

December 4, 2006

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

**Regular Meeting of  
December 12, 2006**

**SUBJECT: CONTINUED FROM OCTOBER 10, 2006 MEETING**

RECONSIDERATION OF PLANNING COMMISSION APPROVAL OF A  
CONDITIONAL USE PERMIT 06-4 FOR "ON-SALE" ALCOHOL IN  
CONJUNCTION WITH A RESTAURANT, "STILLWATER CONTEMPORARY  
AMERICAN BISTRO," AND PARKING PLAN AMENDMENT 06-2 TO MODIFY  
THE ALLOCATION OF THE USES WITHIN THE HERMOSA PAVILION AT 1601  
PACIFIC COAST HIGHWAY #170

RECONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A CAR  
WASH (AUTO DETAILING) WITHIN THE HERMOSA PAVILION

APPLICANT: GENE SHOOK

**Planning Commission Recommendation**

To sustain the Planning Commission decision to approve the requests subject to conditions of approval as contained in the attached separate resolutions for approval of the restaurant and car detailing service.

**Background:**

**PROJECT INFORMATION:**

ZONING:

SPA 8-Specific Plan Area

GENERAL PLAN:

Commercial Corridor

EXISTING RESTAURANT AREA:

912 Sq. Ft. (Stillwater Bistro)

PROPOSED NEW RESTAURANT AREA:

6,704 Sq. Ft.

PARKING IN HERMOSA PAVILION:

540 spaces, (454 standard, 42 tandem,  
and up to 44 parallel valet spaces)

ENVIRONMENTAL DETERMINATION:

Categorically Exempt

On August 15, 2006, the Planning Commission approved the applicant request for a Conditional Use Permit for on-sale alcohol at Stillwater Bistro, and approved a modification to the building Parking Plan to allow a larger proportion of the Pavilion to be allocated for the restaurant,<sup>1</sup> subject to standard conditions for on-sale alcohol and more restrictive site specific conditions to ensure the continued use of the premises as a restaurant with ancillary retail uses, as follows:

- Midnight closing time
- No live entertainment or dancing
- No televisions
- No outdoor seating or waiting
- No cover charge
- Off-sale wine limited to 11:00 P.M. in appurtenant retail shop

On October 10, 2006, the City Council conducted a public hearing to review and reconsidered the Planning Commission decision and continued the matter in order to address the following issues:

1. New parking survey to determine if the building parking spillover problems have been resolved relative to occupancy of the garage and parking operations.
2. Review of lower level parking parallel parking stall dimensions and aisle clearance.
3. Review of adjoining resident complaint of excessive HVAC noise from the building;
4. Review of noise from parking gates and garage ventilation fans.
5. Review of traffic circulation and striping on 16<sup>th</sup> Street.

On October 17, 2006, the Planning Commission approved a Conditional Use Permit to allow a car wash (automobile detailing) within the Hermosa Pavilion parking structure, allowing the use of four parking stalls on the entrance level for the water-less auto detailing service.

On October 24, 2006, the Council voted to review and reconsider the Commission's approval with the restaurant appeal at the December 12, 2006 meeting.

**Issues:**

1. The applicant submitted a parking study prepared by Walker Parking Consultants to supplement the previous analysis prepared by Linscott, Law & Greenspan, Engineers (L.L.G) conducted in February, 2006. The new study updated the shared parking analysis based on existing occupancies and provides detailed hourly parking counts both within the structure and on nearby streets. The L.L.G. shared parking analysis is based on the projected peak demand of all existing and anticipated uses and differs from the Walker Study which uses actual parking data from gate entries in the building (at 80% current occupancy). The new study is based on actual counts from ticket validations (See Table 7 on Page 10), and then adds the "worst-case" projected future demand with the remaining restaurant and retail uses. In sum, the study corroborates that parking supply is adequate, and concludes that when the building is fully occupied there will be a parking demand of 420 spaces at the peak demand time of 6:00 P.M. on weekdays, for surplus of 76 spaces (not including the tandem parallel valet stalls--see Page 10 of the Study). The L.L.G. study had projected a peak demand at 5:00 P.M. on weekdays of 426 spaces, for a surplus of 70 spaces so the parking projection of 76 spaces is comparable to actual parking count supplied by Walker.

