	101	Easy Reader		662.6	2
2	102	Sepideh Bassi		445.7	2
3	103	Vacant – Previously General Office		629.3	2
	Restroom			137	2
4	200	Garee Gasperian		354.2	6
5	201	Cheryl Morrow and Diana Lipson-Burge		902.9	6
6	203	Hirsch Entertainment Group		1183.5	6
7	204	Behrens Racing		252	6
8	205A	Christopher O'Hara		316.4	6
9	205B	Ann Christensen and Naomi Resnik		257.8	6
10	206	Leah Niehaus		254.7	6
11	207	Bobbie Lesser, Robert Rutman, and Karin Tamura		757.5	6
12	209	Kate Mosier and Jennifer Jordan		621.2	6
13	210	Megan McCormick and Maureen Jennings		1073.9	6
14	212	Mary Klem and Bill Klem		378.5	6
15	214	Tina Hartney, Kamala Horwitz and Carol Kole	764.2		6
16	215	Kelly Waggoner and Michele Blume		753.9	6
17	217	Wellness Institute of Southern California	1147.8		6
18	218	Alann Dingle, Jacqueline Mills, and Elizabeth Cowart	855.1		6
19	219	Christopher Stretch, Danielle Borah and Allen Berger		617.7	6
20	220	Oliver & Oliver Associates		523.3	6
	Restroom			approx. 250	6
21	301	Vacant – Previously PHR Management		1181.6	9
22	302	Law Offices (Barrington/Poliner, Ronnie)		1646.9	9
23	304	Quartz Events		759.3	9
24	304A/306	Recovery Now/Positive Counseling Center		827.5	9
25	305	CAP Investment Properties		2110.0	9
26	307	Quartz Events		1267.3	9
27	308	Vacant – Previously Kentwood Bancorp.		1253.7	9
28	310	Coldwell Banker		959.9	9
29	312	Dawn Strachan, CEA, CDFA		1289.4	9
30	312A	Jon Kramer and Kim Davidson		246.9	9
31	314	Chatten-Brown & Carstens		318.4	9
32	316	Highland Partners		1653.6	9
33	317	Total Success Staffing Services		812.8	9
34	318	Chatten-Brown & Carstens		1303.9	9
35	320	Salomon Forensics		317.8	9
	Restroom			approx. 250	9
Total = 36		Total S.F. = 29,338	2,767	26,571	

# ATTACHMENT 7



## UNIVERSAL PLANNING APPLICATION

The Universal Planning application is intended for all permits issued by the Planning Division. The submittal requirements contained herein are a centralized list of all application components required by the City of Hermosa Beach Planning Division; however, the City may require additional information to be submitted.

***IMPORTANT NOTICE: COMPLETE AND ACCURATE SUBMITTALS ARE REQUIRED. PRIOR TO ACCEPTING AN APPLICATION FOR REVIEW, YOU MUST MEET WITH A PLANNER AT THE COUNTER TO DETERMINE IF THE APPLICATION IS ACCEPTABLE TO CONDUCT REVIEW. IF THE APPLICATION IS MISSING REQUIRED INFORMATION THEN THE APPLICATION WILL NOT BE ACCEPTED. TO DETERMINE HOURS OF OPERATION OF THE COUNTER, CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 318-0242, MONDAY – THURSDAY, 7:00 AM – 6:00 PM.***

Once the application is accepted for review, it will be assigned to a Planner. The Planner will review the application within 30-days of acceptance to determine if the application is complete. **During the initial 30-day review period, the Planner may schedule a site inspection, which may include an interior inspection.** If the application is incomplete, the Planner will provide you with a list of missing/incomplete information needed to deem the application complete.

This packet includes the following:

- PART I: PLANNING APPLICATION**
- PART II: SUPPLEMENTAL INFORMATION FORM**
- PART III: PLANNING FEE SCHEDULE**
- PART IV: SUBMITTAL REQUIREMENTS**
- PART V: REQUIRED NUMBER OF SUBMITTAL ITEMS**
- PART VI: SAMPLE PLANS**

### NON-STANDARD APPLICATIONS

The following applications have their own submittal requirements. Please click on the links below or visit <https://www.hermosabeach.gov/our-government/community-development/applications-forms-handouts> for the submittal requirements for the following application types:

- [Preliminary Housing Project \(SB 330\)](#)
- [Sign Permit \(Permanent & Temporary\)](#)
- [Temporary Minor Special Event Permit](#)
- [Short-Term Vacation Rentals](#)
- [Portable A-frame Sign Permit](#)
- [Limited Live Entertainment Permit](#)
- [Historic Landmark Nomination Application](#) \* (This item requires both this application and the supplemental form)

For more information on the process, call (310) 318-0242, Monday – Thursday, 7:00 AM – 6:00 PM, to speak to a Planner.



**CITY OF HERMOSA BEACH**  
COMMUNITY DEVELOPMENT DEPARTMENT | PLANNING DIVISION  
1315 VALLEY DRIVE | HERMOSA BEACH | CA 90254  
FOR QUESTIONS PLEASE CONTACT [PLANNING@HERMOSABEACH.GOV](mailto:PLANNING@HERMOSABEACH.GOV) OR CALL (310) 318-0242  
Office Hours: Monday to Thursday, 7:00 a.m. to 6:00 p.m.

## PART I: PLANNING APPLICATION

*Please note that all information submitted becomes public record*

### SECTION A: PROJECT INFORMATION

*This box to be completed by City Staff only*

Date Submitted: \_\_\_\_\_

Case Number: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

SITE ADDRESS/LOCATION: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER: 

4	1	8	4
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 — 

0	1	4
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 — 

0	3	8
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to 

0	7	2
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BRIEF PROJECT DESCRIPTION: \_\_\_\_\_

Application for parking plan approval and acknowledgement of 4 existing tandem parking spaces

### SECTION B: APPLICANT

NAME: 2200 Associates, LLC

COMPANY: 2200 Associates, LLC

ADDRESS: 1528 6th Street, Suite 100,

CITY, STATE, ZIP: Santa Monica, CA 90401

EMAIL: bbarnes@vestra.com

PHONE: 310-400-6579 MOBILE PHONE: \_\_\_\_\_

### SECTION C: CONTACT

☐ Check this box if contact is same as applicant and skip to Section IV

NAME: Brandon Straus

COMPANY: Srour & Associates

ADDRESS: 2447 Pacific Coast Highway, Suite 200

CITY, STATE, ZIP: Hermosa Beach, CA 90254

EMAIL: Brandon@esrour.com

PHONE: 310-372-8433 MOBILE PHONE: \_\_\_\_\_



## SECTION D: PROPERTY OWNER

NAME:	_____
COMPANY:	_____
ADDRESS:	Same as Applicant
CITY, STATE, ZIP:	_____
EMAIL:	_____
PHONE:	_____
MOBILE PHONE:	_____

## SECTION E: APPLICATION(S) (select all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Amendment to Planning Entitlement              | <input type="checkbox"/> Mural Review                         |
| <input type="checkbox"/> Appeal to the Planning Commission              | <input type="checkbox"/> Parking Plan                         |
| <input type="checkbox"/> Conditional Use Permit                         | <input type="checkbox"/> Planning Commission Interpretation   |
| <input type="checkbox"/> Condominium                                    | <input type="checkbox"/> Precise Development Plan             |
| <input type="checkbox"/> CC&R's Review                                  | <input type="checkbox"/> Sign Variance                        |
| <input type="checkbox"/> Extension of Time for Planning Entitlement     | <input type="checkbox"/> Similar Use Determination            |
| <input type="checkbox"/> Final Map                                      | <input type="checkbox"/> Slope/Grade Height Determination     |
| <input type="checkbox"/> General Plan Amendment                         | <input type="checkbox"/> Tentative Map                        |
| <input type="checkbox"/> Height Limit Exception                         | <input type="checkbox"/> Zoning Code Text Amendment           |
| <input type="checkbox"/> Minor Historic Review/Cert. of Appropriateness | <input type="checkbox"/> Variance                             |
| <input type="checkbox"/> Major Historic Review/Cert. of Appropriateness | <input type="checkbox"/> Zone Change                          |
| <input type="checkbox"/> Historic Landmark Nomination                   | <input type="checkbox"/> Categorical Exemption                |
| <input type="checkbox"/> Limited Outdoor Seating                        | <input type="checkbox"/> Negative Declaration / Initial Study |
| <input type="checkbox"/> Lot Line Adjustment                            | <input type="checkbox"/> Environmental Impact Report          |

*Refer to the Planning Fee Schedule (pages 10 and 11) for current application fees. Be advised, multiple fees may apply to your application (e.g. a CUP application may include a CUP fee, categorical exemption fee, public noticing fee(s), and technology fee).*

## SECTION F: CERTIFICATION


1. I certify that to, the best of my knowledge, the information in this application and all plans and submittals are true, accurate and correct; this application is made with my consent; and misrepresentation of factual information may invalidate development entitlements granted by the City.
2. I understand that work pertaining to the project shall not begin prior to final City approval. 'Final City approval' means approval by the final decision-making authority on the application, following any appeal period set forth in the Hermosa Beach Municipal Code. Please contact the Community Development Department at (310) 318-0242 or City Clerk's office at (310) 318-0239 with any questions on the approval process.
3. I understand that property development is complex and responsibility for understanding and abiding by all legal requirements pertaining to this project lies with myself, the property owner and project developers. I understand that unknown conditions and requirements may arise during the development process, which may result in unanticipated time, cost, requirements, or project denial. I understand that my project may be subject to requirements of other City departments, such as the Public Works or Los Angeles County Fire Departments and have inquired about them, or other local, state or federal, or utility company requirements.
4. I hereby authorize employees of the City of Hermosa Beach to enter upon the subject property, as necessary to enable the City to process this application and upon providing reasonable notice, to inspect the premises and post public hearing notices.
5. I understand that any decision of the Planning Commission may be reviewed by the City Council and some applications are subject to appeal. Appeals must be filed in writing with the City Clerk within ten calendar days from the date of the subsequent City Council meeting.

## ACKNOWLEDGEMENTS

1. I certify that to, the best of my knowledge, the information in this application and all plans and submittals are true, accurate and correct; this application is made with my consent; and misrepresentation of factual information may invalidate development entitlements granted by the City.
2. I understand that work pertaining to the project shall not begin prior to final City approval. 'Final City approval' means approval by the final decision-making authority on the application, following any appeal period set forth in the Hermosa Beach Municipal Code. Please contact the Community Development Department or City Clerk's office at 310-318-0239 with any questions on the approval process.
3. I understand that property development is complex and responsibility for understanding and abiding by all legal requirements pertaining to this project lies with myself, the property owner and project developers. I understand that unknown conditions and requirements may arise during the development process, which may result in unanticipated time, cost, requirements, or project denial. I understand that my project may be subject to requirements of other City departments, such as the Public Works or Fire Departments and have inquired about them, or other local, state or federal, or utility company requirements.
4. I hereby authorize employees of the City of Hermosa Beach to enter upon the subject property, as necessary to enable the City to process this application and upon providing reasonable notice, to inspect the premises and post public hearing notices.
5. I understand that any decision of the Planning Commission may be reviewed by the City Council and some applications are subject to appeal. Appeals must be filed in writing with the City Clerk within ten calendar days from the date of the subsequent City Council meeting.
6. To the extent permitted by law, I agree to defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorneys fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
7. I understand that all information of any type pertaining to this application is public information and may be uploaded to the Internet in a portable document format (PDF) as part of an agenda packet for Planning Commission or City Council meetings. Any information that I believe is proprietary or should not be viewed by the public is clearly designated; however and notwithstanding, I understand such information may be subject to disclosure under the California Public Records Act (Government Code section 6250 *et seq.*).
8. I understand that I may request in writing to receive notice of any proposal to adopt or amend the general plan, a specific plan, zoning or other ordinance affecting building permits or grading permits reasonably related to my proposal. (Government Code Section 65945).
9. I understand that the City reserves the right to require an additional deposit of funds in order to make an environmental assessment pursuant to the California Environmental Quality Act.
10. The following persons also have a legal interest in the project site (i.e., tenants, property associations, easement holders, etc.):

Name of others with a record interest	Relationship	Mailing Address

**SIGNATURES:** I hereby certify that I have read, understand, and agree with all of the Acknowledgements above.  
(Notarized signature required from current Property Owner, not owner in escrow).

