

April 18, 2006

**Honorable Mayor and Members  
of the Hermosa Beach City Council**

**Regular Meeting of  
May 9, 2006**

**SUBJECT: REQUEST TO CONSIDER AIR AND SUBSURFACE ENCROACHMENTS AND ALLEY VACATIONS IN CONNECTION WITH THE REDEVELOPMENT OF THE PROPERTY AT 2901 PACIFIC COAST HIGHWAY**

**Recommendation:**

That the City Council direct staff to accept encroachment permits and alley vacation applications as part of the application process for the redevelopment of 2901 Pacific Coast Highway.

**Background:**

Mar Ventures Properties has acquired the property located at 2901 Pacific Coast Highway and plans to redevelop it with a resort hotel and residential condominium. The project plans are still being developed but at this preliminary stage it is evident that the project will include subterranean parking that runs under 30<sup>th</sup> Street near Pacific Coast Highway connecting the southerly and northerly portions of the site and partial alley vacations for remnant portions of property that were not included in the former BMW dealership site development in the 1990's. The proposed project is a 71 room resort hotel, restaurant and 50 condominium units with a common area roof deck comprised of pool, spa and gardens.

**Analysis:**

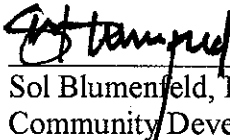
Mar Ventures Properties plans to submit an application to develop the subject property. This will require a zone change to create a new Specific Plan 10 zone designation, General Plan Amendment and discretionary permits. Prior to submitting the applications, it is necessary to establish that the City Council is agreeable to the remnant property vacations and encroachments since they are an integral part of the proposed project permits. (Please see attached exhibit).

The alley vacations will allow the development to occupy an area that is 10 feet by 100 feet at the southwesterly portion of the property, which was never vacated when the BMW dealership occupied the property. A small strip of land that is 5 feet by 80 feet is also proposed to be vacated at the north end. The air and subterranean encroachments are required to accommodate a bridge over 30<sup>th</sup> Street that will be 50 feet by 85 feet and contain hotel rooms and a roof deck connecting the north and south sides of the property.

At this time staff is seeking confirmation that the City Council is agreeable to the proposed vacations and encroachments that are a necessary part of the proposed development and subject to formal public hearings at City Council

Concur:

