

April 3, 2003

Honorable Mayor and Members of
the Hermosa Beach City Council

Regular Meeting of
April 8, 2003

1301 RETAIL/OFFICE BUILDING SAFETY/SECURITY PROBLEM

Recommendation:

That City Council approve the participation of the City in a cost sharing to install safety/security barrier between the building and the parking structure. The city's share of the cost is not to exceed \$2300 on a 50/50 split of the total cost of \$4600.

Background:

The City executed a ground lease for a term of 50 years on 3/1/00 with 1303 Hermosa Avenue, LLC. They constructed the retail/office building and have completely leased the space to both retail and office tenants. The project has been well received and the principles in the project have performed in accordance with the lease. They brought to my attention several operational issues which staff has dealt with and one that requires City Council approval. They have suffered damage to the roof top equipment and duct work as a result of people gaining access to the roof by first standing on the Eastern edge of the parking structure. It is possible to gain access to the roof by either standing on the cable that run been the support columns or the tops of the columns. The principles have proposed the installation of a vertical rail barrier that would prevent this access. The barrier would be 31 inches high and be mounted on the concrete wall. The curved pickets spacing will be 4". There will also be similar pickets added to the existing stairway fence that extends from the roof to parking deck.

Staff believes that this is a reasonable safety/security addition to both of facilities. If the City's participation is approved, the 1303 Hermosa Ave. LLP would do the work and provide an invoice in an amount not to exceed \$2300.00. The City's share of the funding will come from the Parking Fund.

Respectfully submitted,

Stephen R. Burrell
City Manager