<b>Applicant:</b> + Owner	Signature 	Print RAJU SHAH President of the Managers	Date: 6/19/2020
<b>Owner:</b>	Signature	Print	Date:
<b>Other:</b>	Signature	Print	Date:
<b>Other:</b>	Signature	Print	Date:

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

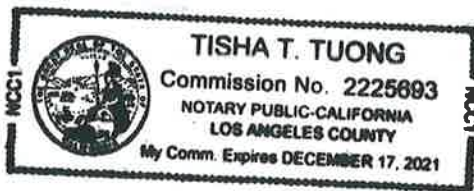
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Los Angeles )  
 On June 18, 2020 before me, Tisha T. Tuong, Notary Public,  
 Date Here Insert Name and Title of the Officer  
 personally appeared Raju Shah  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
 Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

## PART II: SUPPLEMENTAL INFORMATION FORM

1. Describe the project site, as it currently exists, including size of buildings and improvements, existing uses, number of parking spaces, square footage of landscaping etc. (use separate sheet if necessary)

Please see attached project description.

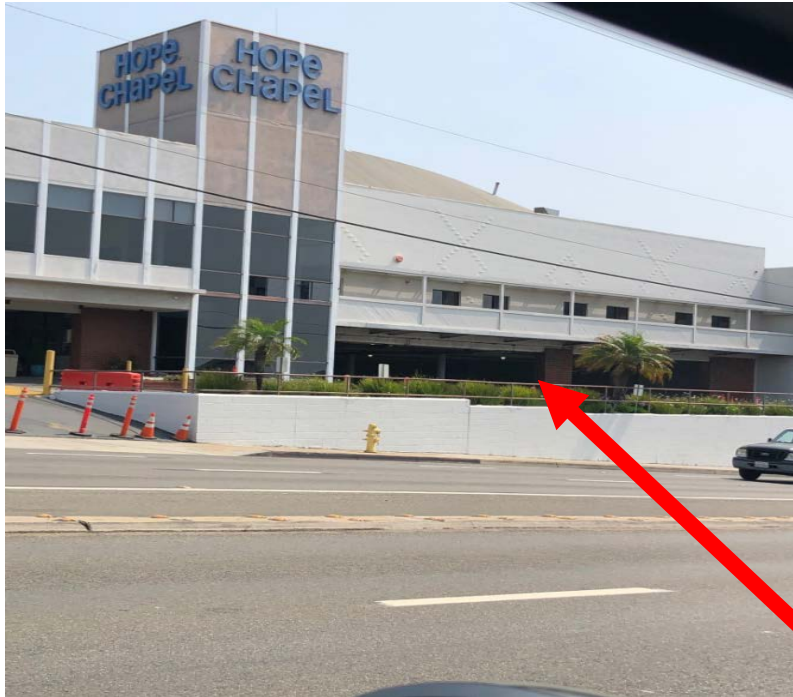
	<b>Existing</b>	<b>Proposed</b>
2. What is the General Plan Land Use Designation for the site?	Commercial	Commerical
3. What is the Zoning for the Site?	C-3	C-3
4. Is the site in the Coastal Zone?	<b>Yes:</b> X	<b>No:</b>
5. Will the project be developed or constructed in phases? If yes, include a phasing plan in the detail project description.	<b>Yes:</b>	<b>No:</b> X
6. Are you proposing any other development, uses, or alterations of the site that are not included in this application?	<b>Yes:</b>	<b>No:</b> X
7. Has the project or site received previous or other approvals? (If so, an amendment may be required.)	<b>Yes:</b> X	<b>No:</b>
8. Is any part of the site subject to any lease, agreement, covenant, association, easement, or other encumbrance?	<b>Yes:</b> X	<b>No:</b>
9. Have you conducted any pre-submittal community outreach? If yes, please include a narrative of the results of the outreach, including any opposition.	<b>Yes:</b>	<b>No:</b> X
10. Describe adjacent land uses, including business names:		
<p>To North: C-3</p> <p>To South: R-1 and R-2</p> <p>To East: SPA-8</p> <p>To West: R-1</p>		
11. Lot coverage and surfaces:		
<i>Type</i>	<i>Existing (sq ft)</i>	<i>Proposed (sq ft)</i>
Buildings	29,338	29,338
Lot coverage*	Approx. 23,850	Approx. 23,850
Paved area	Approx. 2,468	Approx. 2,468
Landscaped area	Approx 962	Approx 962
Unimproved area	0	0
Pervious surfaces	Approx. 962	Approx. 962
<p><b>*Lot coverage:</b> area of lot covered by foundations of all buildings and structures, cantilevers projecting from a building, decks and stairs &gt;30" above grade. <u>Excluded:</u> Architectural projections, eaves, unenclosed balconies open on ≥ 2 sides including portions under another balcony projecting ≤5' from a building face; nonstructural stairs, patios, walkways and planters establishing finish grade; fences and walls. (Hermosa Beach Municipal Code, Chapter 17.04 )</p>		
12. Will any buildings be demolished? If yes, complete 13a and 13b.	<b>Yes:</b>	<b>No:</b> X
12a. Number of buildings to be demolished?		
12b. Gross floor area of buildings to be demolished.		
13. Will any dwelling units be demolished? C and 14b.	<b>Yes:</b>	<b>No:</b> X

13a. Number of dwelling units currently on property.				1	
13b. number of dwelling units to be demolished.				1	
14. Are any temporary uses or structures proposed?				Yes:	No: X
15. Will fences, walls /retaining walls, or similar elements be installed or altered?				Yes: X	No:
16. Are any roof decks proposed? If yes, complete 17a.				Yes: X	No:
17a. Size of roof deck				167 s.f.	
17. Are electrical transformers, fire hydrants, antennae, rooftop elements, solar photovoltaic energy systems, tanks, or similar improvements proposed/required?				Yes: X	No:
18. Will any structure, architectural projection, stairs, decks, utilities, or other elements encroach into a setback as a result of the project?				Yes: X	No:
19. Will any signs be installed or altered in connection with the use or building?				Yes:	No: X
20. Will trash/recycling facilities be installed or altered?				Yes: X	No:
21. Will any part of the project, or its use, encroach on the public right-of-way (during or after construction or operation)?				Yes:	No: X
22. Will exterior lighting on any building or site be installed or altered?				Yes: X	No:
23. Number of Proposed Parking spaces					
Type	Existing	Proposed	Net Change	Required	Covered spaces
Regular space	62	62	0	N/A	63
Compact	24	24	0	N/A	5
Disabled	2	2	0	N/A	
Loading/other				N/A	
Guest (residential)				N/A	
24. Are any parking spaces located offsite or shared with other uses or businesses on the site? If yes, include a narrative in the project description				Yes: X	No:
25. Are any parking spaces located offsite or shared with other uses or businesses on the site? If yes, include a narrative in the project description.				Yes: X	No:
26. Will any driveways or access ways be constructed or altered?				Yes:	No: X
27. Will drainage be altered or increased? If yes, please describe.				Yes:	No: X
28. Is a Standard Urban Storm Water Mitigation Plan required? <a href="#">(Hermosa Beach Municipal Code, Chapter 8.44)</a>				Yes:	No: X
29. Are any trees, unique environmental conditions, or cultural elements located on the site or an adjacent site?				Yes:	No: X
30. Will any trees be removed, or will construction, trenching, construction materials, or vehicles encroach within the drip line of existing trees?				Yes:	No: X
31. Will any vegetation or planters be removed, altered or installed?				Yes: X	No:
32. Is site grading or contouring proposed?				Yes: X	No:
Cut (cubic yards):		0	Fill (cubic yards):		0
Cubic yards export:		0	Cubic yards import:		0
Maximum height fill slope (feet):		0	Maximum height cut slope (feet):		0
<b>RESIDENTIAL PROJECTS</b> (Skip to Question 33 if not a residential project)					
33. Type of units					
Type	Number of units	Bedrooms per unit	Unit size (sq ft) - except garages	Garage- per unit (sq ft)	Total size- all units (sq ft)
Single-family					
Duplex					
Multi-family					
Condominiums					
Accessory or other					

34. Will affordable or special need housing be provided?	<b>Yes:</b>	<b>No:</b>
35. Will any amenities be provided?	<b>Yes:</b>	<b>No:</b>
<b>COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OTHER</b> (Skip to Acknowledgements if inapplicable)		
36. Provide details on the following criteria:		
	Existing	Proposed
Days and hours of operation:		
Shifts per day:		
Employees on largest shift:		
Estimated total number of employees:		
Number of seats (for restaurants, schools, theaters, etc.):		
37. Specify any outdoor activities (dining, storage, etc.):		
38. Will machinery other than typical office equipment be used? If yes, please describe:		
		<b>Yes:</b>
		<b>No:</b>
39. Will any flues, filtration systems, ventilation or similar equipment be installed or altered (e.g., affecting air, water, grease or oil trap)? If yes, please describe:		
		<b>Yes:</b>
		<b>No:</b>
40. Will any hazardous or dangerous materials be used? If yes, please describe:		
		<b>Yes:</b>
		<b>No:</b>
41. Will the use create any noise or vibration that will heard/felt off the site? If yes, please describe:		
		<b>Yes:</b>
		<b>No:</b>
42. How is the project consistent with, and meet the goals of, the City's General Plan? The General Plan can be found at <a href="https://www.hermosabeach.gov/our-government/community-development/plan-hermosa">https://www.hermosabeach.gov/our-government/community-development/plan-hermosa</a> .		

