

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."¹ 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.

¹ 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.² 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

² 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

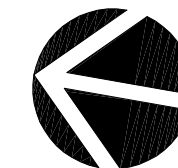
PREPARED FOR:
 2200 Associates, LLC
 2200 Pacific Coast Hwy
 Hermosa Beach, CA
 Tel (310) 781-8264

BORDEN AVE

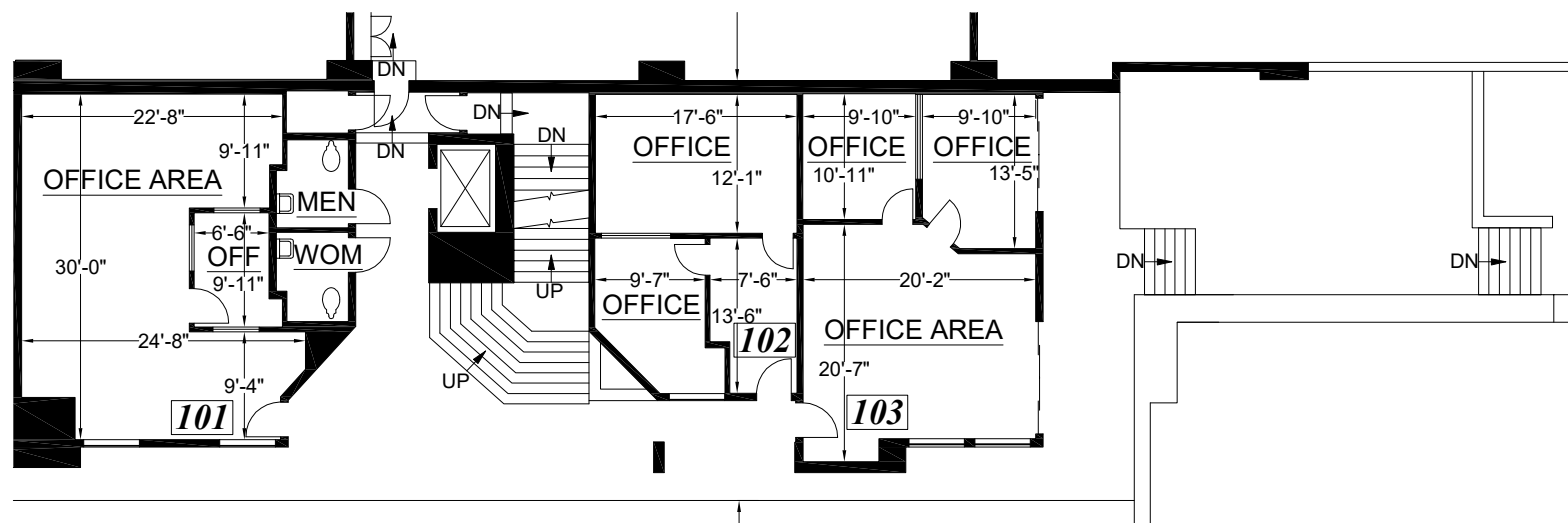
**2200 PACIFIC COAST HIGHWAY
 HERMOSA BEACH, CA**

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.

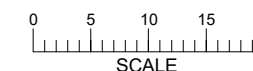


21st ST

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



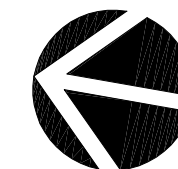
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 Hermosa Beach, CA
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BORDEN AVE

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

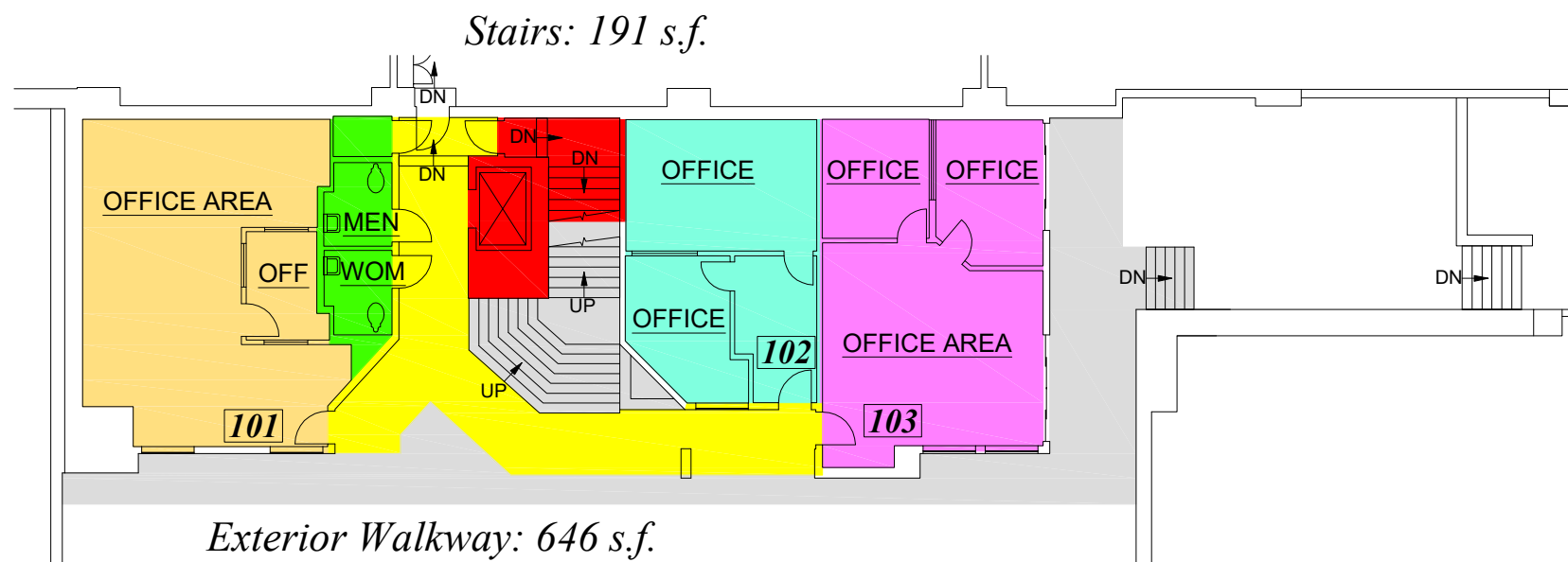
FIRST FLOOR
 (As Measured: June 2017)
 (Last Updated: November 2017)

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

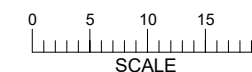
FLOOR SUMMARY	SQ.FT.
Total Rentable	2,029
Total Occupant Storage	0
Total Usable	1,738
Total Tenant	1,738
Total Ancillary	0
Total Occupant	1,738
Load Factor	1.1679
Capped Load Factor	1.1679
Floor Service	137
Building Service	460
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total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