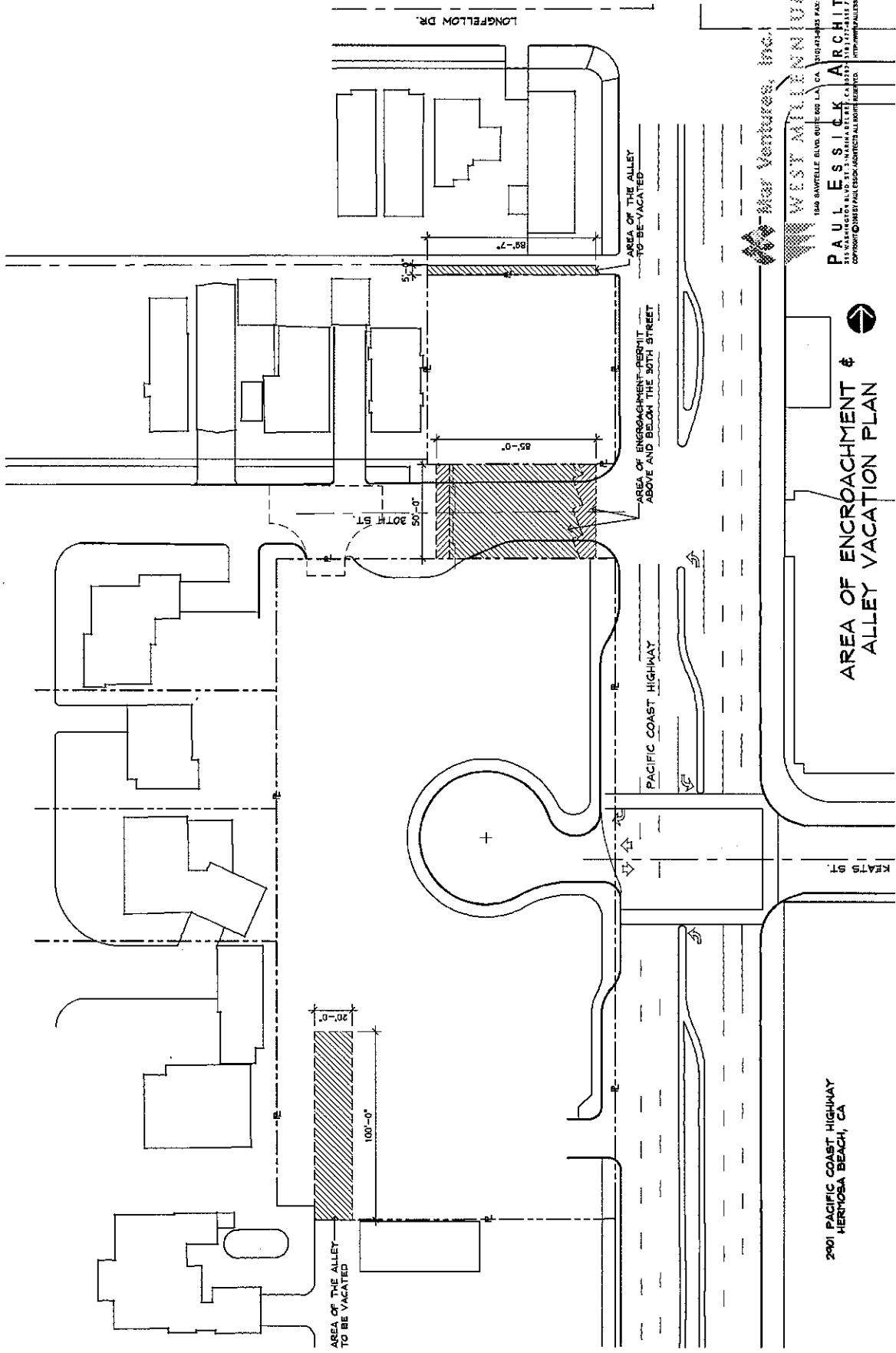
  
\_\_\_\_\_  
Stephen R. Burrell,  
City Manager

  
\_\_\_\_\_  
Sol Blumenfeld, Director  
Community Development Department

**Attachments:**

1. Exhibits of Encroachment and Alley Vacations

P:/30thStreetHotel

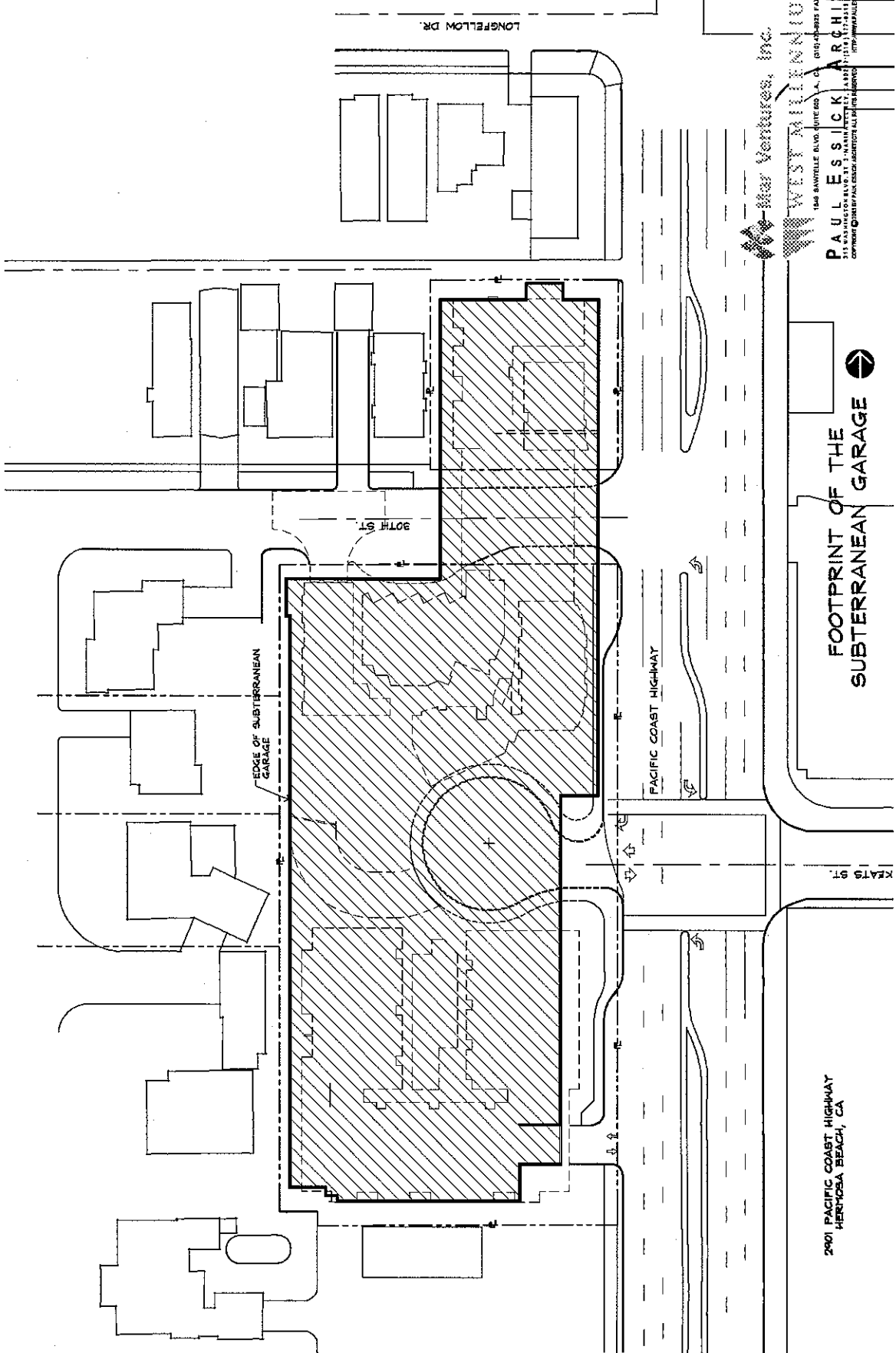


2901 PACIFIC COAST HIGHWAY  
HERMOSEA BEACH, CA

**AREA OF ENCROACHMENT &  
ALLEY VACATION PLAN**