# ATTACHMENT 8



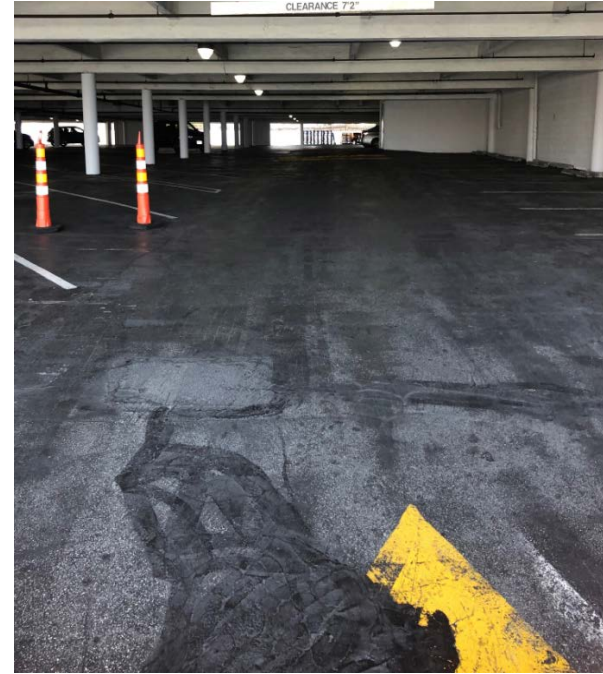


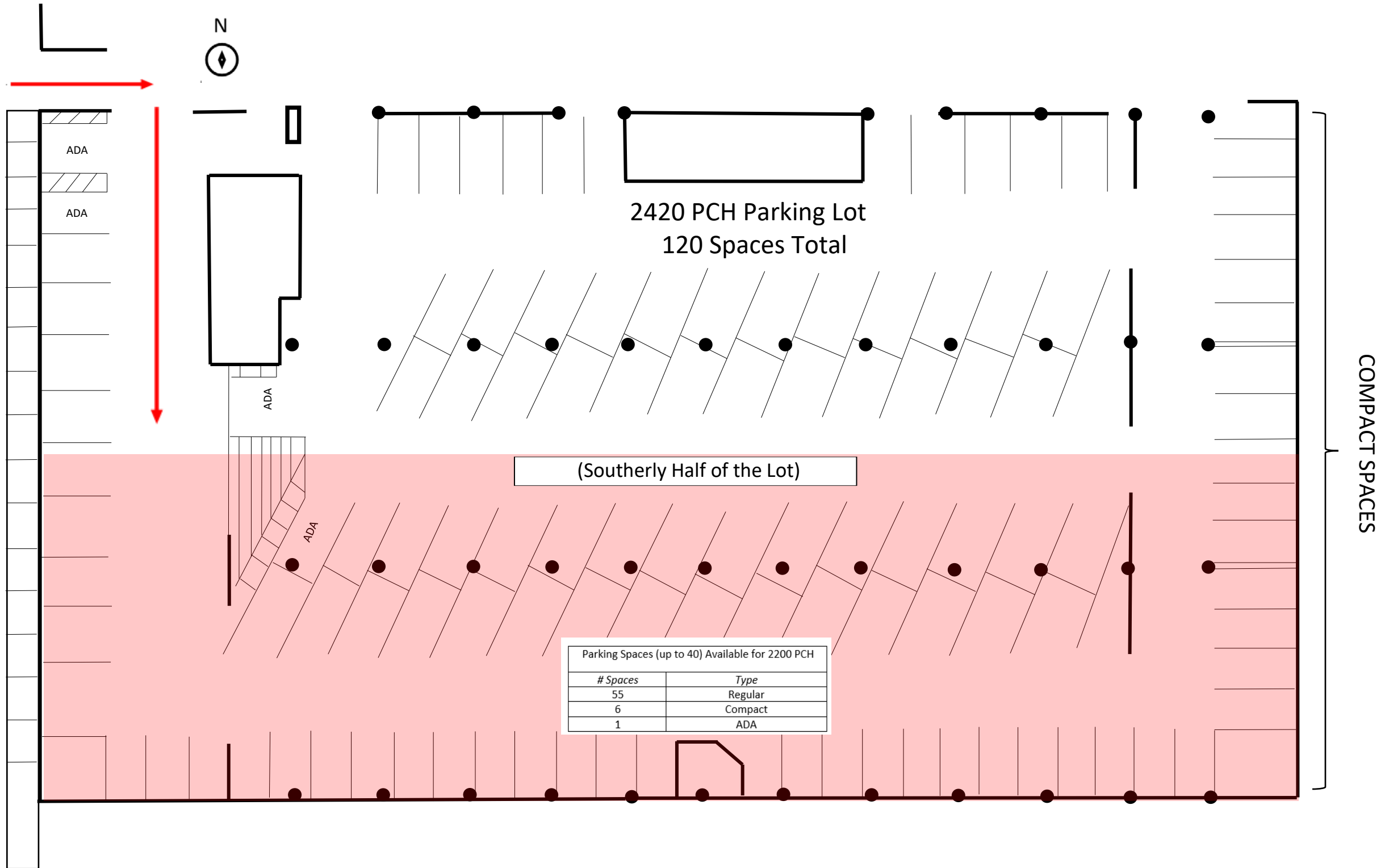
**2420 PCH**  
**Surface Parking Deck on East side of PCH**





2420 PCH Enclosed Parking  
(Easement Spaces in Southern Half of Lot)





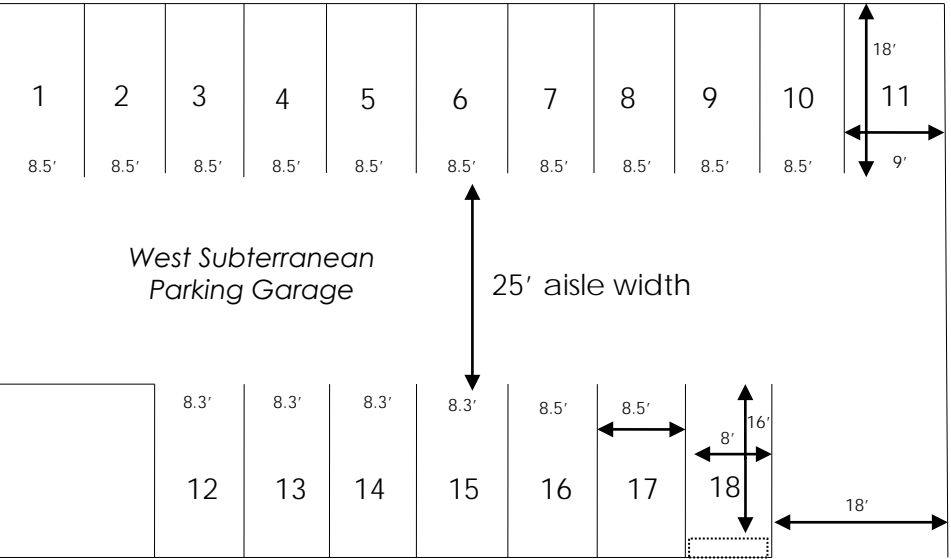
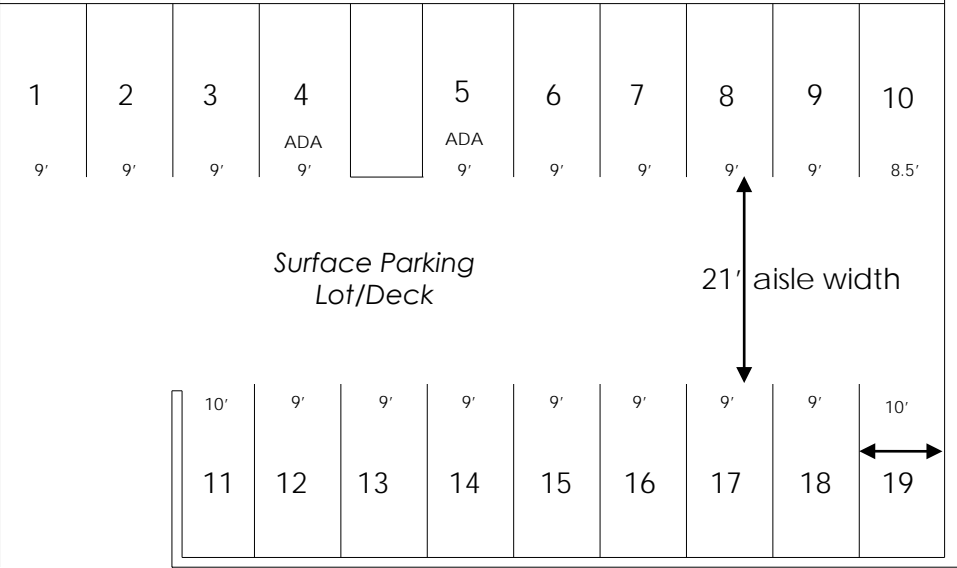
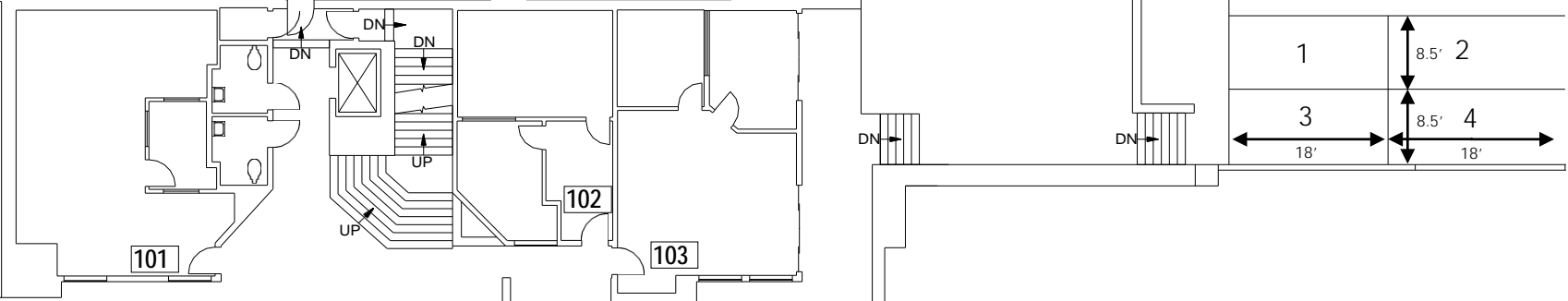
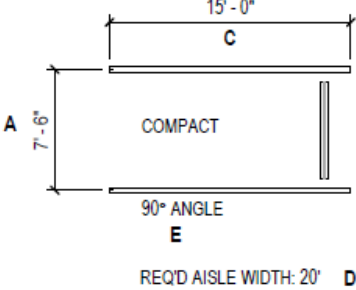
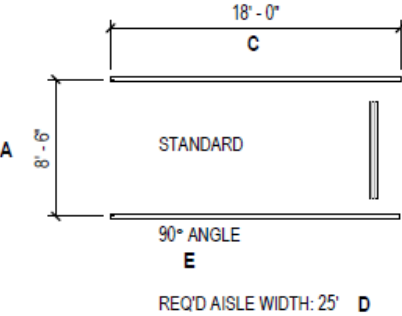
Parking Spaces (up to 40) Available for 2200 PCH	
# Spaces	Type
55	Regular
6	Compact
1	ADA

# ATTACHMENT 9

APPLICATION FOR PARKING PLAN APPROVAL  
2200 Pacific Coast Highway  
Hermosa Beach, CA 90254

Applicant:  
2200 Associates, LLC  
1528 6th Street, Suite 100  
Santa Monica, CA 90401

BORDEN AVE.



PACIFIC COAST HIGHWAY

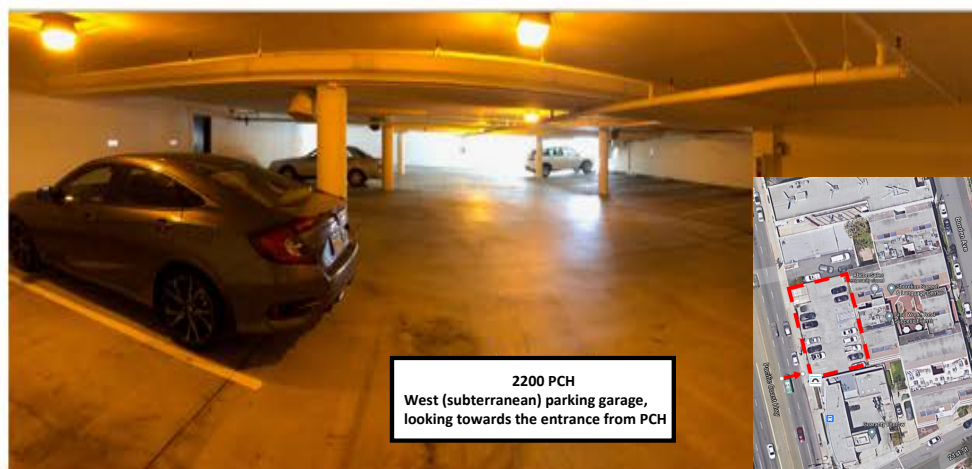




2200 PCH  
East (subterranean) parking garage,  
entering from the South at 21st Street



2200 PCH  
East (subterranean) parking garage, at  
midpoint, looking north



2200 PCH  
West (subterranean) parking garage,  
looking towards the entrance from PCH



2200 PCH  
Upper deck/surface parking lot, looking  
south down PCH



2200 PCH  
4 Surface tandem spaces  
looking north from 21st Street



2200 PCH  
Upper deck/surface parking  
lot, looking east across PCH

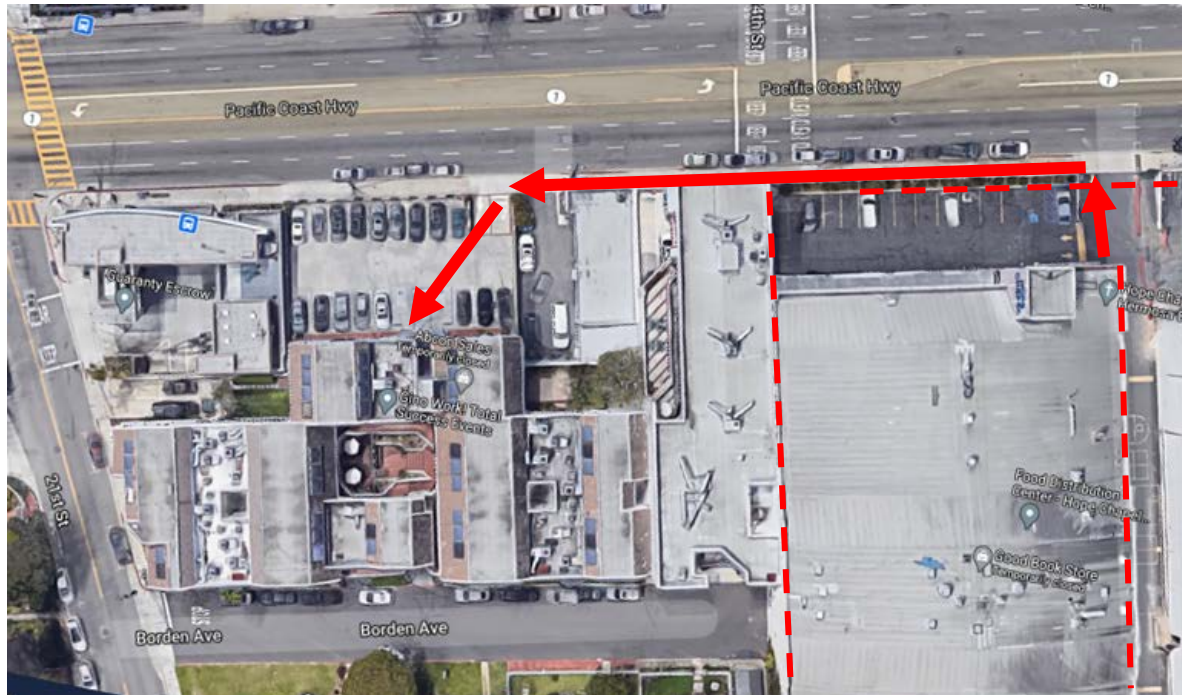


2200 PCH  
East Facade along Borden  
Street

# ATTACHMENT 10



## Travel Path from 2420 PCH Easement Parking to 2200 PCH



**2200 PCH**

**2420 PCH  
(Hope Chapel)**



**PCH Looking South**

SROUR & ASSOCIATES  
Real Estate Development Services Group, Inc.  
2447 Pacific Coast Highway, Suite 200  
Hermosa Beach, CA 90254  
310/372-8433 ▪ brandon@esroure.com

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October 28, 2020

Nicole Ellis  
Associate Planner  
Community Development Department  
1315 Valley Drive  
Hermosa Beach, CA 90254

Re: 2200 Pacific Coast Highway / Application for Approval of Parking Plan 20-4 (PARK 20-4)

Dear Ms. Ellis:

Thank you for your ongoing review of this application. We appreciate your willingness to go forward in scheduling the application for hearing as we resolve the remaining questions about the application.