21st ST

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

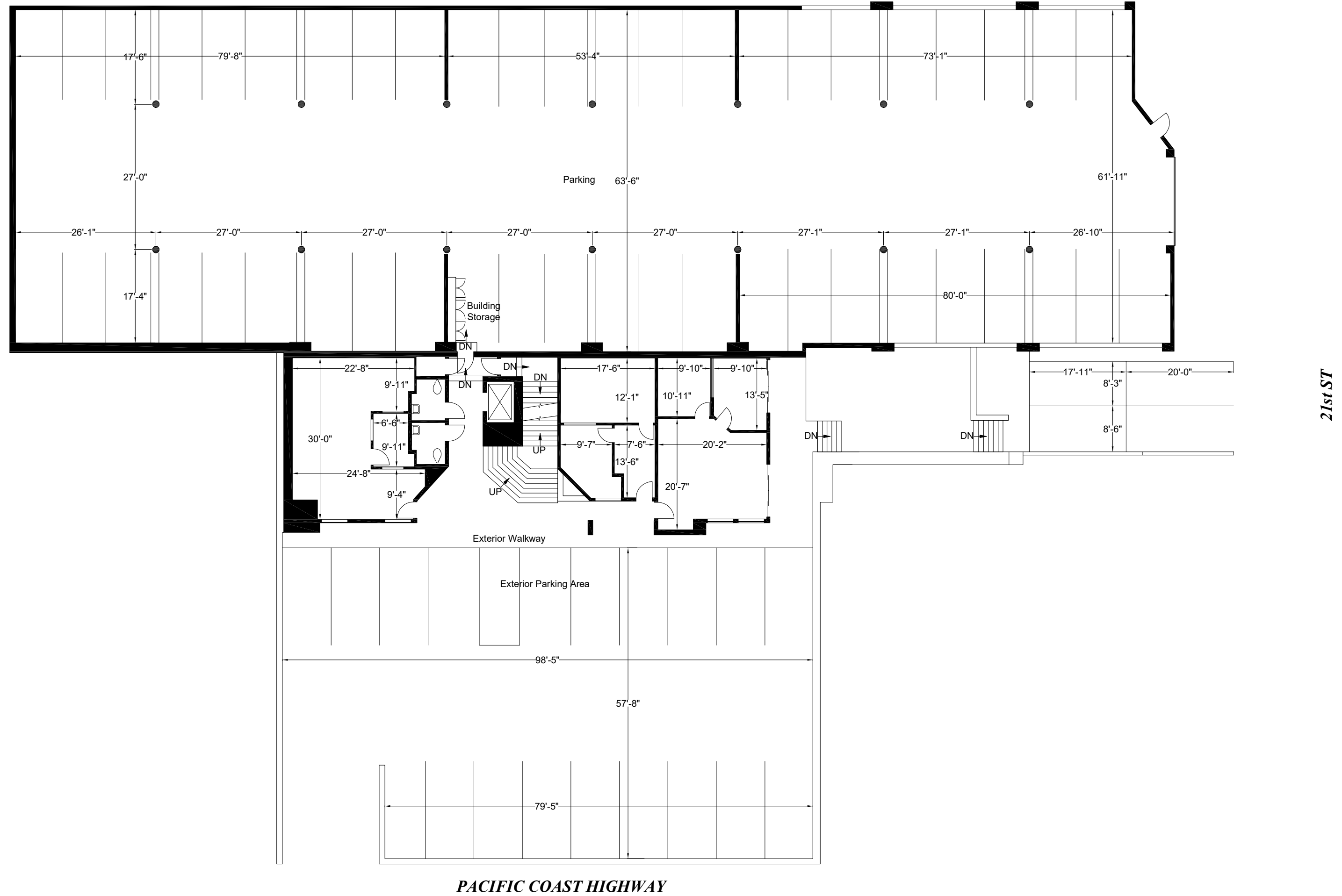
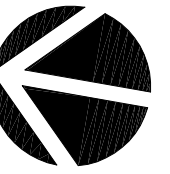
PACIFIC COAST HIGHWAY



PAGE 2

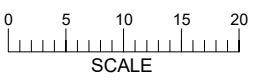


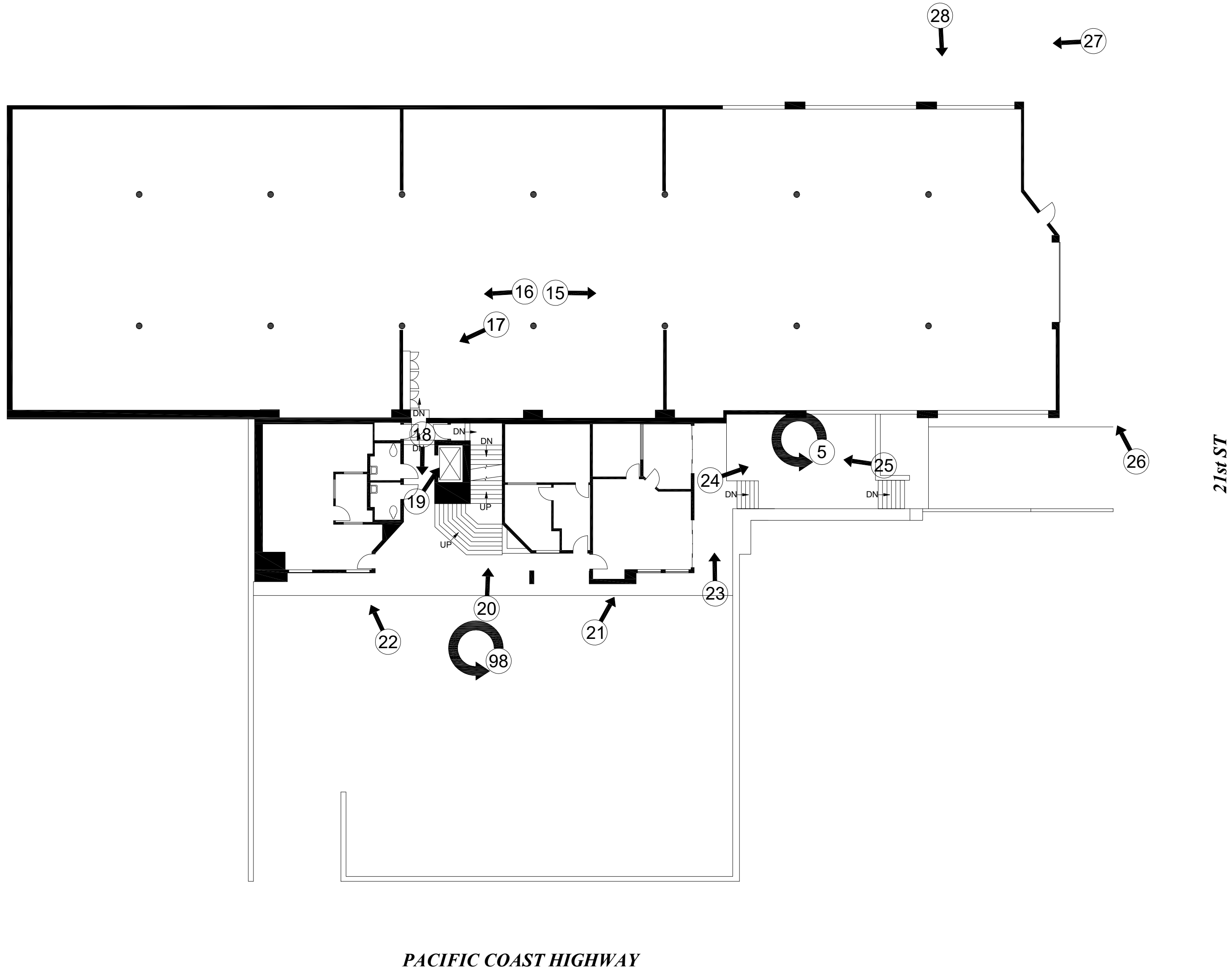
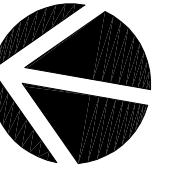
Survey Accuracy: +/- 0.10 %



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.

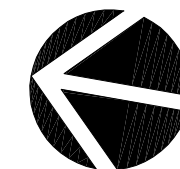
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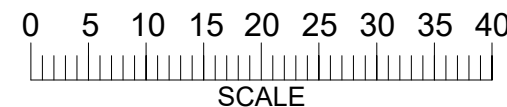
*Measured Area: 18,068 s.f.
 Exterior Area: 622 s.f.