The analysis also looks at neighborhood street spillover parking, but without the intercept survey in the L.L.G Study. The new study includes on street parking counts and concludes that the problem has largely been resolved since free parking is available within the Pavilion and there is no longer any economic incentive to parking on nearby residential streets (Page 13).<sup>2</sup> The on-street parking data in conjunction with the hourly data that shows high usage of the parking structure between 5:00 and 8:00 P.M. and suggests that the free parking has reduced the use of on-street parking by fitness club members.

Staff has also conducted its own parking count of lower level parking within the building during Monday peak periods identified in the LLG report. Staff's counts show that during the peak times between 5:00 and 8:00 P.M. weekdays that ample parking is available for restaurant use (over 50% of the 271 spaces in the lower levels are still available). Staff also observed that attendants or signs were at the garage entry during these periods to divert traffic to the lower levels. These observations further corroborate the data in the Walker study, and also suggest high usage of the structure at the peak times for the fitness club means the demand for on-street parking has been reduced.

2. Staff inspected the garage parallel stalls and adjacent aisles and confirmed that all parking stalls, driving lanes and valet parallel parking stalls meet the minimum dimensional requirements of the Zoning Ordinance. The parallel parking stalls are intended for valet parking use only and stripped per the layout on the approved plans. Field measurements show that these stalls are painted at 8'-6" wide with no stall length painted, but the area allows up to 19 stalls on floor two, 20 stalls on floor three and 5 stalls on floor one for a total of 44 stalls. The access aisle abutting the parallel spaces provides 8.5' of clear space, consistent with approved plans and is adequate for circulation.
3. The HVAC noise complaint was investigated by the Senior Building Inspector who examined the building plans and the site conditions and found that the rooftop units have been installed consistent with approved plans. It is not possible to install a shroud on the unit to reduce noise without compromising the unit exhaust system. Also a wall installed around the unit will not eliminate sound transmission to the adjacent property. Therefore it is not possible to meet the stringent noise ordinance standard of no noise transmission audible at the adjacent residential property.
4. The Senior Building Inspector investigated the noise complaint that garage exhaust fans produced noise that is "clearly audible at adjacent residential property." The garage ventilation fans contain sound baffles (IAC 7MS " Sound Traps") to dampen sound while removing carbon monoxide from the parking structure as required under the Building Code. The Senior Building Inspector inspected the four (4) fan rooms (Two (2) at the north wall and one each on the west and east wall). Each fan room contained the required sound dampers. The size of the sound dampers varied in width and height. But each were a minimum of 8' in depth. Between the exhaust fan motor and sound damper, there is little if any room to add additional or larger dampers. The Senior Inspector checked the noise from the fans at ground level after the fans were turned and found that they are audible at adjacent residential property lines. He also contacted sound trap or duct silencer supplier (Industrial Acoustics Company) to see if there are other models that move the same quantity of air but have more effective sound dampening. No other products are available that fit in the discharge fans that also meet the air exchange requirements for the garage with more effective sound dampening features. Also using a smaller fan unit will not meet the air exhaust requirements under the Building Code.<sup>3</sup> Therefore, it is not possible to meet the stringent noise ordinance standard of no noise transmission to adjacent residential property while complying with the garage air exhaust requirements of the Building Code.
5. Staff examined the parking gates and they do not transmit excessive noise and a catch basin cover located near the gate has been caulked to eliminate noise related to cars driving over the cover.
6. Staff conducted traffic counts along 16<sup>th</sup> Street over a two week period east and west of PCH and prepared a striping plan on 16<sup>th</sup> Street to remedy the problem of west bound vehicles swinging wide to enter the Pavilion garage and then queing up and blocking west bound through traffic. (Please see Attachment No. 5)