You requested clarification of certain inconsistencies between the application materials and the Parking Analysis for the subject site that was prepared by Linscott, Law & Greenspan, dated October 19, 2018. In preparing the application materials, we have presented area calculations and occupancy statistics that we can document, based on a new foot survey of the parking lots, the most recent floorplan survey, and the most recent tenant roster. Therefore, in some cases, our information varied from that in the Parking Analysis, as described below.

1. *The Parking Analysis lists 85 parking spaces on site, with a total 125 spaces, while the application materials list 86, and a total of 126.*

The Parking Analysis lists 19 parking spaces on the surface parking lot/deck and 18 spaces in the west subterranean parking garage. These counts are consistent with the current parking survey.

The Parking Analysis lists 2 spaces in tandem on one of the project driveways. Both the current parking survey and the original site plans show 4 tandem parking spaces in that area (adjacent to the entrance to the west subterranean garage). It is not clear where these two spaces were omitted because they were not considered 4 separate spaces.

In sum, the Parking Analysis identified one extra parking space in the subterranean garage and only two of the four tandem parking spaces.

did not recognize two surface tandem spaces. Therefore, the Parking Analysis identified one fewer spaces than currently exist on the site.

2. *The Percentages and square footages of uses between Parking Analysis and application materials do not match.*
3. *There is a 1,932 sq. ft. difference between building square footages. Please clarify.*



The Parking Analysis assumes a gross floor area of **27,406 sq. ft.** This figure appears to come from the original project summary for the building, and reflects the “net building area”. Also reflected in the project summary was a gross building area of 30,692 square feet.

For purposes of this parking plan application, we used recent surveys of the building, which may be more accurate than the ones from 1981. In addition, the relevant measure of building square footage for purposes of this application is “gross floor area”, not net floor area”. According to a floor plan survey prepared by Lasertech in July 2017 (Attachment 2 of the application), the gross building area is 30,693, and the gross floor area is **29,338 sq. ft.** We calculated the gross floor area by totaling the gross floor area of each office and adding the gross floor area of all common restroom. (see Attachment 1, tenant roster table). We then matched up the square footage of each office with its tenant and identified whether the tenant’s business is a medical use or a non-medical use, based on whether services were provided by Medical Doctor.

We did not rely on the name of the business in determining whether it was a medical use. For instance, we classified the Wellness Institute of Southern California (Suite 217) as a medical use, because it provides services from Medical Doctors. The other two offices we identified as medical uses also provided services from Medical Doctors: Kelly Waggoner and Michele Blume (Suite 215) and Alann Dingle, Jacqueline Mills, and Elizabeth Cowart (Suite 218). We therefore identified current medical office use as follows:

Medical

1147.8 sq. ft. Wellness Institute of Southern California

753.9 sq. ft. Kelly Waggoner and Michele Blume

855.1 sq. ft. Alann Dingle, Jacqueline Mills, and Elizabeth Cowart

2,756 sq. ft. or 9.3% Medical Office Use

4. *It is not clear based on the use classifications in the 2018 Parking Analysis if there were any medical clinics, possibly identified as the wellness center or acupuncture?*

We classified all uses not involving a Medical Doctor as non-medical (or general office) use. Non-medical uses (general office) included psychologists, wellness practitioners, and message therapy/acupuncture. We are not aware of whether the Parking Analysis classified offices based on the presence of a Medical Doctor.

5. *For parking purposes, general office, massage and therapy are all considered the same at 1:250 so should be grouped together.*

For purposes of our analysis, we grouped general office, massage and therapy together, with a corresponding parking ratio of 1:250 sq. ft.

6. *Please also revise the application narrative which discusses mezzanines not counting towards floor area since mezzanines do count towards floor area for parking purposes and is therefore not a valid position.*

Attached please find a revised project narrative that omits the discussion of mezzanines. It also contains a correction to the tenant roster table, which identified Suite 214 as a medical office, when it should identify Suite 215.

Sincerely,

Brandon Straus



# City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885 Tel: (310) 318-0235

January 28, 2020

## **Re: 2200 Pacific Coast Highway- Commercial Building Use Mixture and Parking Conditions**

Dear Mr. Shonafelt,

Thank you for your November 26, 2019, letter to the Community Development Department addressing the City's inability to approve various medical clinic business license applications at a general commercial building located at 2200 Pacific Coast Highway (PCH) due to the current on-site parking supply. Essentially, your letter suggests that the City is authorized to approve business licenses for medical clinics at the site because there is sufficient parking to sustain the mix of uses proposed. Below, I will explain the City's determination, address some of your points and propose an option for moving forward.

### **Background- Current Parking and Code Required Parking**

In 1981, the Planning Commission approved a 31 unit commercial office condominium project at 2200 PCH. At that time, the City zoning code required retail and office uses to provide one (1) parking space for each 300 square feet of gross floor area and did not distinguish between a higher parking requirement for medical clinics. The approved plans for 2200 PCH identify 92 required parking spaces based on the prior City code. The letter received on November 26, 2019 suggests that parking has been reduced to 85 spaces since that original approval.

**Entitlement information from the City's building permit card.**

**2200, PACIFIC COAST HWY., LOTS 5 thru 8 & 12 thru 19,  
Tract 2143**

**CITY COUNCIL - 8/11/81 - APPROVED 31 Unit Comm. Condo.  
& Tent. Map #14734, subject to conditions  
set forth in P.C. Res. #81-26 adopted  
7/27/81**

**Screenshot of the project data from the 1981 project plans.**



# City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885 Tel: (310) 318-0235

B1 OCCUPANCY  
TYPE I CONSTRUCTION - SPRINKLERS

GROSS BUILDING AREA - TOTAL : 30,692 SF  
1. BLDG A-B GROSS AREA : 12,318 SF  
B2 OCCUPANCY  
2-STORY  
TYPE V-N CONSTRUCTION  
ALLOWABLE AREA : 20,802 SF  
2. BLDG B GROSS AREA : 9,907 SF  
B2 OCCUPANCY  
2-STORY  
TYPE V-N CONSTRUCTION  
ALLOWABLE AREA : 20,800 SF  
3. BLDG C-D GROSS AREA : 8,366 SF  
B2 OCCUPANCY  
3-STORY w/ BASEMENT  
TYPE V-N CONSTRUCTION - SPRINKLERS  
ALLOWABLE AREA : 10,000 SF

NET BUILDING AREA - TOTAL : 37,406 SF

PARKING:  
APPROVED PARKING = 92 SPACES

PARKING RATIO = 37,406 ÷ 92 = 298 SF/ CAR.

SETBACKS:  
FRONT : VARIOUS - 6'-0" MIN  
SIDES : VARIOUS - 0'-0" MIN  
REAR : VARIOUS - 4'-0" MIN

MAXIMUM HT : 44'

These plans approved  
Building Dept., City of Hermosa Beach  
*[Signature]*

THE MOSER PARTNER  
ARCHITECTS

1308 ALLY • SAN FRANCISCO • CA • 415 •

Date 12/1/81

Scale 1/8" = 1'-0"

Drawn

Job

Since the building was built, the City's parking standards have changed, rendering the building nonconforming to current parking standards (even for general office and retail use). Pursuant to HBMC Section 17.44.030, general office and retail uses now require one (1) parking space for every 250 square feet in gross floor area, whereas medical clinics require one (1) parking space per 200 square feet in gross floor area.

Based on the building's 30,692 square foot gross floor area (if all uses were general office and/or retail and do not include any medical clinics) the building would need to provide 123 parking spaces based on current code requirements. Medical tenants would increase that number. Thus, the building is considered nonconforming for parking since it only has 85 parking spaces. That determination is the basis for this analysis.

## Non-Conforming Sites- Changes to a More Intense Use with a Higher Parking Requirement

The following limitations apply to buildings in commercial zones nonconforming as to parking. HBMC Section 17.52.035(E) states, "When the use of an existing commercial, manufacturing or other non-residential building or structure is changed to a more intense use with a higher parking requirement the requirement for additional parking shall be calculated as the difference between the required parking as stated in Section for that particular use as compared to the requirement for the existing or previous use, which shall be met prior to occupying the building unless otherwise specified in Chapter .



# City of Hermosa Beach

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This is important for two reasons. First, the City previously outlined on September 18, 2019 to the Director of Property Management (VMG) in an email sent to the business owner of Suite 214 who had applied for a business license application that if the tenant space was occupied by a prior medical clinic, which was issued a valid business license from the City then a new medical clinic could be approved for that same tenant space without providing the additional parking spaces. This is because the change in tenant is not an intensification for that space. However, due to the deficient parking at 2200 PCH, if the tenant space were previously occupied by a non-medical general commercial use (such as general office or retail) then a business license for a new medical clinic could not be approved until additional parking could be provided for the higher parking intensive use (or through approval of a Parking Plan Amendment, which is the mechanism needed to authorize less than required parking—see discussion below).

In speaking with the property management company over the course of the last two years, we understand that there are approximately 11 tenants that may be considered medical clinics at 2200 PCH. Typically, in order for all 11 medical clinics to operate on site, the building would need to prove additional parking spaces for the net increase in required parking.

For example, if the building contains 30,692 square feet of gross floor area and if approximately one third (9,207.6 square feet) of the floor area were converted to medical clinic (parked at 1:200) then nine (9) net additional parking spaces would need to be provided for the intensification of use. 9,207.6 square feet of tenant space occupied by general office/retail uses would require 37 parking spaces and if the same area were occupied by medical clinics then 46 parking spaces would be required.

However, there are a few nuances to the parking calculation that I will explain below.

## **City Code Definitions**

Provided below are the City commercial land use definitions and general definitions (Hermosa Beach Municipal Code (HBMC) Section 17.04) which include the following related classifications.

"General office" means facilities where, as a primary use, the administrative activities of a business are performed. General office includes but is not limited to:

D. Personal improvement services offices, including but not limited to counseling, tutoring and similar services. Excludes gymnasium/health and fitness center, educational institutions, medical office, beauty shops, massage therapy businesses, and similar uses.

"Medical or dental clinic" means a place that provides patient care services on an outpatient basis.





# City of Hermosa Beach

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The City has been able to approve various business licenses for counselors and psychologists offices at 2200 PCH without requiring additional parking. This is because the use is classified as general office (and uses the parking standard for general office, not medical clinic). The City interprets **Psychologists** as general office because Psychologists focus extensively on psychotherapy and treating emotional and mental suffering in patients with counseling and behavioral intervention. Based on the code definition, the distinction is that "counseling" does not involve medical treatment, medical devices, medical testing, presence of nurses, and other aspects of a medical office. As articulated in the code, psychologists providing counseling services is a general office use.