FLOOR PLAN



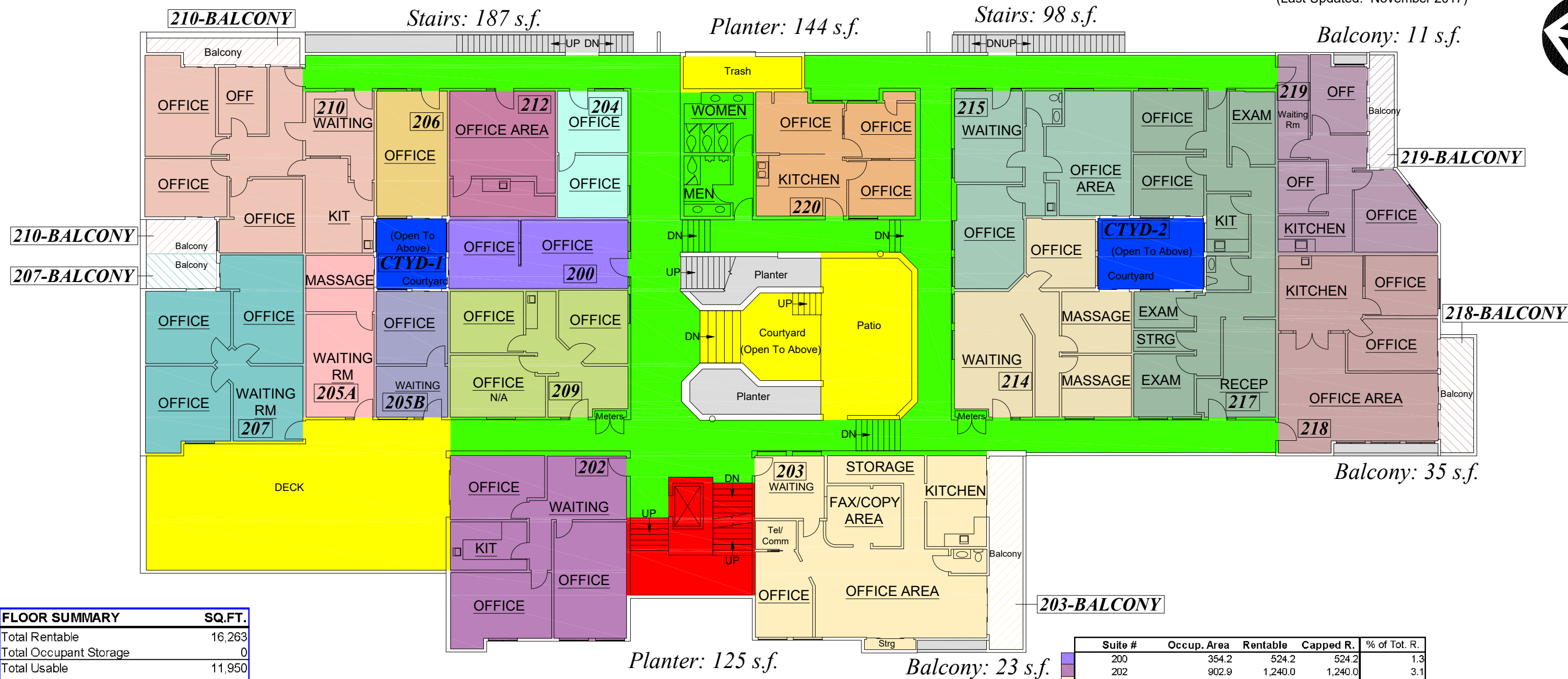
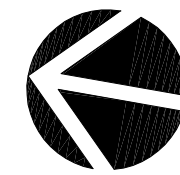
Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

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



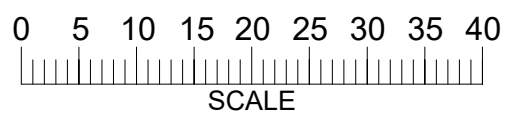
LEASE PLAN

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

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



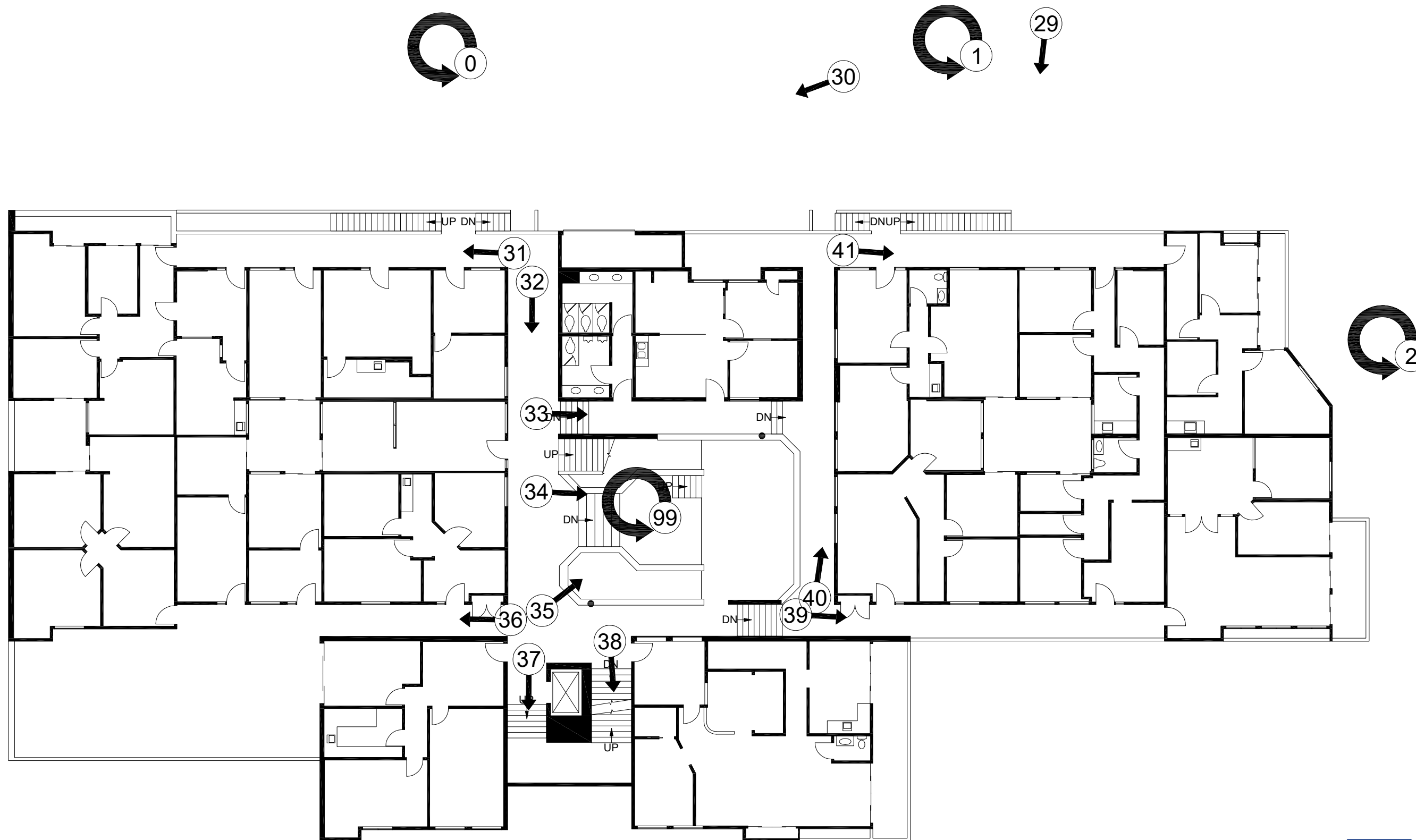
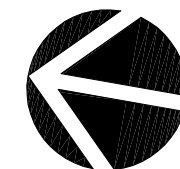
AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD, METHOD A (Multiple Load Factors Method).