### New Building Program

On December 4, 2006 the applicant submitted a new interior floor plan that shows the elimination of the retail wine shop within the restaurant business. The restaurant floor area has been reduced to 6,704 square feet (approximately 334 square feet less) and the wine and cheese shop is now a separate retail business with a separate address and entry containing 945 square feet. The retail shop located next door, will sell high quality wine and cheese and this retail use ("off-sale beer and wine") is a listed permitted use when it closes by 11:00 P.M. In the original configuration the retail business that included wine tasting was connected through the interior to the restaurant and approved by the Planning Commission under the restaurant CUP for on-sale alcohol. Now that the businesses are separate, wine tasting is considered as consumption, similar to "on-sale beer and wine" under the permitted use list which requires a separate C.U.P. This determination that the secondary use of wine tasting within a wine shop requires a C.U.P. was also made for the business at 302 Pier Avenue, Smokey Hollow, which obtained a C.U.P. for wine "sampling" in February, 2005. Also, the ABC requires a Type 42 on-sale license for any amount of tasting or sampling in conjunction with a Type 20 license for off-sale. Consequently the CUP for on-sale alcohol to include wine tasting must be considered under a separate application.

### Analysis:

The applicant, Still Water Contemporary American Bistro, is requesting a Conditional Use Permit for on-sale general alcohol in conjunction with a restaurant pursuant to Section 17.40.080 of the Zone Code. A Parking Plan Amendment is also being requested to modify the allocation of uses to increase the proportion allocated for restaurant from 4,000 square feet to 8,000 square feet. A retail wine and cheese shop as originally included as part of the CUP application encompassing approximately 1,500, but the owner has redesigned the restaurant to exclude it from the restaurant business. The applicant indicates that wine tasting services will be provided in the wine retail area but will not provide any fixed seating in this area. (Please see attached revised plan.)

The proposed restaurant and retail wine and cheese areas are located on ground floor of the Hermosa Pavilion and will feature: a public dining area; "private dining rooms"; bar and lounge; foyer/hostess area; patio with seating areas; wine/cheese retail displays; pantry; cook-line; prep area; service area; scullery/storage area and kitchen/storage/coolers for restaurant facility. The preliminary seating plan identifies 51 tables with 209 seats indoors, and 3 tables with 6 seats outdoors.

The applicant indicates that the lunch and dinner hours for the restaurant will be 11:00 a.m.-2:00 p.m. & 5:00 p.m. -10:00 p.m. The original request included lounge hours until the 2:00 a.m. Off-sale wine sales are a permitted use by-right until 11:00 p.m., and the applicant indicates that it will not be open later than 10:00 p.m. Staff recommended that the C.U.P. establish one set of operating hours from 7:00 A.M. to 12:00 midnight which was incorporated into the Planning Commission approval, with the retail wine shop limited to 11:00 P.M. The applicant is also requesting a special provision to allow operating hours to 1:00 A.M. on New Years Eve, and is requesting that televisions be allowed in the lounge bar area, and that patrons be allowed to use the outdoor patio area, both items that were prohibited by the Planning Commission.

No entertainment will be provided according to the applicant. The floor plan identifies no stage, and any future events or modifications to the floor plan identifying a stage area for playing music

requiring amplification will require an acoustical study and a Conditional Use Permit Amendment application.

The proposed restaurant is part of a multi-tenant building with secured parking and access from the central building lobby on Pacific Coast Highway and the parking garage. The restaurant is proposed to be an upscale, full service-dining establishment with a separate retail and wine shop, that will only be connected to the restaurant by name. These uses and the proposed business operations are consistent with the goals of the General Plan which call for "affirming the commercial character of the highway" and the general definition of the C-3 zone which is intended to provide "opportunities for the full range of office, retail and service businesses for the city and appropriate for the Pacific Coast Highway". (Page 105, Land Use Element, General Plan). The full service restaurant will complement the other uses within the commercial building and is consistent with the range of businesses and services found along the commercial corridor.

Though bars and restaurants serving alcohol have been a permitted use for many years along the commercial corridor, the area is not heavily impacted with these uses. Staff surveyed Pacific Coast Highway and found that of the 306 business there are sixteen restaurants. Of the sixteen restaurants located on the Highway, only nine have CUP's for "on-sale" beer/wine, and two have CUP's for full alcohol. (See attached survey).