A **Psychiatrists** office, on the other hand, is a medical clinic since psychiatrists are trained medical doctors, they can prescribe medications, and they spend much of their time with patients on medication management as a course of treatment (which also may include scales, blood pressure and other medical tests to properly prescribe medication). Therefore, the city interprets **Psychiatrists** office as a medical clinic and not a general office. The city has also been able to approve various psychiatrists at 2200 PCH if the prior tenant space was occupied by a previously City approved medical clinic.

However, when a space is converted from office or retail to medical clinic, that change requires additional parking as set out in HBMC 7.52.035(E).

For these reasons, the current use mixture which includes various medical clinics must be properly permitted through 1) approval of a Parking Plan Amendment and then 2) approval of business license applications.

Additionally, the November 2019 letter references a connection between parking at Hope Chapel and parking at 2200 PCH. In recent years, Hope Chapel has come in to the city for various entitlements and changes of use, which change the parking requirement for the site. The Hope Chapel site has received a Parking Plan, which is the mechanism provided in the HBMC for the city to authorize a reduced amount of parking based on the finding that the site is adequately parked.

## **Private Parking Agreement History and City Approved Parking Plan Records**

In 2010 the property owner of 2200 PCH authorized Hope Chapel (2420 PCH) and the prior youth center (2510 PCH) to use parking at 2200 PCH on limited days and during limited hours. In 2010 the Planning Commission approved the shared parking plan through PC Resolution 10-6. The 2010 parking plan authorized Hope Chapel and the previous youth center (now Lazy Acres grocery store) to use shared parking at 2200 PCH. The approved parking plan did NOT authorize 2200 PCH to use parking at 2420 PCH, 2510 PCH or 950 Artesia Blvd to meet parking requirements at 2200 PCH.

In 2017 the church owned properties received approval of a shared parking plan where all parking was provided on the church owned properties (2420 PCH, 2510 PCH and 950



# City of Hermosa Beach

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Artesia Blvd). As such, church and grocery store parking at 2200 PCH was no longer necessary, and PC Resolution 10-6 was rescinded and no longer in effect. This is good for your client, as it means that none of your client's 85 spaces are reserved for use by neighboring properties.

Through that proceeding, the City acknowledged the existence of the private parking agreement between 2200 PCH and the Hope Chapel properties within the Parking Plan Resolution (PC Reso 18-14). The Parking Study was updated accordingly, based on use of up to 40 spaces at Hope Chapel by the office tenants at 2200 PCH, and the Parking Study concluded that adequate parking will still be provided for the Hope Chapel, Lazy Acres and 950 Artesia Blvd on-site uses. This Parking Plan, however, only regulates the use of the buildings that were part of that application. Essentially the City found that even if tenants from 2200 PCH use up to 40 of the spaces during certain times of the day, the church and grocery store would still be adequately parked. The approved parking plan did not authorize 2200 PCH to use parking at 2420 PCH, 2510 PCH or 950 Artesia Blvd to meet parking requirements at 2200 PCH.

**The applicant has acknowledged an easement whereby 2200 Pacific Coast Highway may use 25 to 40 spaces, Monday through Friday from 7am to 6pm. Even if those spaces are used, parking is adequate as shown by the Parking Study because there would be a surplus of parking of at least 113 spaces during that time.**

**A total of 293 shared parking spaces will be provided between Hope Chapel (2420 PCH), the Hope Chapel administration office building (2306 PCH), and the commercial office/annex building (950 Artesia Blvd) and Lazy Acres (2510 PCH) with an additional 66 spaces for the exclusive use of Lazy Acres (2510 PCH) for a total of 359 spaces.**

**Given the shared updated Parking Analysis results, it is concluded that the total on-site parking supply of 359 parking spaces, of which 66 spaces are for the exclusive use of Lazy Acres (2510 PCH), will be adequate to support weekday and weekend peak total parking demand of 318 and 341 spaces respectively.**

## **Application Options and Process**

Accordingly, should the owners of 2200 PCH believe that the site is adequately parked with various medical, retail and office uses, then your client may also apply to the city for a Parking Plan. As noted above, this is the mechanism for the city to determine that less than code required parking is acceptable on a case by case basis and this determination can consider a shared parking analysis as suggested in your letter. If the Planning Commission approves the Parking Plan, then the City can issue the business licenses for the subject businesses.



# City of Hermosa Beach

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## Parking Plan

It is our understanding that the owner of 2200 PCH has already engaged services from Linscott Law & Greenspan engineers who prepared a Parking Study. With that information, your client has two options. (1) Your client could apply for a Parking Plan that only looks at 2200 PCH. Alternatively, and in order to take advantage of the offsite parking at Hope Chapel and Lazy Acres (which is already accounted for in their Parking Plan), you would need to apply jointly with those property owners for a comprehensive Parking Plan that more formally memorializes the private parking agreement, and authorizes your client at 2200 PCH to use up to 40 off site spaces at the Hope Chapel and Lazy Acres site. If you believe that the site is adequately parked without those spaces and are prepared to make that case to the planning commission, then a parking plan for only the subject property can be requested. If the property owner decides to apply for a Parking Plan pursuant to HBMC Section 17.44.210 (see links below) we ask that the following items and steps be completed:

1. Please schedule a preliminary review meeting with a City Planner so that application materials can be reviewed prior to formal submittal to make sure all necessary application materials are provided for review. At this time, we could discuss in more detail the two option set out below.
2. Complete the General Planning Application and gather application materials for a Parking Plan Amendment (to amend the Hope Chapel Parking Study and Parking Plan) and submit to the City. If you go with option 2, the Hope Chapel property owner must co-sign as applicant and notarize the general planning application authorizing for their previously approved Parking Plan to be amended to accommodate the 2200 PCH request to formally acknowledge use of up to 40 parking spaces by 2200 PCH to meet their on-site parking demand to accommodate their higher parking intensity medical clinics. The Parking Plan Amendment application fee is \$6,200.
3. Submit a deposit in the amount of \$6,000 to the City to cover the cost of the City's Parking and Traffic Consultant's peer review of the Parking Study. Once an application is received then the City will prepare a reimbursement agreement which must be signed and notarized by both property owners and the developer/applicant. **The City will refund to the applicant any amount of the applicant's payments which remain unexpended.**
4. City staff and the City's parking consultant will need to assess the current gross floor area of the building and have a clear inventory of all existing business uses at 2200 PCH (with descriptions and possibly floor plans). Please submit the tenant roster with uses and square footages as part of submittal.

The Parking Plan handout can be found via the link below.

<https://www.hermosabeach.gov/home/showdocument?id=13059>

The General Planning Application can be found via the link below.

<https://www.hermosabeach.gov/home/showdocument?id=13174>





# City of Hermosa Beach

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Planning Commission Hearing Schedule of Hearing Dates  
<https://www.hermosabeach.gov/home/showdocument?id=13315>

Please do not hesitate to contact me with any specific questions you may have.

A handwritten signature in black ink, appearing to read 'Ken Robertson', written over a horizontal line.

Ken Robertson  
Director, Community Development Department  
City of Hermosa Beach

RESOLUTION P.C. 81-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A COMMERCIAL CONDOMINIUM & TENTATIVE PARCEL MAP #14734 LOCATED AT 2202 PACIFIC COAST HIGHWAY.

WHEREAS, the Planning Commission of Hermosa Beach held a public hearing on July 27, 1981 to consider a commercial condominium and tentative parcel map 14734 located at 2202 Pacific Coast Highway; and

WHEREAS, the Commission considered the project in terms of location, layout and design, the general plan, zoning, and the Condominium Ordinance; and

WHEREAS, the Commission found the project to be consistent with the General Plan and the existing development standards at the time of approval; and

WHEREAS, this project has been exempted from the commercial condominium moratorium by the City Council of Hermosa Beach; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hermosa Beach, California, does hereby approve a commercial condominium and tentative parcel map #14734 located at 2202 Pacific Coast Highway subject to the following conditions:

1. That one month's current rent be utilized for relocation assistance to all current tenants of the rental units to be demolished in the form of cash or free rent at a minimum of \$250.00 and that all specifications of the Residential Condominium Ordinance Sections 9.5-43 & 9.5-44 be met.
2. Project shall meet all construction standards in the City Zoning Code, Article 8.
3. Submission of final CC & R's shall contain all declarations in Section 9.5-46 of the Condominium Ordinance upon filing of the tentative map.
4. Provision of smoke detectors in each unit.
5. All meters, utility service connections, roof vents, chimneys, pipes or structures shall be integrated with the design of the building.
6. A final map shall be filed within 18 months from the date of the tentative map approval or it shall become null and void.

7. Construction of all public improvements such as curbs, gutters, sidewalks, drains and drives, to be approved by a registered civil engineer to be procured by the City at applicant's expense.
8. Project shall conform with the Condominium Ordinance Section 9.5-23 for new construction.
9. A landscaping plan will be submitted to be approved by the Hermosa Improvement Commission.
10. All utilities to be underground.

VOTE:

AYES: Comms. Cummings, Donnelly, Izant, Loosli, Smith,  
Warfel, Chmn. Peirce


NOES: None

ABSENT: None

Certification

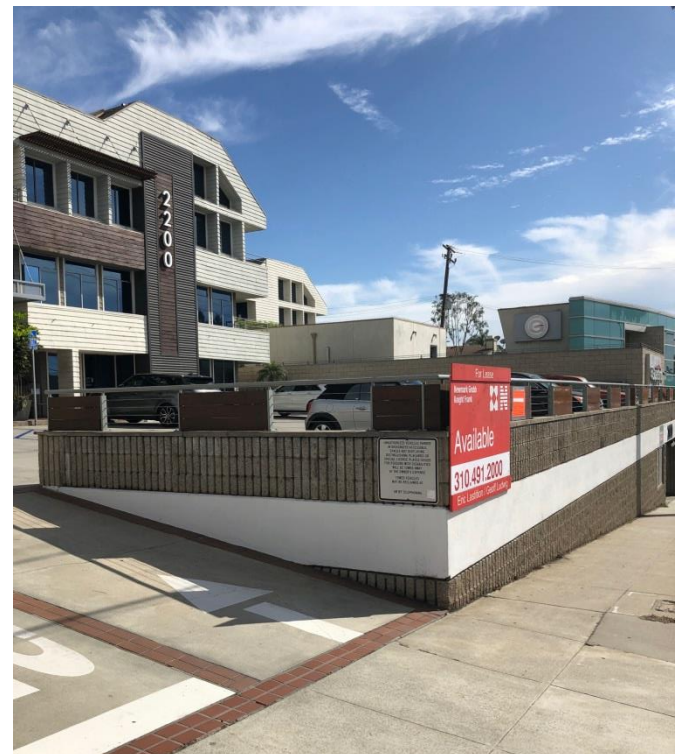
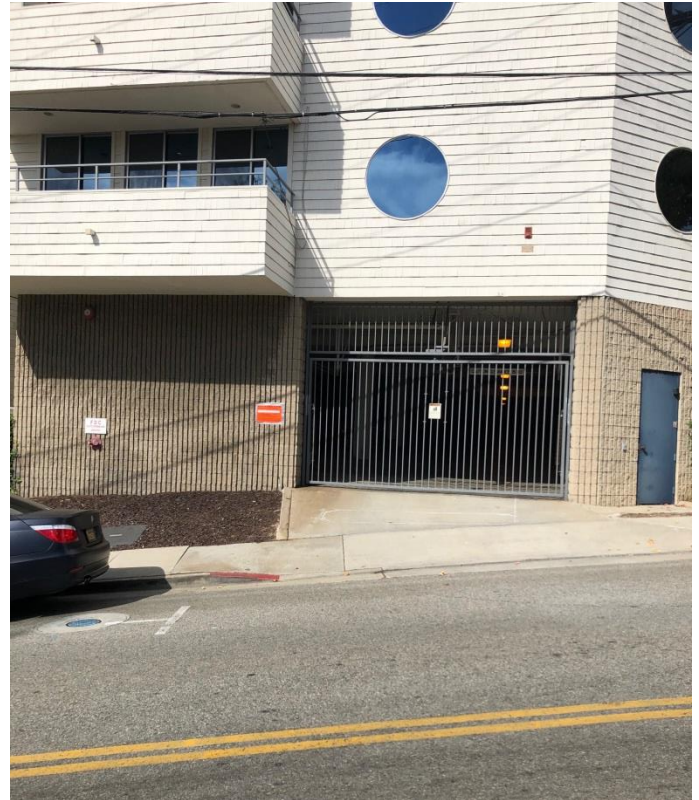
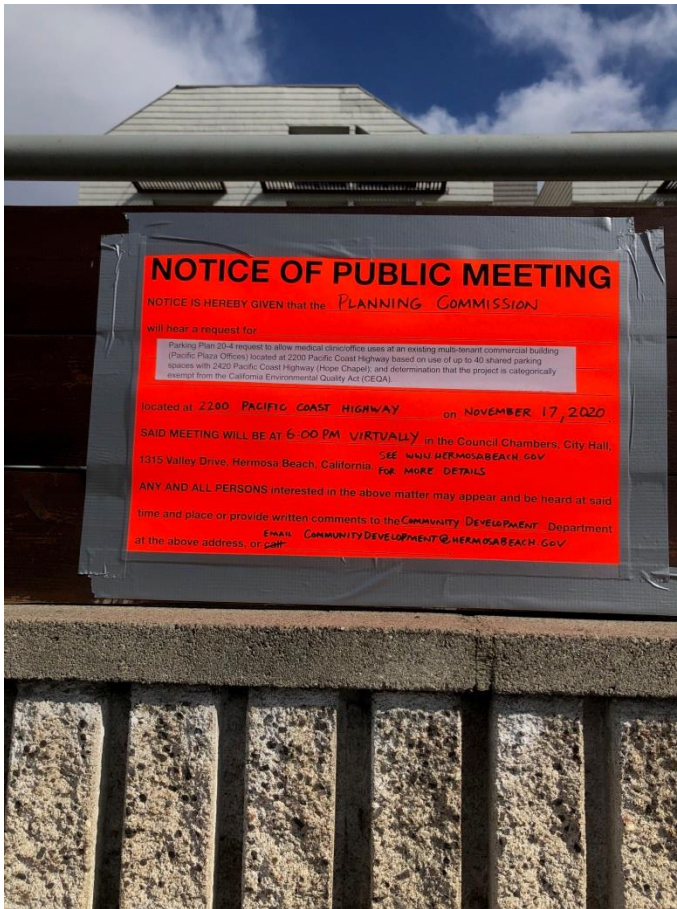
I hereby certify that the foregoing Resolution P.C. 81-26 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach at their regular meeting of July 27, 1981.