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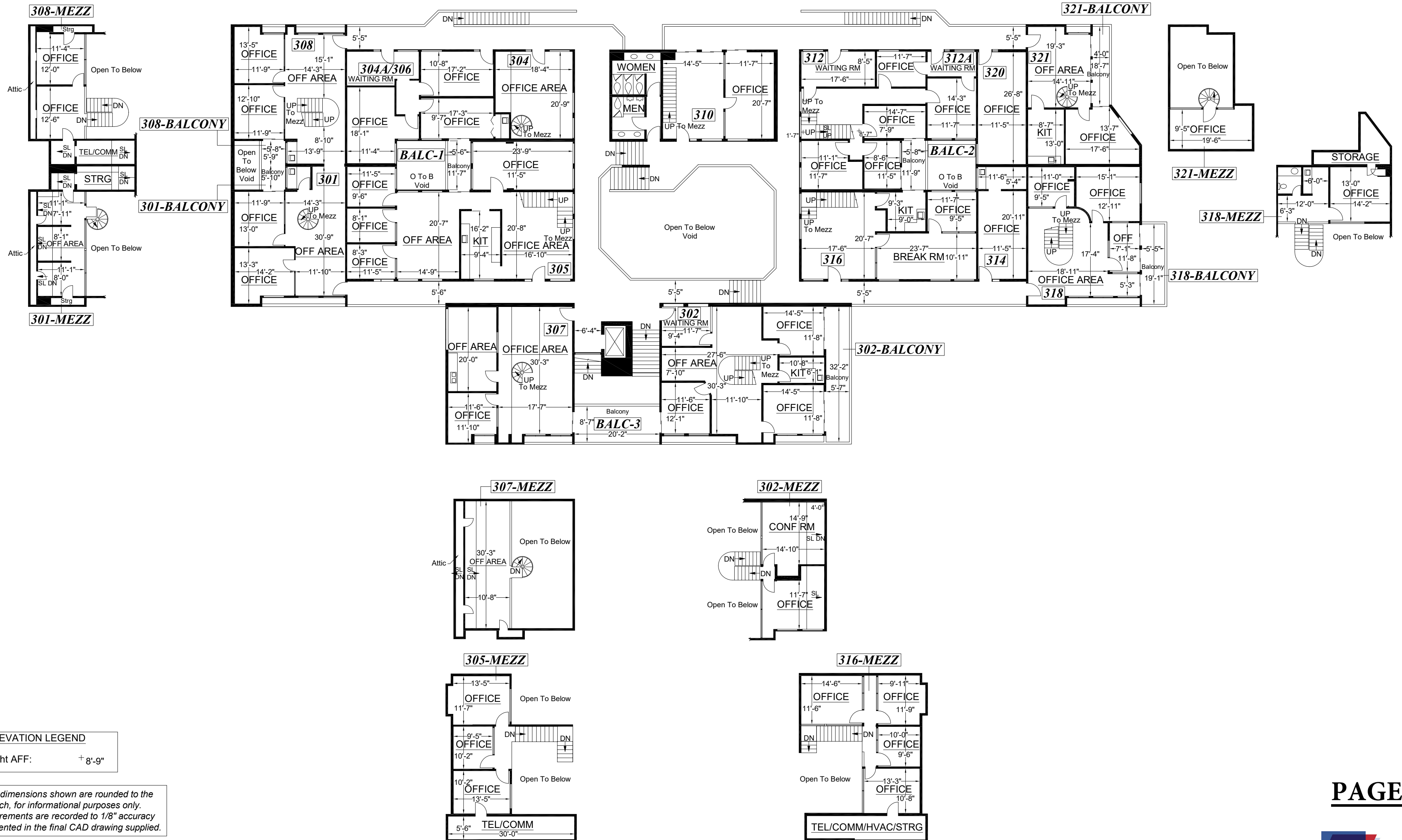
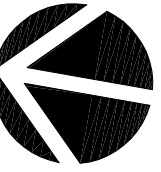
Survey Accuracy: +/- 0.09%



PHOTO KEYMAP



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

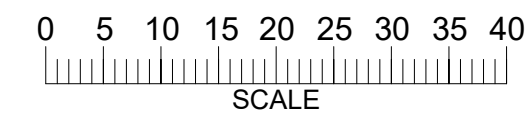


ELEVATION LEGEND
 Spot Height AFF: + 8'-9"

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 %

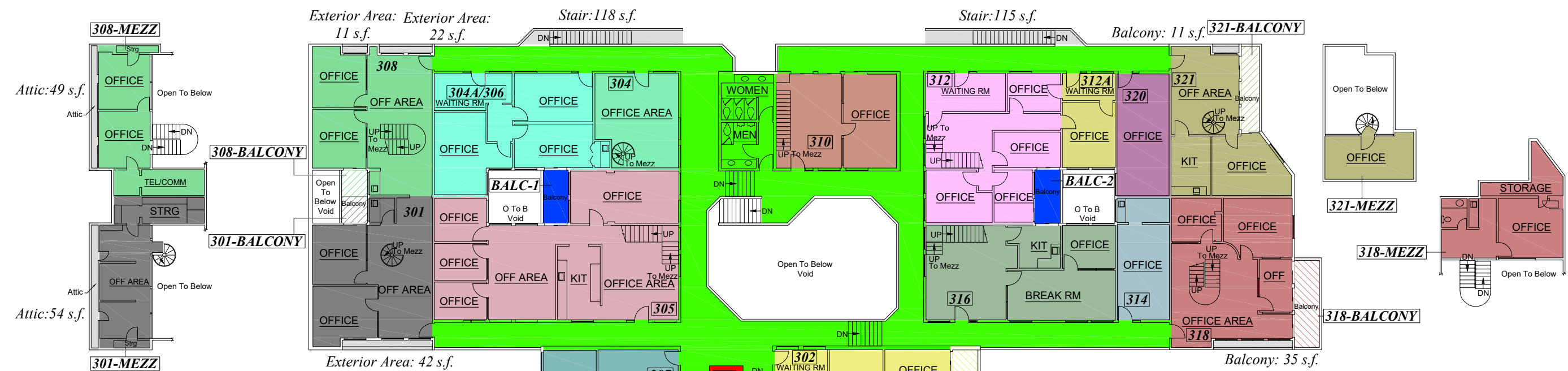
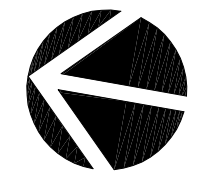


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 Hermosa Beach, CA
 Tel (310) 781-8264