Mar Ventures, Inc.  
WEST MILLENNIUM

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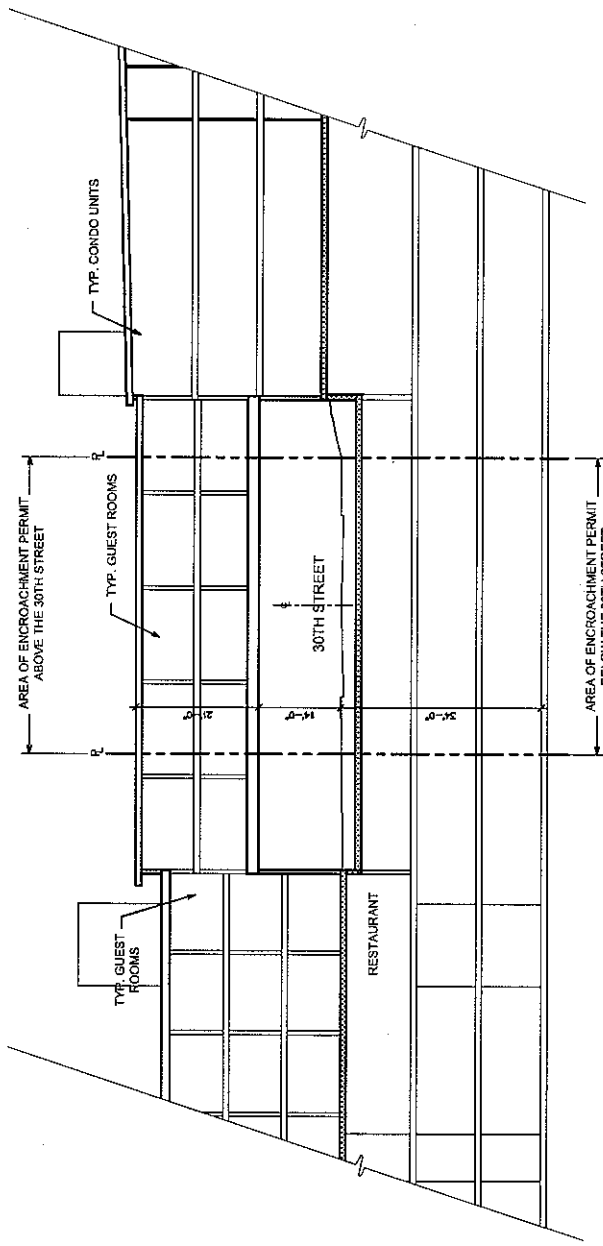


2601 PACIFIC COAST HIGHWAY  
HERNOSA BEACH, CA

FOOTPRINT OF THE  
SUBTERRANEAN GARAGE

Westmar Ventures, Inc.  
WEST MILLENNIUM

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30TH STREET  
ENCROACHMENT SECTION