  
JAMES PEIRCE, CHAIRMAN

  
EDWARD LOOSLI, SECRETARY

9-1-81  
DATE

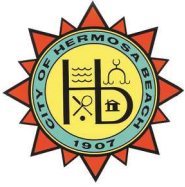
## Public Notice Poster Verification







500' RADIUS MAP		CASE NO.:
 <b>CONTINENTAL MAPPING SERVICE</b> 6315 VAN NUYS BLVD. VAN NUYS, 91401 (818) 787-1663		DATE: 10-30-2020



## Staff Report

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### Staff Report

REPORT 20-0731

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

### Regular Meeting of November 17, 2020

TA 20-3 - Consideration of to Section 17.42.190 of the Hermosa Beach Municipal Code regarding the City's Limited Live Entertainment Permit pilot program, and determination that the project is categorically exempt from the California Environmental Quality Act.

Applicant: City of Hermosa Beach

#### **Recommended Action:**

Conduct public hearing and adopt the attached resolution recommending the City Council approve Text Amendment 20-3 to the Hermosa Beach Municipal Code, Chapter 17.42, Section 17.42.190, to continue the City's Limited Live Entertainment Pilot Program for two additional years, and determination that the project is categorically exempt from the California Environmental Quality Act.

#### **Summary:**

The proposed text amendments will continue the Limited Live Entertainment Pilot Program for two additional years, for a total of four years from the ordinance effective date on December 13, 2018 and will slightly modify the Standards and Limitations to allow for minor temporary floor plan changes with approval of the Community Development Director.

#### **Background:**

The initial request for a Short-Term Entertainment Permit (STEP) was proposed by local advocacy group, THRIVE Hermosa. The stated goal was for a simple, inexpensive permit to allow low impact, family-friendly entertainment in order to increase business during off-peak hours in all commercial zones.

At the June 25, 2018 Planning Commission meeting, staff presented a report that summarized a proposal prepared by THRIVE Hermosa that would allow local commercial businesses to offer low impact entertainment options such as games, acoustic music and open mic during "off-peak hours" without requiring the business operators to have to go through a time-consuming and more expensive approval process such as the existing Temporary Minor Special Event Permit and/or the Conditional Use Permit (CUP) process. Representatives of THRIVE Hermosa addressed the Commission and answered several questions by the Planning Commission. At the conclusion of the meeting, the Planning Commission directed staff to present a conceptual overview to allow a short term, low impact entertainment option for businesses through an easy, cost effective permit process.

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## Staff Report

REPORT 20-0731

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At the August 21, 2018 Planning Commission meeting, staff presented possible amendments to the Zoning Code that would allow Limited Live Entertainment Permits for local businesses seeking to add low impact entertainment. The Planning Commission conceptually agreed with a proposed new definition of "Entertainment, Limited Live" as an accessory use to be a simple, low cost permit with standards and conditions limiting number of performers, defined hours and noise minimizing criteria.

At the conclusion of the meeting, the Planning Commission directed staff to set a Public Hearing to consider a Zone Text Amendment for a new Limited Live Entertainment Permit for recommendation to the City Council.

At the September 18, 2018 meeting, the Planning Commission held a Public Hearing and considered TA 18-2 Text Amendment to add a short term and low impact entertainment option as an accessory use to businesses located in the City's commercial zones through a simple and cost effective permitting process, including proposed definitions and standards for proposed Limited Live Entertainment Permit, and determination that the project is categorically exempt from the California Environmental Quality Act. The Planning Commission recommended approval of a Limited Live Entertainment Permit through adoption of Resolution 18-25, and requested Planning Commission review of Limited Live Entertainment Permit after 18 months.

At its October 23, 2018 meeting, the City Council adopted Ordinance 18-1388 For TA 18-2 Text Amendments to the Hermosa Beach Municipal Code Title 17 Regarding Definitions and Standards for Live Entertainment and Limited Live Entertainment for the purpose of adding a low impact entertainment option as an accessory use to business in commercial zones, as recommended by the Planning Commission.

On November 13, 2018, the City Council conducted a second reading of the ordinance and adopted a resolution establishing the fee at \$250. The fee was adjusted with the City's Fee Schedule effective December 1, 2019 for Limited Live Entertainment Permit and is currently \$257.

On October 20, 2020, the Planning Commission reviewed the Limited Live Entertainment Permit Pilot program and provided direction to extend the program for two more years.

Since implementation of the Limited Live Entertainment Pilot Program, only one Limited Live Entertainment Permit was issued to The Deck located at 1272 The Strand on June 12, 2019.

### **Analysis:**

#### **Text Amendment 20-3**

#### **HBMC 17.42.190.B.1 Extension of Pilot Program**

Though the text amendments approved through TA 18-2 were established by ordinance and approved by City Council, at the Planning Commission's request, the City Council approved Limited

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## Staff Report

REPORT 20-0731

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Live Entertainment Permits as a two-year pilot program as indicated in the Zoning Code in italics below.

### 17.42.190

B. Administrative Permit Required.

1. Limited live entertainment allowed pursuant to this section may be permitted with an administrative permit pursuant to Chapter 17.55  
<<https://www.codepublishing.com/CA/HermosaBeach/>> in the C-1, C-2 and C-3 zones. *No permit term shall extend past two (2) years from the effective date of the ordinance codified in this section.*

The proposed text amendment extends the Limited Live Entertainment Pilot Program as a four-year pilot program as indicated in the Zoning Code in italics below.

### 17.42.190

B. Administrative Permit Required.

1. Limited live entertainment allowed pursuant to this section may be permitted with an administrative permit pursuant to Chapter 17.55  
<<https://www.codepublishing.com/CA/HermosaBeach/>> in the C-1, C-2 and C-3 zones. *No permit term shall extend past December 13, 2022.*

#### HBMC 17.42.190.C.4 Revision of Standards and Limitations for Minor Temporary Floor Plan Change

As discussed in the Staff Report and at the Planning Commission meeting held October 20, 2020, only one Limited Live Entertainment Permit has been issued. There were other permit inquiries, but requests to alter existing, approved, floorplans were seen as a deterrent to potential permit issuance. The following text amendment is recommended to encourage more business applications for a Limited Live Entertainment Permit.

The existing Zoning Code section, part of the Ordinance approved to establish Limited Live Entertainment on September 18, 2018, is shown below.

### 17.42.190

C. Standards and Limitations.

4. Operations/Seating. The activity must be confined to completely enclosed premises and does not result in the need for additional seating or change in an approved floor plan to accommodate the limited live entertainment and/or accommodate a stage for the entertainment, dancing or hosting of an activity or event.

The proposed text amendment allows for minor temporary floor plan changes upon approval of the Community Development Director. The proposed text to be added is indicated in the Zoning Code in italics below.



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## Staff Report

REPORT 20-0731

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### 17.42.190

#### C. Standards and Limitations.

4. Operations/Seating. The activity must be confined to completely enclosed premises and does not result in the need for additional seating or *permanent* change in an approved floor plan to accommodate the limited live entertainment and/or accommodate a stage for the entertainment, dancing or hosting of an activity or event. *A minor temporary floor plan change may be allowed upon approval of the Community Development Director for the duration of the Limited Live Entertainment, but must be returned to the approved floor plan after the Limited Live Entertainment activity is completed.*

Staff has prepared a resolution for Planning Commission consideration to provide recommendations to the City Council regarding the Limited Live Entertainment Permit text amendments.

#### **General Plan Consistency:**

PLAN Hermosa (the City's combined General Plan and Local Coastal Program) was adopted in August 2017. The Text Amendment is consistent with the PLAN Hermosa vision to support our vibrant local economy and the Land Use policies:

- LU 1.4 Diverse Commercial Areas. Promote the development of diversified and unique commercial districts with locally owned businesses and job- or revenue-generating uses.
- LU 1.7 Compatibility of Uses. Ensure the placement of new uses does not create or exacerbate nuisances between different types of land uses.
- LU 2.9 Neighborhood-serving retail. Support the retention of existing neighborhood-serving retail and services in key locations throughout the city.
- LU 3.3 Diverse retail and office centers. Provide incentives to transform existing single-use commercial properties that are accessible into retail destinations by adding a diversity of uses, providing new pedestrian connections to adjacent residential areas, reducing the visual prominence of parking lots, making the centers more pedestrian-friendly and enhancing the definition and character of street frontage and associated streetscapes.

#### **Environmental Analysis:**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21080(b)(1), because CEQA does not apply to ministerial projects proposed to be carried out or approved by public agencies. The project is statutorily exempt from CEQA in that it allows for approval of limited events within approved businesses only. Additionally, the zone text changes are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. No possibility exists that the proposed zone text amendments will have a significant effect on the

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## Staff Report

REPORT 20-0731

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environment because the zone text amendments will create a standard for limited event permits.

Respectfully Submitted by: Christy Teague, Senior Planner

Approved: Ken Robertson, Community Development Director

Concur: Nicole Ellis, Associate Planner

Legal Review: Patrick Donegan, Assistant City Attorney

### **Attachments:**

1. Proposed Resolution and Ordinance
2. Link to October 20, 2020 Planning Commission Meeting
3. Link to September 18, 2018 Planning Commission Meeting
4. Planning Commission Resolution 18-25 Recommending City Council Approval September 18, 2018
5. Link to October 23, 2018 City Council Meeting
6. Ordinance 18-1388 Approved October 23, 2018

## **RESOLUTION P.C. 20-XX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH RECOMMENDING CITY COUNCIL APPROVAL OF TEXT AMENDMENTS TO MUNICIPAL CODE TITLE 17.42.190 FOR LIMITED LIVE ENTERTAINMENT PILOT PROGRAM, AND DETERMINING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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

**SECTION 1.** The Planning Commission held a duly noticed public hearing on November 17, 2020 consider a text amendment to Municipal Code Title Section 17.42.190, as described in the proposed ordinance attached as Exhibit A.