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

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

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

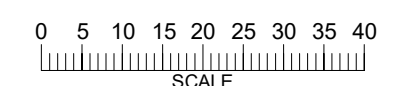
Suite #	Occup. Area	Rentable	Capped R.	% of Tot. R.
301	756.2	988.3	988.3	2.5
301-BALCONY	33.0	43.1	43.1	0.1
302	1,191.2	1,650.1	1,650.1	4.2
302-BALCONY	178.4	247.1	247.1	0.6
304	368.6	481.8	481.8	1.2
304A/306	827.5	1,105.4	1,105.4	2.8
305	1,481.3	1,978.9	1,978.9	5.0
307	926.4	1,283.3	1,283.3	3.2
308	758.4	991.1	991.1	2.5
308-BALCONY	32.9	44.3	44.3	0.1
310	544.0	710.9	710.9	1.8
312	908.5	1,187.4	1,187.4	3.0
312A	246.9	332.3	332.3	0.8
314	318.4	416.2	416.2	1.1
316	872.2	1,140.0	1,140.0	2.9
318	853.7	1,115.7	1,115.7	2.8
318-BALCONY	104.0	135.9	135.9	0.3
320	317.8	415.3	415.3	1.0
321	619.1	809.2	809.2	2.0
321-BALCONY	74.4	97.2	97.2	0.2
301-MEZZ	425.0	555.5	555.5	1.4
302-MEZZ	455.7	595.6	595.6	1.5
304-MEZZ	390.9	510.9	510.9	1.3
305-MEZZ	628.8	821.8	821.8	2.1
307-MEZZ	340.9	445.6	445.6	1.1
308-MEZZ	426.2	557.0	557.0	1.4
310-MEZZ	201.1	262.8	262.8	0.7
312-MEZZ	380.9	497.9	497.9	1.3
316-MEZZ	781.4	1,021.2	1,021.2	2.6
318-MEZZ	450.2	588.4	588.4	1.5
321-MEZZ	193.6	253.0	253.0	0.6

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

Survey Accuracy: +/- 0.09 %

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PAGE 9



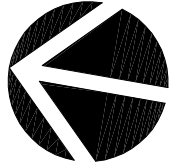
TEL: (888) 393-6655
 FILE: 17-280

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

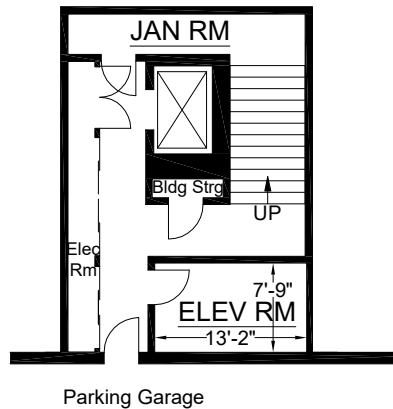
2200 PACIFIC COAST HIGHWAY
HERMOSA BEACH, CA

LOWER LEVEL
(As Measured: June 2017)

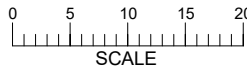
FLOOR PLAN



*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.

Survey Accuracy: +/- 0.09 %

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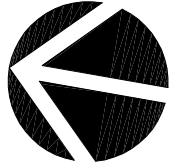
PAGE 11



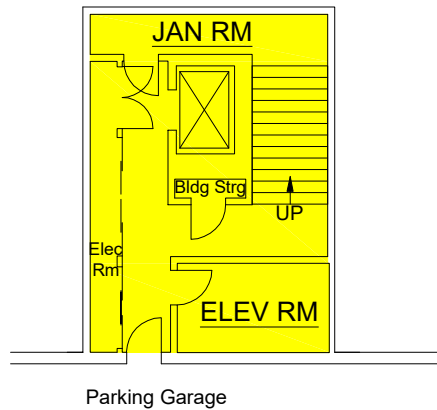
TEL: (888) 393-6655
FILE: 17-280

LOWER LEVEL

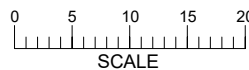
(As Measured: June 2017)
 (Last Updated: November 2017)



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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Survey Accuracy: +/- 0.09 %

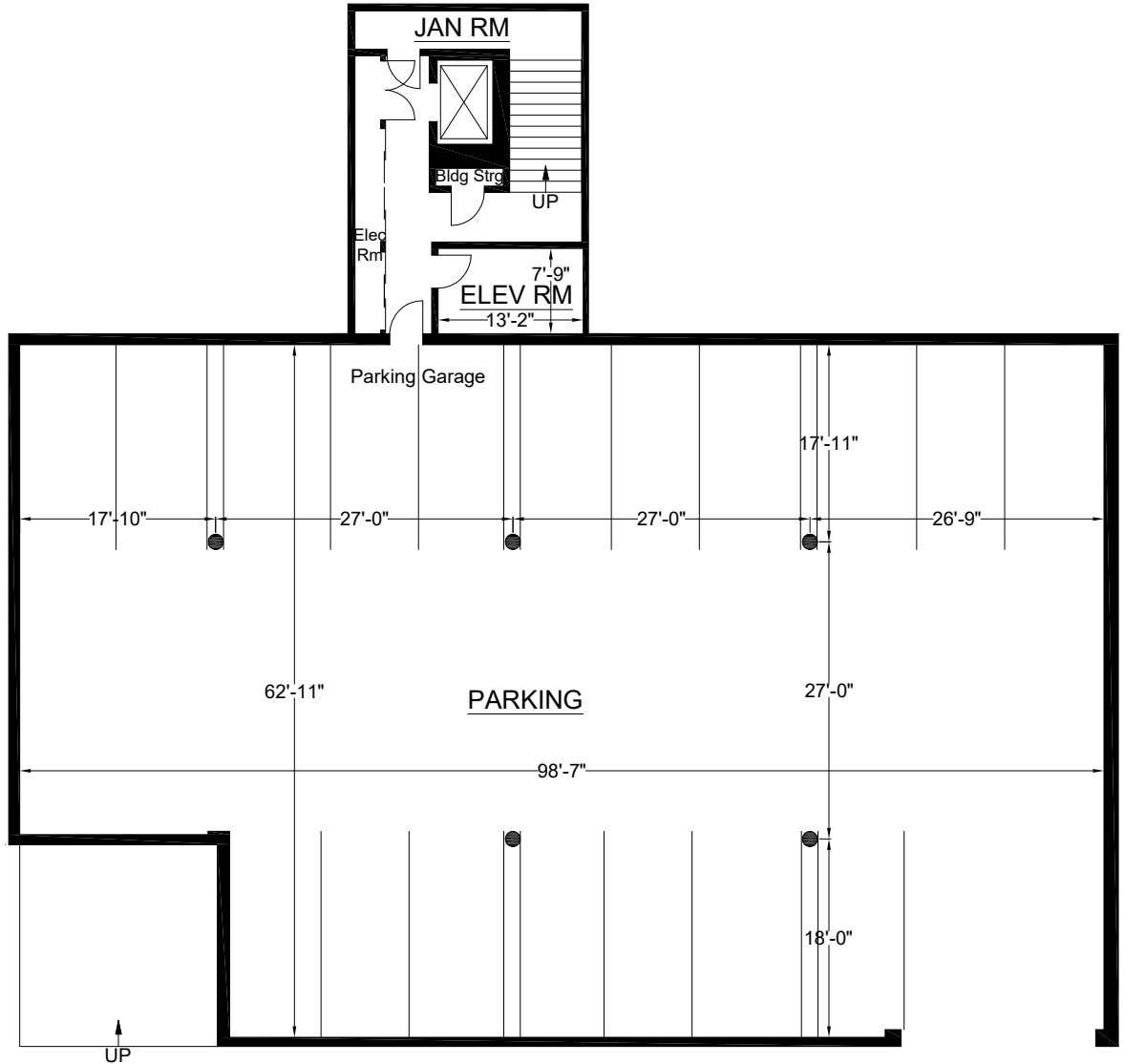
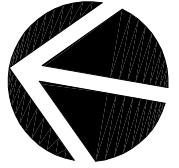
PREPARED FOR:
2200 Associates, LLC
2200 Pacific Coast Hwy
Hermosa Beach, CA
Tel (310) 781-8264

