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## City Council Budget Study Session 6/10/25 Storage Lot Reuse Project for Parking

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From N Schwappach <nschwappach@gmail.com>

Date Mon 6/9/2025 8:42 AM

To City Clerk <cityclerk@hermosabeach.gov>

Hello. I generally support proceeding with the Storage Lot Reuse Project. As I understand it, it would provide approximately 133 new parking spaces, which I believe are badly needed. I request Council consider the following:

1. I understand the storage space lease is up for renewal. If Council is interested to pursue the reuse, I assume they would enter into a short (12-18 months) renewal. This would continue the lease revenue stream while the City is working out details such as Coastal Commission approval, while allowing the lessee time to relocate and/or wind down their business.
2. I do not understand the additional spaces being described as "visitor/staff" and sometimes "fleet" parking spaces. I recall a discussion during the residential parking pass debates that some spaces near City Hall, including on Valley Drive and Clark Field, were designated visitor spaces in the Coastal plan but had been retaken as City vehicle spaces. I'm not sure why we keep having more and more City vehicles, when our City has not gotten any bigger. I would appreciate the entire issue of the City fleet being re-examined.
3. Can something be done to utilize the parking under the Vons/CVS complex? Those spaces seem to be seriously underutilized. Perhaps the City, if it needs all the vehicles it has, could arrange to lease spaces in this facility.
4. I don't understand why, if the storage space is repurposed for paid parking, City Hall spaces would also need to convert to paid. All over the City, and in every City I know, visitors troll for free parking first but then move to the paid parking if free spaces are not available. It also seems the same logic would apply to spaces on Valley - would you say those need to become paid as well? I'm just brainstorming on how to keep as many existing free public spaces extant to make an easier sell to Coastal.
5. Jumping ahead, I agree freeing up the storage space for future City Hall expansion/renovation will be useful going forward. However, in that regard,, is there any benefit to retaining, rather than demolishing the existing building in that it may be capable of being converted to, for example, new Police Department space? Just thinking out loud, that may not be feasible, but I think should at least be considered.

Thank you for your consideration of these remarks and thoughts.

Best,  
Nancy Schwappach

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## Storage Lot Reuse Public Comment

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**From** Drmest <drmest@aol.com>  
**Date** Sat 6/7/2025 2:46 PM  
**To** City Clerk <cityclerk@hermosabeach.gov>

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Dear Council:

I am writing in strong support of the proposed Reuse of the Storage lot into a Parking lot.

My name is Dr Douglas Mest and I am the owner of Pier Medical Aesthetics, located at 415 Pier Avenue. I have been at this location for over 10 years and have always felt that there was a significant lack of Public Parking for the Upper Pier businesses. I have had a number of patients over the years be late or cancel appointments due to lack of nearby parking. This has only become more of an issue since the Pandemic and the local Parklets for the restaurants. I enjoy the outside dining options and feel they add to the City. However, they do negatively impact my business and the creation of a Upper Pier Public Parking option would help mitigate this impact.

If this project were to move forward, I do have a concern as it relates to any changes to the current free parking near City Hall and the Tennis Courts. Due to our location, we are not permitted to obtain Annual street parking passes from the City due to some Coastal Commission agreement. Therefore, some of my staff need to park at the Tennis courts. If these spaces, as part of the proposed changes, become metered parking, then the City would need to create some sort of validation process or parking passes for the Upper Pier Business. As it is now, we pay an extra Business tax as part of this district and it would not be in the interest of the City to drive away any current Business owners. So ideally this would be kept in mind as the planning process and budget are reviewed. It would be a disservice to solve one problem while creating another for your local tax paying businesses.

Thank you for allowing me to give my feedback regarding this proposed project.

Douglas Mest, MD