**SECTION 2.** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21080(b)(1), because CEQA does not apply to ministerial projects proposed to be carried out or approved by public agencies. The project is statutorily exempt from CEQA in that it allows for approval of limited live entertainment within approved businesses only. Additionally, the zone text changes are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. No possibility exists that the proposed zone text amendments will have a significant effect on the environment because the zone text amendments include standards for limited live entertainment permits.

**SECTION 3.** The Planning Commission finds that the proposed amendments to the Municipal Code to allow Limited Live Entertainment are consistent with the City's General Plan vision to support the vibrant local economy and Land Use Policy 1.4 for Diverse Commercial Areas. The ordinance also furthers the general purpose of the zoning ordinance to address and review standards and criteria to assure compatibility as accessory uses within existing businesses. The amendments will not impede the City's ability to meet its General Plan goals, and the amendments are necessary to carry out the purposes of the Zoning Ordinance, including the orderly planned use of land resources.

**SECTION 4.** The Planning Commission hereby recommends City Council approval of the proposed ordinance attached hereto as Exhibit A.

VOTE:           AYES:  
                  NOES:  
                  ABSTAIN:  
                  ABSENT:

**CERTIFICATION**

I hereby certify that the foregoing Resolution P.C. 20-xx 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 17, 2020.

\_\_\_\_\_  
Rob Saemann, Chairperson

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

\_\_\_\_\_  
Date

Exhibit A

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REGARDING LIMITED LIVE ENTERTAINMENT  
PERMIT AND AMENDING THE HERMOSA BEACH MUNICIPAL  
CODE**

The City Council of the City of Hermosa Beach does ordain as follows:

Section 1. Section 17.42.190 of Chapter 17.42 of Title 17 Section of the Hermosa Beach Municipal Code is amended:

**17.42.190**

B. Administrative Permit Required.

1. Limited live entertainment allowed pursuant to this section may be permitted with an administrative permit pursuant to Chapter [17.55](#) in the C-1, C-2 and C-3 zones. *No permit term shall extend past December 13, 2022.*

Section 2. Section 17.42.190 of Chapter 17.42 of Title 17 of the Hermosa Beach Municipal Code is amended:

**17.42.190**

C. Standards and Limitations.

4. Operations/Seating. The activity must be confined to completely enclosed premises and does not result in the need for additional seating or permanent change in an approved floor plan to accommodate the limited live entertainment and/or accommodate a stage for the entertainment, dancing or hosting of an activity or event. A minor temporary floor plan change may be allowed upon approval of the Community Development Director for the duration of the Limited Live Entertainment, but must be returned to the approved floor plan after the Limited Live Entertainment activity is completed.

Section 3. The proposed amendments to Title 17 of the Hermosa Beach Municipal Code are to continue the Limited Live Entertainment Pilot Program. The amendments will not impede the City's ability to meet its General Plan goals and the amendments are necessary to carry out the purposes of the Zoning Ordinance, including the orderly planned use of land resources.

## RESOLUTION P.C. 18-25

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH RECOMMENDING CITY COUNCIL APPROVAL OF TEXT AMENDMENTS TO MUNICIPAL CODE TITLE 17 REGARDING DEFINITIONS AND STANDARDS FOR LIMITED LIVE ENTERTAINMENT, AND DETERMINING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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

**SECTION 1.** The Planning Commission held a duly noticed public hearing on September 18, 2018 to consider text amendments regarding definitions and standards for Limited Live Entertainment. The current Municipal Code does not contain a definition or standards for Limited Live Entertainment but does provide development standards for Live Entertainment. These text amendments clarify the provisions applicable to entertainment uses.

**SECTION 2.** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21080(b)(1), because CEQA does not apply to ministerial projects proposed to be carried out or approved by public agencies. The project is statutorily exempt from CEQA in that it allows for approval of limited live entertainment within approved businesses only. Additionally, the zone text changes are Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. No possibility exists that the proposed zone text amendments will have a significant effect on the environment because the zone text amendments will create standards for limited live entertainment permits.


**SECTION 3.** The Planning Commission finds that the proposed amendments to the Municipal Code to allow Limited Live Entertainment are consistent with the City's General Plan vision to support the vibrant local economy and Land Use Policy 1.4 for Diverse Commercial Areas. The ordinance also furthers the general purpose of the zoning ordinance to address and review standards and criteria to assure compatibility as accessory uses within existing businesses. The amendments will not impede the City's ability to meet its General Plan goals, and the amendments are necessary to carry out the purposes of the Zoning Ordinance, including the orderly planned use of land resources.

**SECTION 4.** The Planning Commission hereby recommends City Council approval of the proposed ordinance attached hereto as Exhibit A.

VOTE:	AYES:	4 - Commissioners Pedersen, Hoffman and Flaherty and Chairperson Rice
	NOES:	Commissioner Rob Saemann
	ABSTAIN:	none
	ABSENT:	none

**CERTIFICATION**

I hereby certify that the foregoing Resolution P.C. 18-25 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 September 18, 2018.

  
\_\_\_\_\_  
Marie Rice, Chairperson

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

10-15-18  
Date

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REGARDING DEFINITIONS AND STANDARDS  
FOR LIMITED LIVE ENTERTAINMENT AND AMENDING THE  
HERMOSA BEACH MUNICIPAL CODE

The City Council of the City of Hermosa Beach does ordain as follows:

Section 1. Section 17.04.050 of Chapter 17.04 of Title 17 of the Hermosa Beach Municipal Code is amended by adding the following definition:

Entertainment, Limited Live. **"Limited live entertainment"** means the provision of live entertainment as defined herein, but only as accessory to an established onsite use during normal business hours for limited periods of time outside of late night hours, provided by a maximum of two performers using amplification at any time, that does not typically generate offsite impacts or contribute to impacts within the commercial district or adjacent residential districts in accordance with operational standards in the commercial zoning districts.

Section 2. Section 17.04.050 of Chapter 17.04 of Title 17 of the Hermosa Beach Municipal Code is amended by revising the existing definition as follows:

Entertainment, Live. **"Live entertainment"** means the provision of live performances including without limitation all forms of music, theatrical or comedic performance, song, dance, or ~~vocal entertainment by use of a disc jockey to select, play and/or announce music or announcer~~, participated in by one or more employees, guests, customers, or any other person or persons. Acoustic, unamplified, non-percussive background music provided accessory to an established onsite use during normal business hours by a maximum of two persons without advertisement and without charge is excluded.

Section 3. Chapter 17.42 General Provisions, Conditions and Exceptional Uses of Title 17 of the Hermosa Beach Municipal Code is amended by adding the following Section 17.42.190.

17.42.190 Entertainment, Limited Live

A. Definition

1. Entertainment, Limited Live as defined in Chapter 17.04. .

B. Administrative Permit required.

1. Limited Live Entertainment allowed pursuant to this section may be permitted with an administrative permit pursuant to Chapter 17.55 in the C-1, C-2 and C-3 zones. No permit term shall extend past two (2) years from the effective date of this ordinance.



2. The appeal procedures found in Section 17.55.050 and the revocation procedures found in Section 17.55.70 shall apply to any administrative permit issued for Limited Live Entertainment.

**C. Standards and Limitations.**

1. Hours: During normal business hours but no earlier than 8:00 A.M or later than 9:00 P.M. daily.
2. Noise: Cannot be audible on the exterior of the business premises and not permitted on outside patios, entries or sidewalks. All exterior doors and windows shall be closed during entertainment.
3. Uses: Limited Live Entertainment may include one or two performers/hosts using amplification, playing games, open mic, musical performances, poetry readings or other similar use that is not more objectionable than the listed uses. The Community Development Director is authorized to compare a proposed use and measure it against those listed for determining similarity.
4. Operations/Seating: The activity must be confined to completely enclosed premises and does not result in the need for additional seating or change in an approved floor plan to accommodate the limited live entertainment and/or accommodate a stage for the entertainment, dancing or hosting of an activity or event.
5. Limited live entertainment is an accessory use to the main business.
6. There shall be a maximum of two (2) performers or hosts using amplification.
7. Prizes: Any prizes awarded during an activity permitted by a Limited Live Entertainment administrative permit shall be limited to the prize limits stated in Section 5.12.100.
8. Must comply with all other applicable laws and agencies, including but not limited to California Department of Alcoholic Beverage Control and California Bureau of Gambling Control.
9. No organized alcohol drinking games are permitted.
10. Established maximum occupant load of the premises shall apply.
11. Upon permit issuance, advertising of approved entertainment is permitted.

Section 4. Chapter 17.26.030 of Title 17 of the Hermosa Beach Municipal Code is amended by adding Entertainment, Limited Live to the matrix of C-1, C-2 and C-3 land use regulations.

USE	C1	C2	C3	See Section
Entertainment, limited live	P	P	P	17.42.190

Section 5. The proposed amendments to Title 17 of the Hermosa Beach Municipal Code are to allow Limited Live Entertainment. The amendments will not impede the City's ability to meet its General Plan goals and the amendments are necessary to carry out the purposes of the Zoning Ordinance, including the orderly planned use of land resources.

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**THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA,  
DOES ORDAIN AS FOLLOWS:**

Entertainment, Limited Live. **“Limited live entertainment”** means the provision of live entertainment as defined herein, but only as accessory to an established onsite use during normal business hours for limited periods of time outside of late night hours, provided by a maximum of two performers using amplification at any time, that does not typically generate offsite impacts or contribute to impacts within the commercial district or adjacent residential districts in accordance with operational standards in the commercial zoning districts.

Entertainment, Live. **"Live entertainment"** means the provision of live performances including without limitation all forms of music, theatrical or comedic performance, song, dance, or vocal entertainment by use of a disc jockey to select, play and/or announce music or announcer, participated in by one or more employees, guests, customers, or any other person or persons. Acoustic, unamplified, non-percussive background music provided accessory to an established onsite use during normal business hours by a maximum of two persons without advertisement and without charge is excluded.

### A. Definition.

- B. Administrative Permit required.

1           1. Limited Live Entertainment allowed pursuant to this section may be permitted with an  
2 administrative permit pursuant to Chapter 17.55 in the C-1, C-2 and C-3 zones. No permit term shall  
3 extend past two (2) years from the effective date of this Ordinance.

4           2. The appeal procedures found in Section 17.55.050 and the revocation procedures found  
5 in Section 17.55.70 shall apply to any administrative permit issued for Limited Live Entertainment.

6           C. Standards and Limitations.

7           1. Hours: During normal business hours but no earlier than 8:00 A.M or later than 9:00  
8 P.M. daily.

9           2. Noise: Cannot be audible on the exterior of the business premises and not permitted  
10 on outside patios, entries or sidewalks. All exterior doors and windows shall be closed during  
11 entertainment.

12           3. Uses: Limited Live Entertainment may include one or two performers/hosts using  
13 amplification, playing games, open mic, musical performances, poetry readings or other similar use  
14 that is not more objectionable than the listed uses. The Community Development Director is  
15 authorized to compare a proposed use and measure it against those listed for determining similarity.

16           4. Operations/Seating: The activity must be confined to completely enclosed premises  
17 and does not result in the need for additional seating or change in an approved floor plan to  
18 accommodate the limited live entertainment and/or accommodate a stage for the entertainment,  
19 dancing or hosting of an activity or event.

20           5. Limited live entertainment is an accessory use to the main business.

21           6. There shall be a maximum of two (2) performers or hosts using amplification.

22           7. Prizes: Any prizes awarded during an activity permitted by a Limited Live  
23 Entertainment administrative permit shall be limited to the prize limits stated in Section 5.12.100.

24           8. Must comply with all other applicable laws and agencies, including but not limited to  
25 California Department of Alcoholic Beverage Control and California Bureau of Gambling Control.

26           9. No organized alcohol drinking games are permitted.

27           10. Established maximum occupant load of the premises shall apply.

28           11. Upon permit issuance, advertising of approved entertainment is permitted.

**SECTION 4.** Chapter 17.26.030 of Title 17 of the Hermosa Beach Municipal Code is amended by adding Entertainment, Limited Live to the matrix of C-1, C-2 and C-3 land use regulations.

USE	C1	C2	C3	See Section
Entertainment, limited live	P	P	P	17.42.190

**SECTION 5.** The proposed amendments to Title 17 of the Hermosa Beach Municipal Code are to allow Limited Live Entertainment. The amendments will not impede the City's ability to meet its General Plan goals and the amendments are necessary to carry out the purposes of the Zoning Ordinance, including the orderly planned use of land resources.