2200 PACIFIC COAST HIGHWAY
HERMOSA BEACH, CA

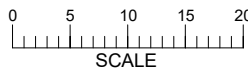
LOWER LEVEL

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

PARKING PLAN



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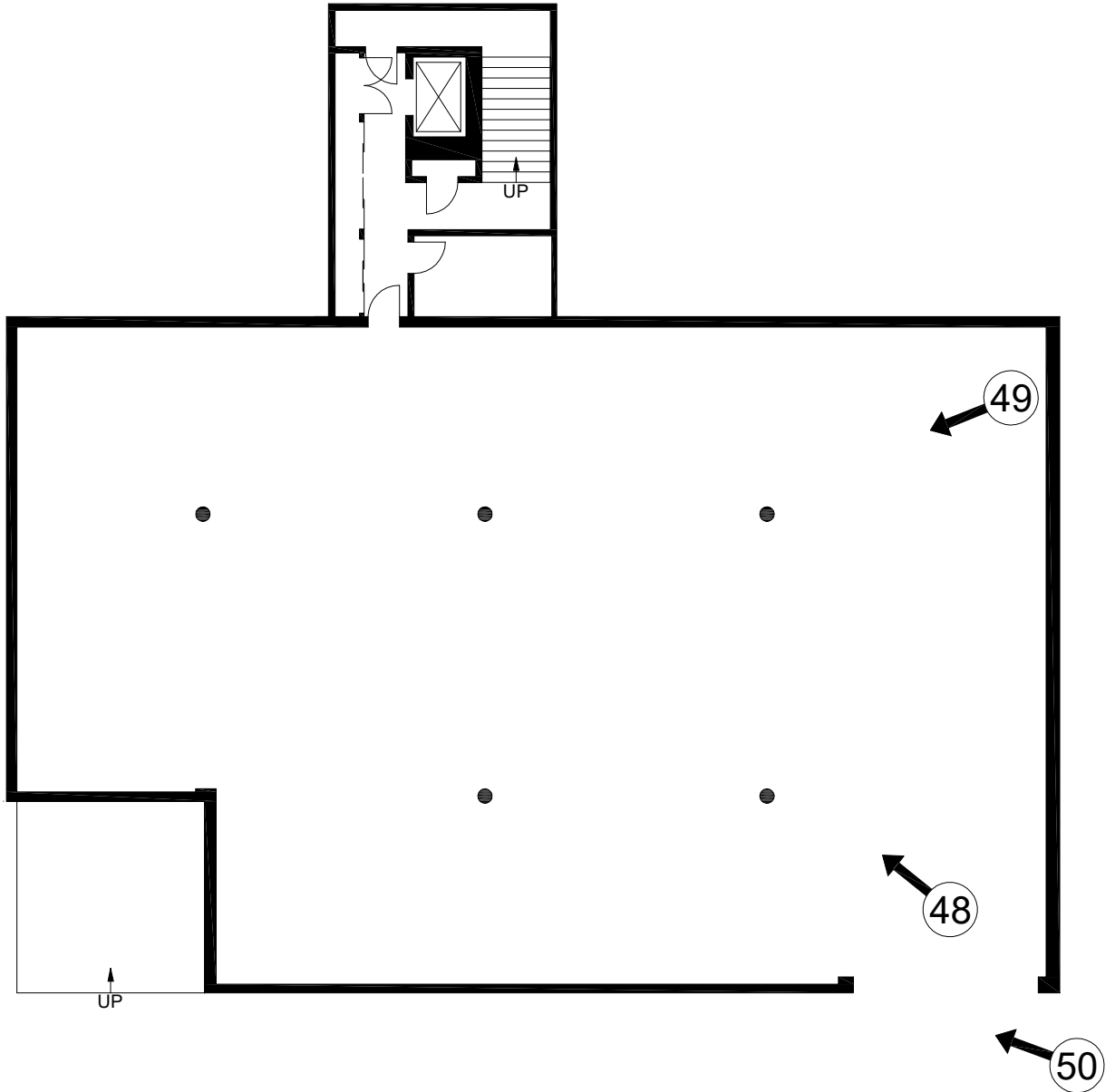
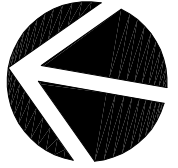
TEL: (888) 393-6655
FILE: 17-280

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

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

LOWER LEVEL
(As Measured: June 2017)
(Last Updated: July 2017)

PHOTO KEYMAP



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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

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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. Boarman, 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)¹ 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 85th percentile value of 4.30 spaces/1,000 SF. Further, an *ITE Journal* article on medical office buildings² 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

¹ 4th Edition, Washington, DC, 2010.

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

Ms. Sarah Chionis
October 19, 2018
Page 5

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		18,217	1,007	1,135	7,047	0	27,406	10,065	1,007	1,135	7,047	8,152	27,406	0	0	0	7,047	20,359	27,406
<i>Land Use % Breakdown</i>		<i>66%</i>	<i>4%</i>	<i>4%</i>	<i>26%</i>	<i>0%</i>	<i>-</i>	<i>36%</i>	<i>4%</i>	<i>4%</i>	<i>26%</i>	<i>30%</i>	<i>-</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>26%</i>	<i>74%</i>	<i>-</i>
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
5:00 PM	37	(39)	88	86	39
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
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
www.sroureandassociates.com

ATTACHMENT 5

This page is part of your document - DO NOT DISCARD



20131322276

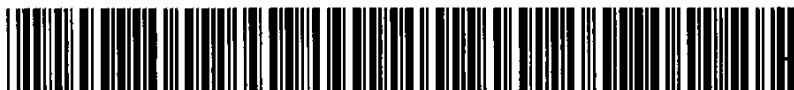


Pages:
0009

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

09/11/13 AT 08:00AM

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. 190TH ST STE 101

CITY, STATE ZIP CODE TORRANCE CA
90504



2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

6

GRANT OF EASEMENT

110

3

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

2200 PCH, LP
2050 W. 190th 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. 190th 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

110

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 cause 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 Indemntees 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.

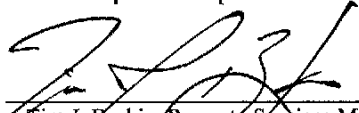
[see next page for signatures]

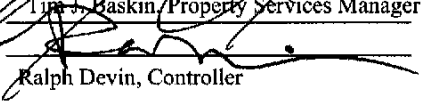
6

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
 Title: Property Services Manager

By: 
 Name: Ralph Devin, Controller
 Title: 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

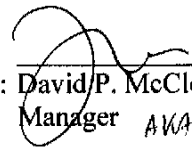
By: _____
Name: _____
Title: _____

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

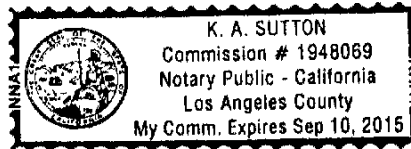
By: 
Name: David P. McCloskey
Title: Manager AKA DAVID
MCCLOSKEY

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

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)
) ss.
COUNTY OF)

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)

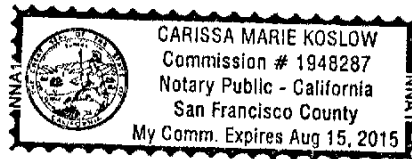
STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

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



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

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 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
---	---	---	---

 —

0	1	4
---	---	---

 —

0	3	8
---	---	---

BRIEF PROJECT DESCRIPTION: _____
to 0 7 2

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: Srouer & Associates

ADDRESS: 2447 Pacific Coast Highway, Suite 200

CITY, STATE, ZIP: Hermosa Beach, CA 90254

EMAIL: Brandon@esrouer.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.):

<i>Name of others with a record interest</i>	<i>Relationship</i>	<i>Mailing Address</i>

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).

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

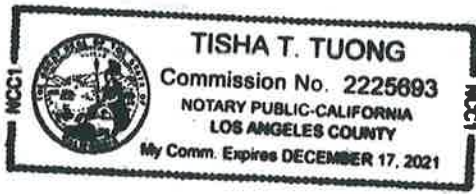
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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 [Handwritten 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: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
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.