Further, the proposed business is not considered a bar or lounge use as less than 643 square feet of the restaurant is allocated to the bar area, representing less than 10% of the floor area. The restaurant is entirely enclosed within a secured and insulated building and should not negatively impact abutting commercial and residential uses. Therefore the proposed restaurant is appropriate to the zone, a fitting use for the area, compatible with other uses in the multi-tenant building and consistent with the goals and objectives of the General Plan.

**Parking Plan:**

The proposed Parking Plan amendment is required to update and modify the allocation of uses within the Hermosa Pavilion including the proposed restaurant. The potential parking impacts associated with the requested restaurant changes from 4,000 square feet of restaurant space to 8,000 square feet of restaurant was addressed in the latest Parking Study Report/Shared Parking Analysis for the Hermosa Beach Pavilion, prepared by Linscott, Law & Greenspan, Engineers on February 13, 2006. In addition to updating the allocation of uses to reflect actual tenancy, including all the latest modifications (with the exception of the slight redesign of the restaurant), and evaluating the day spa uses, the report identified and assessed future restaurant space of 8,000 square feet (the proposed restaurant and the existing cafe), and found that weekday peak shared parking demand of 426 spaces can be accommodated by the 454 standard spaces and 42 tandem spaces as provided with the latest revised striping layout plan. Thus the study indicates that proposed uses do not significantly impact the supply of parking (Pgs. 4, 27 & 28, LL & G Study), which was also confirmed by the Walker Study.

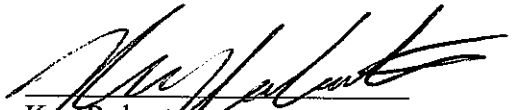
Resolution No. 06-16 (which pertains to the entire Hermosa Pavilion) addressed detrimental effects of spillover parking and was sustained by the City Council. Given that the proposed restaurant slightly intensifies the demand for parking in the building and that the required parking is based upon a shared parking analysis, staff has included conditions of approval to require free 2-hour validated parking for restaurant customers and review of the CUP if there is a problem identified with the building parking adequacy or efficiency.

The slight reallocation of restaurant to retail use does not impact project parking since slight adjustments are allowed within the shared parking allocations. With the latest changes the approximate square footage for restaurant purposes is now approximately 6,704 square feet. The slight increase in the retail allocation for the larger wine shop may have an impact on the final tally for retail uses and will have to be evaluated with plans for the remaining 20% build-out for the project. The Parking Plan, however, allows the owner to make slight adjustments in the allocation as long as it consistent with the general allocations from the L.L.G. shared parking analysis (Condition No. 19).

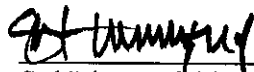
### Car Wash

At their meeting of October 17, 2006, the Planning Commission approved the request for a Conditional Use Permit for the auto detailing business within the Pavilion. Auto detailing and car washing is a use found in many building garages and is not prohibited in the Building Code<sup>4</sup>. The auto detailing uses a waterless system with chemicals or steam that is applied for car cleaning. The residue is then vacuumed and no fluids are discharged into the storm drain system.

The Commission approval was based on the minimal impact associated with this small business operation that would involve only 4 parking spaces, and that would have no impact on parking demand. The Walker parking study also briefly addresses the issue of the auto detailing business, stating that it's a detailing service for vehicles already parked on the premises generated by the site demand. Also, with parking attendants cars could be parked and/or serviced in tandem.

  
Ken Robertson,  
Senior Planner

CONCUR:

  
Sol Blumenfeld, Director  
Community Development

  
Rick Mofgan, Director  
Public Works

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Stephen R. Burrell  
City Manager

<sup>1</sup> Pavilion Permit History/Chronology:

- **February 19, 2002:** The Planning Commission approved a Precise Development Plan, Parking Plan for shared parking and Variance for expansion and remodel to the Hermosa Pavilion to accommodate a health and fitness center and expanded retail floor area and to allow enclosure of the upper deck to exceed the height (**Total square feet 105,378-office 48,990, health club 44,300 and retail 12,088**)
- On Reconsideration and after three continued public hearings April 9, May 28 and June 11, 2002 the City Council approved the requested Precise Development Plan, Parking Plan and Variance for a modified development program (**Total square feet 108,430-office 25,380, health club 68,000 and retail 15,050**).