**SECTION 6.** The City Clerk shall cause this Ordinance to be published in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage.

**SECTION 7.** The City Clerk shall certify to the passage of this Ordinance, shall enter the same in the book of original ordinances of said city, and shall make minutes of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted.

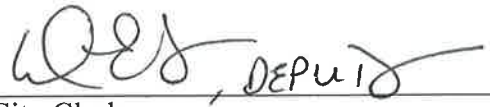
**PASSED, APPROVED and ADOPTED** this 13th day of November, 2018 by the following vote:

AYES: Armato, Campbell, Fangary, Massey, Mayor Duclos  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
  
\_\_\_\_\_  
**PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
City Attorney

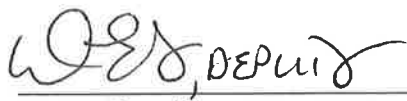
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF HERMOSA BEACH

I, Elaine Doerfling, City Clerk of the City of Hermosa Beach, California, do hereby certify that the foregoing Ordinance No. 18-1388 was duly and regularly passed, approved and adopted by the City Council of the City of Hermosa Beach at a regular meeting held at the regular meeting place thereof on the 13th day of November, 2018, and the Ordinance will be published in The Easy Reader newspaper on Thursday, November 22, 2018.

The vote was as follows:

AYES:	Armato, Campbell, Fangary, Massey, Mayor Duclos
NOES:	None
ABSENT:	None
ABSTAIN:	None

Dated: November 14, 2018

  
\_\_\_\_\_  
Elaine Doerfling, City Clerk



## Staff Report

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### Staff Report

REPORT 20-0727

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

### Regular Meeting of November 17, 2020

Planning Commission review and consideration of initiation of text amendments to Section 17.08.020 of the Hermosa Beach Municipal Code regarding “Home Occupations” (home-based businesses) in residential zones.

Applicant: City of Hermosa Beach

### **Recommended Action:**

1. Review Section 17.08.020 of the Hermosa Beach Municipal Code regarding “Home Occupations” (home-based businesses) in residential zones;
2. Consider focused amendments or a comprehensive update, working with the City Attorney for consideration at a future Planning Commission meeting; and
3. If desired, set a public hearing to consider Text Amendments for Planning Commission to recommend to the City Council regarding “Home Occupations” (home-based businesses).

### **Background:**

Home-based businesses are permitted in residential zones subject to strict requirements stated in the Zoning Code Section 17.08.020. Home Occupation Permits are business licenses reviewed and approved by the Planning Division of the Community Development Department prior to issuance and renewal annually by the Finance Department.

Section 17.08.020 of the Zoning Code pertains to Permitted Uses in the R-1 zone. Other residential zones refer to this section of the code for permitted uses, which include Home Occupations for home-based businesses.

There have been significant increases in home-based workers due to pandemic related office closures and technological advances. Many workers are expected to continue to work from home in the future, either part time or full time. Some Hermosa Beach businesses have experienced additional daytime customers due to the many residents working from home.

For independent professionals, the current code regulating home-based businesses may not meet the needs of home-based business owners.

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## Staff Report

REPORT 20-0727

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### **Analysis:**

#### **Professional Offices**

The Code appears to be outdated for modern work from home practices for professionals. Professional offices can implement operational practices such as virtual meetings with clients and review paperwork digitally.

The City has received Home Occupation Business License applications for professionals, including a law corporation, real estate business, and a child psychologist. These home-based businesses were unable to meet the code requirement of Section 17.08.020.D.14. This section could be deleted or modified to allow professionals to obtain Home Occupation Business Licenses without a separate principal licensed office.

#### **17.08.020 Permitted uses**

##### **D. Home Occupations.**

14. No professional offices are allowed, specifically including but not limited to the healing arts, law, accounting, real estate, clergy, insurance and similar professional or semi-professional offices, unless the person engaged in such home occupation maintains a principal licensed office in an area permitting such activity as a principal use.

#### **Noise Limits.**

With increasing work from home trends, the existing home-based business noise language may not be adequate to protect nearby residents in code requirement of Section 17.08.020.D.9.

9. No tools or equipment may be operated which make a sound audible from without the premises at a distance of twenty (20) feet from the property line, between the hours of 6:00 p.m. and 9:00 a.m. No activity or equipment which makes any loud or whining noise discernible from without the premises is permitted at any time.

It may be appropriate to amend this section to reference the noise ordinance similar to standard condition of approval for other applications:

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.

#### **Traffic Generation**

The language specifically includes tutors and day care centers as approved by the planning director. It is recommended that the code be amended to exclude specific uses in Section 17.08.020.D.11.

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## Staff Report

REPORT 20-0727

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11. No foot or vehicle traffic may be generated to or from the premises except for traditional uses such as tutors and day care centers as approved by the planning director.

It may be appropriate to amend this section to include a more general traffic limitation, such as is used in other city codes, such as:

A home occupation shall not create pedestrian, automobile, or truck traffic significantly in excess of the normal amount in the neighborhood.

### Advertising

The Code appears to be outdated regarding types of listings not including internet in Section 17.08.020.D.15.

15. No listing or advertising of the address of such home occupation for business purposes is permitted including display ads in telephone, business and city directories and in newspapers and magazines. The telephone number and address may be listed on business cards.

It may be appropriate to amend the types of listing to include internet advertising or to delete this section entirely since the intention of advertising regulations is to limit traffic, such as discussed above in Section 17.08.020.D.11.

### Other City Examples

Additional limitations may be appropriate such as the following code sections from other cities:

#### Manhattan Beach

1. No one other than a resident of the dwelling shall be employed on-site or report to work at the site in the conduct of a home occupation. This prohibition also applies to independent contractors.
2. No motor vehicle repair, beauty shop or barber shop shall be permitted, and a home occupation shall not include an office or sales room open to visitors.

#### Newport Beach

1. This section provides standards for the conduct of home occupations as an accessory use to ensure compatibility with the residential character of the neighborhoods where located and to prevent disturbances or annoyances to any reasonable person of normal sensitivity residing in the area.
2. A home occupation use shall be conducted in the principal dwelling unit; shall be excluded from a setback area, yard or accessory structure; and shall be clearly incidental and subordinate to the principal residential use.

### General Plan Consistency:

PLAN Hermosa (the City's combined General Plan and Local Coastal Program) was adopted in



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## Staff Report

REPORT 20-0727

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August 2017. The Text Amendment is consistent with the PLAN Hermosa vision to support our vibrant local economy and the Land Use policies:

- Governance 5.1 Residential and Commercial Compatibility. Provide a balance between residential and commercial uses and strive to ensure their compatibility.
- Governance 6.1 Long-term Economic Development. Support the development and implementation of long-term economic development strategies that seek to establish and keep new businesses and a strong middle class in Hermosa Beach over the decades to come.
- Governance 7.6 Livability Principles. Amend or update policies that may run counter to livability, sustainability, and health principles.
- Land Use 1.7 Compatibility of Uses. Ensure the placement of new uses does not create or exacerbate nuisances between different types of land uses.
- Land Use 2.12 Design of Single-family Homes. Maintain and enhance the character of single-family home neighborhoods by:
  - Allowing home occupations in neighborhoods so long as there is no significant impact on the surrounding residential uses.
- Sustainability + Conservation 3.2 Reduce Source Reductions. Support land use and transportation strategies to reduce emissions, including pollution from commercial and passenger vehicles.

Respectfully Submitted by: Christy Teague, Senior Planner

Approved: Ken Robertson, Community Development Director

Concur: Nicole Ellis, Associate Planner

Legal Review: Patrick Donegan, Assistant City Attorney

### Attachment:

1. Hermosa Beach Municipal Code Section 17.08.020

## **CITY OF HERMOSA BEACH**

### **Municipal Code**

#### **17.08.020 Permitted uses**

D. Home Occupations. When conducted in accordance with the following requirements, and when a permit therefor, containing any conditions deemed necessary to ensure compliance with the requirements of this chapter and with its purpose and intent, has been issued by the business license department; provided however, that any occupation may be excluded from certain or all zones, or portions thereof, if determined by the planning commission to be incompatible with neighboring residential uses.

The following requirements are severally and jointly stated as absolute requirements, and any home occupation not conforming to the following requirements shall not be permitted:

1. Such occupation shall be carried on only by occupants of a dwelling, and shall involve the use of not more than four hundred (400) square feet, not to exceed twenty-five (25) percent of the total area of the permitted buildings on the premises.
2. Inventory and supplies for such home occupation shall occupy not more than twenty-five (25) percent of the permitted area and shall be stored entirely within an enclosure or building.
3. No sale of goods is permitted on the premises.
4. No employees are allowed.
5. No signs are permitted.
6. No display of any kind shall be visible from the exterior of the premises.
7. Light, but not medium or heavy, business machines are allowed. The classification by the planning department shall be final.
8. No presses, data processing equipment, or any electrical or other equipment requiring specialized electrical installation, or requiring over one hundred twenty (120) volts of power to operate are allowed, nor shall any mechanical shop or electrical tools be permitted except those which are customary to home crafts.
9. No tools or equipment may be operated which make a sound audible from without the premises at a distance of twenty (20) feet from the property line, between the hours of

6:00 p.m. and 9:00 a.m. No activity or equipment which makes any loud or whining noise discernible from without the premises is permitted at any time.

10. No garaging or storing of vehicles bearing any advertising related to the home occupation is allowed upon the premises or in the street in the vicinity.

11. No foot or vehicle traffic may be generated to or from the premises except for traditional uses such as tutors and day care centers as approved by the planning director.

12. There shall be complete conformity to fire, building, plumbing, electrical, zoning and health codes and to all state and city laws and ordinances; except, where required parking spaces are not available, the planning commission may temporarily waive such requirements if they find:

a. The garage, carport or space is not available solely because of temporary storage, and not because of construction and/or building improvement or modifications; and

b. The temporary storage is not related to products, materials, etc., used for the conduct of the home occupation; and

c. Such waiver to be effective only if no detrimental effects are caused to adjacent properties and no valid complaints were filed due to storage.

13. No structural alterations of the premises are permitted solely for the benefit of the business.

14. No professional offices are allowed, specifically including but not limited to the healing arts, law, accounting, real estate, clergy, insurance and similar professional or semi-professional offices, unless the person engaged in such home occupation maintains a principal licensed office in an area permitting such activity as a principal use.

15. No listing or advertising of the address of such home occupation for business purposes is permitted including display ads in telephone, business and city directories and in newspapers and magazines. The telephone number and address may be listed on business cards.

16. The term of any permit shall be for one year, or for such other period as shall be authorized by the city council.

17. It shall be a condition of any permit hereunder that the applicant shall agree that, in the event of amendment of this section to prohibit such or any home occupation in a zone in which the same is situated, that such home occupation shall not have the status of nonconforming use, and may be eliminated forthwith without provision for extended liquidation or amortization.

18. Prior to permit approval, the premises shall be inspected to determine compliance with all limitations and requirements, particularly subsection (D)(12) of this section.



## Staff Report

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### Staff Report

REPORT 20-0732

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

**Regular Meeting of November 17, 2020**

December 15, 2020 Planning Commission Tentative Future Agenda Items

**Recommended Action:**

Receive and file the December 15, 2020 Planning Commission tentative future agenda items.

**Attachment:**

1. Planning Commission December 15, 2020 Tentative Future Agenda

Respectfully Submitted by: Beverly Tuazon, Administrative Assistant

Approved: Ken Robertson, Community Development Director

## Tentative Future Agenda

PLANNING COMMISSION  
City of Hermosa Beach

**December 15, 2020**

**Regular Meeting**

**6:00 P.M.**

Project Title	Public Notice	Meeting Date
⇒ 2629 Manhattan Avenue – Conditional Use Permit for roof mounted wireless (Verizon)	12/3/20	12/15/20
⇒ 1101 Aviation Boulevard – Conditional Use Permit Amendment for Spumoni Trattoria & Pizzeria	12/3/20	12/15/20
⇒ 160 Lyndon Street – Conditional Use Permit Amendment for an existing condominium	12/3/20	12/15/20
⇒ Introduction to Housing Element Update	n/a	12/15/20

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Upcoming and Pending Projects
⇒ 911 1 <sup>st</sup> Street – Zone and General Plan Amendment, Precise Development Plan and Planned Unit Development for multiple unit condominium project
⇒ City Yard – Precise Development Plan, Conditional Use Permit, and Environmental Review