	Existing	Proposed	
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?	Yes: X	No:	
5. Will the project be developed or constructed in phases? If yes, include a phasing plan in the detail project description.	Yes:	No: X	
6. Are you proposing any other development, uses, or alterations of the site that are not included in this application?	Yes:	No: X	
7. Has the project or site received previous or other approvals? (If so, an amendment may be required.)	Yes: X	No:	
8. Is any part of the site subject to any lease, agreement, covenant, association, easement, or other encumbrance?	Yes: X	No:	
9. Have you conducted any pre-submittal community outreach? If yes, please include a narrative of the results of the outreach, including any opposition.	Yes:	No: X	
10. Describe adjacent land uses, including business names:			
To North: C-3 To South: R-1 and R-2 To East: SPA-8 To West: R-1			
11. Lot coverage and surfaces:			
<i>Type</i>	<i>Existing (sq ft)</i>	<i>Proposed (sq ft)</i>	<i>Net Change (sq ft)</i>
Buildings	29,338	29,338	0
Lot coverage*	Approx. 23,850	Approx. 23,850	0
Paved area	Approx. 2,468	Approx. 2,468	0
Landscaped area	Approx 962	Approx 962	0
Unimproved area	0	0	0
Pervious surfaces	Approx. 962	Approx. 962	0
* Lot coverage: area of lot covered by foundations of all buildings and structures, cantilevers projecting from a building, decks and stairs >30" above grade. Excluded: 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)			
12. Will any buildings be demolished? If yes, complete 13a and 13b.	Yes:	No: 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.	Yes:	No: 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					
<i>Type</i>	<i>Existing</i>	<i>Proposed</i>	<i>Net Change</i>	<i>Required</i>	<i>Covered spaces</i>
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? (Hermosa Beach Municipal Code, Chapter 8.44)				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
RESIDENTIAL PROJECTS (Skip to Question 33 if not a residential project)					
33. Type of units					
<i>Type</i>	<i>Number of units</i>	<i>Bedrooms per unit</i>	<i>Unit size (sq ft) - except garages</i>	<i>Garage- per unit (sq ft)</i>	<i>Total size- all units (sq ft)</i>
Single-family					
Duplex					
Multi-family					
Condominiums					
Accessory or other					

34. Will affordable or special need housing be provided?	Yes:	No:
35. Will any amenities be provided?	Yes:	No:
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OTHER (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:		
	Yes:	No:
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:		
	Yes:	No:
40. Will any hazardous or dangerous materials be used? If yes, please describe:		
	Yes:	No:
41. Will the use create any noise or vibration that will heard/felt off the site? If yes, please describe:		
	Yes:	No:
42. How is the project consistent with, and meet the goals of, the City's General Plan? The General Plan can be found at https://www.hermosabeach.gov/our-government/community-development/plan-hermosa .		

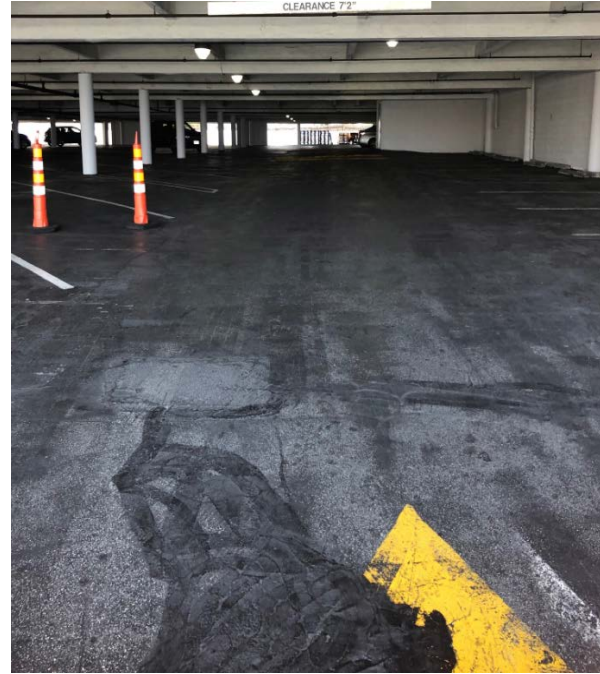
ATTACHMENT 8



2420 PCH
Surface Parking Deck on East side of PCH



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





Pacific Coast Highway

ADA

ADA

ADA

ADA

2420 PCH Parking Lot
120 Spaces Total

(Southerly Half of the Lot)

COMPACT SPACES

Parking Spaces (up to 40) Available for 2200 PCH

# Spaces	Type
55	Regular
6	Compact
1	ADA

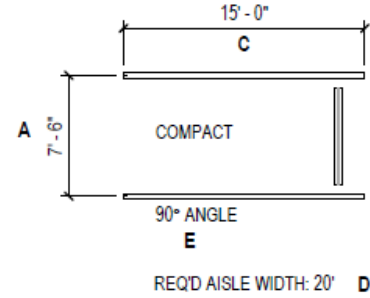
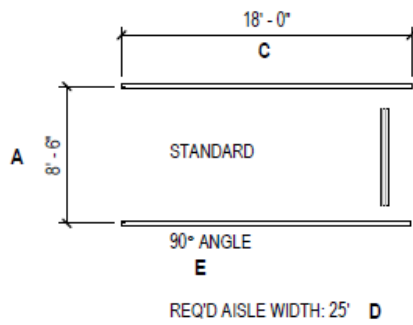
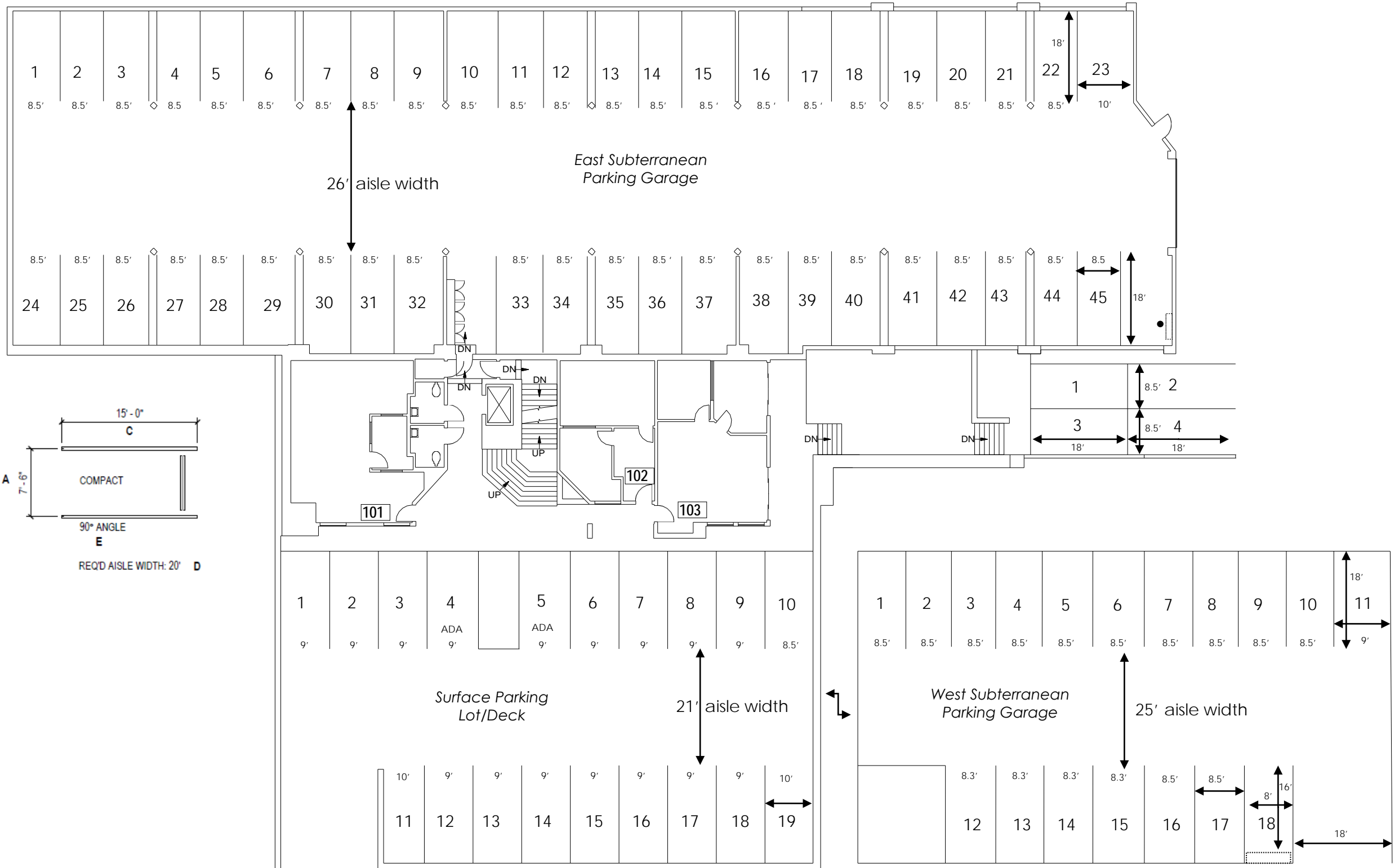
ATTACHMENT 9