- **August 19, 2003:** The Planning Commission approved an amendment to the Precise Development Plan and Parking Plan (PDP 03-11 and PP 03-4) to modify the allocation of proposed uses within the Pavilion (**Total square feet 105,000-office 26,000, health club 46,500, retail 28,500 and restaurant 4,000**).
  - **February 15, 2005,** C.U.P. granted for Kids Kabaret – Music and Performing Arts Academy and updated shared parking analysis to allow minor modification to allocation of uses to include 3,000 square foot auditorium use.
  - **May, 25, 2005** Updated shared parking analysis and modification to striping plan for V.I.P. lockers for the health club.
  - **February, 2006** Planning Commission review of updated shared parking analysis submitted per Conditions of Approval of 03-45, based on existing and anticipated allocation of uses and neighborhood parking analysis and evaluation of spillover parking.
  - **April 18, 2006:** The Planning Commission approved Resolution No. 06-16 modifying the Parking Plan at the Hermosa Pavilion to require the owner to provide two hours of free parking for customers with validation and to re-evaluate the effectiveness of the validation program in six months. The applicant requested an appeal on this decision to the City Council.
  - **July 11, 2006:** The City Council sustained the decision of the Planning Commission to require 2-hour free validated parking, and 6-month re-evaluation of the program.
  - **July, 2006:** The building owner implements the 2-hour validated free parking. The implementation includes prominently displayed signs advertising the 2 hour validated free parking in all public areas and at entry locations.
2. This conclusion is supported by the data presented in Appendix B of the Walker Study showing the actual hourly parking accumulation counts within the structure and on nearby streets, and on observations of the consultant. The hourly counts show that the on-street parking on 16<sup>th</sup> Street west of P.C.H. is still fully occupied almost all hours of the day between 6AM and 12AM, which suggests that these spaces are likely being used by residents of the condominium/apartments near this on-street parking supply, although this cannot be confirmed. Also, the counts clearly show that on-street parking east of P.C.H. typically is not fully occupied, without any clear trend that the usage increased during the peak use times of the health and fitness club.
  3. The purpose of the sound baffles is to dampen sound. As sound baffles are added they add resistance to air flow of the exhaust fan and too many will render the exhaust system ineffective. Also there are physical space limitations on the number of baffles that can be installed on the system.
  4. There are four (4) types of garages identified in the Building Code:  
H-4 Repair garages (Not limited to exchange of parts - open flame or welding permitted) Section 307.1.1 and 307.2.10).  
S-3 Repair garages (Limited to exchange of parts - no open flame or welding permitted) and parking garages (Mechanical ventilation required) Section 311.1 and Section 311.2.2 to 311.2.3)  
S-4 Open parking garages (no mechanical ventilation required) Section 311.1 and 311.9)  
U-1 Private garage - Section 312.1 through 312.8  
The Pavilion garage is classified an S-3 Occupancy which does not prohibit car washing.

Attachments:

1. Proposed Resolutions sustaining the Planning Commission re: restaurant and car wash
2. Walker Parking Study (separate attachment)
3. Staff parking review
4. LLG Parking Study excerpts
5. Public Works Traffic Survey and Alternate Striping Plan
6. PCH Restaurant/Bar Survey
7. Correspondence
8. Restaurant floor plans (separate attachment)
9. Car Wash plan (separate attachment)

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RESOLUTION NO. 06-

1  
2 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH,**  
3 **CALIFORNIA, SUSTAINING THE DECISION OF THE PLANNING COMMISSION**  
4 **APPROVING A CONDITIONAL USE PERMIT TO ALLOW ON-SALE GENERAL**  
5 **ALCOHOL IN CONJUNCTION WITH A RESTAURANT AND APPROVING A**  
6 **PARKING PLAN AMENDMENT MODIFYING THE ALLOCATION OF USES**  
7 **WITHIN THE "HERMOSA PAVILION" INCLUDING 8,000 SQUARE FEET OF**  
8 **RESTAURANT AT 1601 PACIFIC COAST HIGHWAY # 170 AKA 1605 PACIFIC**  
9 **COAST HIGHWAY.**