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.



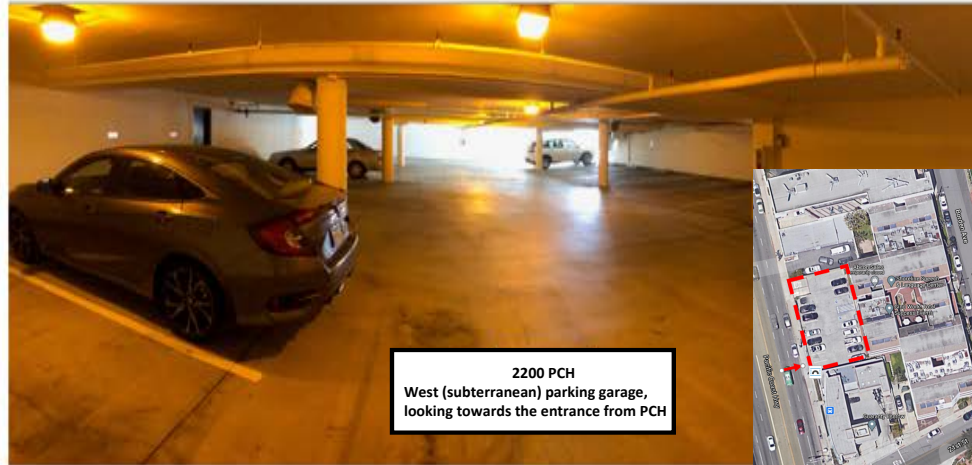
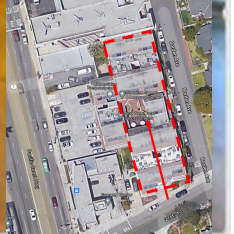
PACIFIC COAST HIGHWAY



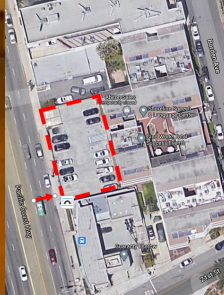
2200 PCH
East (subterranean) parking garage,
entering from the South at 21st Street



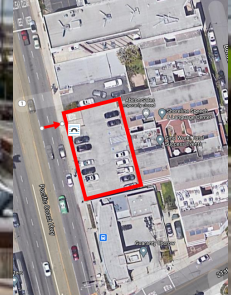
2200 PCH
East (subterranean) parking garage, at
midpoint, looking north



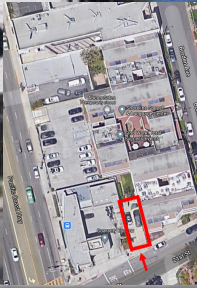
2200 PCH
West (subterranean) parking garage,
looking towards the entrance from PCH



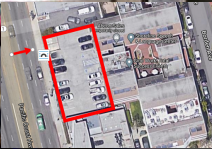
2200 PCH
Upper deck/surface parking lot, looking
south down PCH



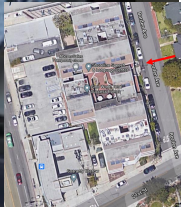
2200 PCH
4 Surface tandem spaces
looking north from 21st Street



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

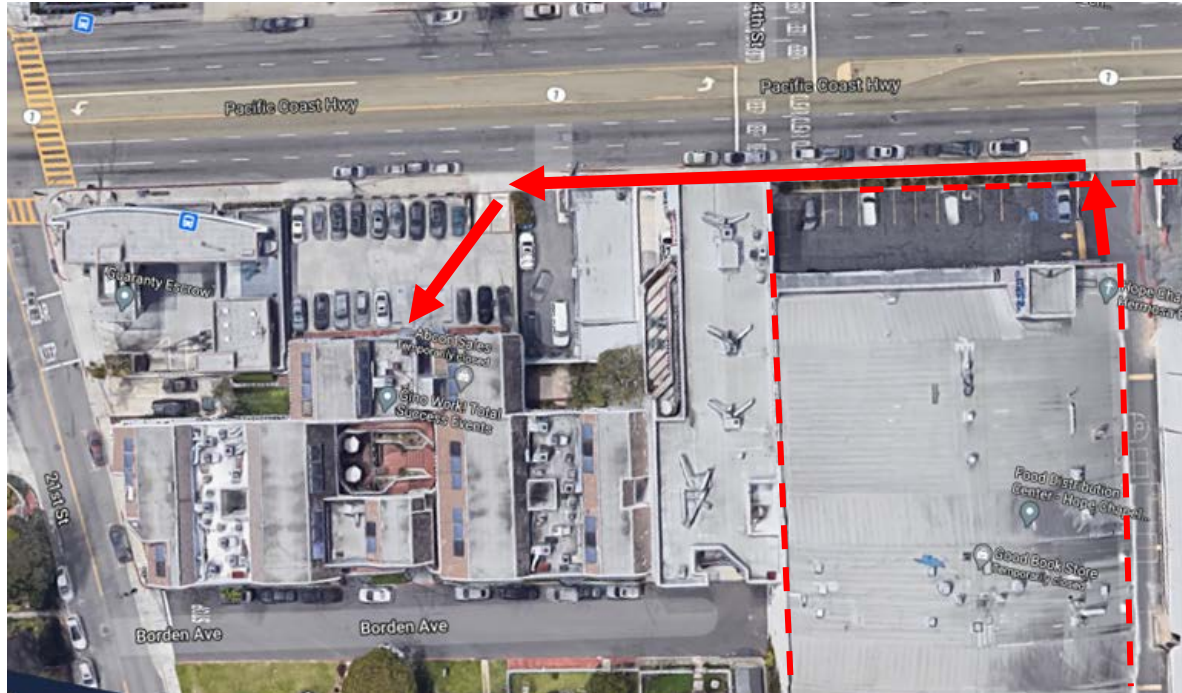


2200 PCH
East Facade along Borden
Street



ATTACHMENT 10

Travel Path from 2420 PCH Easement Parking to 2200 PCH



2200 PCH

**2420 PCH
(Hope Chapel)**



PCH Looking South