10 The City Council of the City of Hermosa Beach does hereby resolve and order as follows:

11 Section 1. An application was filed by Stillwater, LLC, on behalf of Stillwater  
12 Contemporary American Bistro, seeking approval for on-sale general alcohol in conjunction with a  
13 new restaurant proposed in the Hermosa Pavilion, and amendment to the Parking Plan (P.C.  
14 Resolution 03-45) to modify and update the allocation of uses approved as part of the shared parking  
15 analysis.

16 Section 2. The Planning Commission conducted a duly noticed public hearing to consider the  
17 application for the Conditional Use Permit and Parking Plan Amendment on July 18, 2006, and  
18 August 15, 2006, at which testimony and evidence, both written and oral, was presented to and  
19 considered by the Planning Commission, and based on said evidence the Commission approved the  
20 Conditional Use Permit subject to conditions as set forth in P.C. Resolution 06-22.

21 Section 3. On September 12, 2006, the City Council, pursuant to Section 2.52.040, initiated  
22 review and reconsideration of the decision of the Planning Commission.

23 Section 4. The City Council conducted a duly notice public hearing to review and reconsider  
24 the decision of the Planning Commission on October 10, and December 12, 2006, at which the record  
25 of the decision of the Planning Commission and testimony and evidence, both written and oral, was  
26 presented to and considered by the City Council.

27 Section 5. Based on evidence received at the public hearing, the City Council makes the  
28 following factual findings:

29 1. On August 19, 2003, the Planning Commission adopted P.C. Resolution 03-45 to approve  
Precise Development Plan and Parking Plan to remodel and expand an existing commercial building  
and to allow shared parking to accommodate a new allocation of uses within the building including a  
health and fitness facility, office, retail and restaurant uses. The approval included an allocation of  
4,000 square feet for restaurant use.

2. The proposed restaurant will increase the allocation for restaurant use to 8,000 square feet,  
and proposed changes also include updates in the allocation of uses to reflect other minor  
modifications that have occurred since 2003 in the allocation of uses within the building.



1 3. The site is zoned SPA-8, Commercial, allowing restaurant uses, and on-sale general alcohol  
2 with approval of a Conditional Use Permit.

3 4. The Planning Commission conducted a duly noticed public hearing to consider the revocation  
4 or modification of the Precise Development Plan and Parking Plan on April 18, 2006, pursuant to  
5 Section 17.70.010 of the Zoning Ordinance (sub-sections E and F), and adopted Planning  
6 Commission. Resolution No. 06-16 (which pertains to the entire Hermosa Pavilion) to address  
7 detrimental effects of spillover parking and which supersedes P.C. Resolution 03-45.

8 Section 6. Based on the foregoing factual findings, the City Council makes the following  
9 findings pertaining to the application to amend the Conditional Use Permit:

10 1. The site is zoned S.P.A. 8 which permits on-sale alcohol in conjunction with restaurant uses,  
11 and the site is suitable for the proposed use;

12 2. The restaurant is located entirely within a secured, sound insulated building with entry only  
13 from a common lobby accessible only from Pacific Coast Highway and no outdoor use is permitted  
14 for the business;

15 3. The restaurant is separated from adjacent residential uses by the Hermosa Pavilion's fully  
16 enclosed parking garage to the west, the width of Pacific Coast Highway to the east and more than  
17 100 feet of building frontage to the north, thereby mitigating potential noise impacts from the  
18 business;

19 4. The proposed use is compatible with the commercial uses within the Hermosa Pavilion,  
20 consistent with the commercial character of the highway corridor and sufficiently secured within a  
21 multi-tenant building to be compatible with adjacent residential uses;

22 5. The imposition of conditions, including a limitation on the hours of operation, no outdoor  
23 dining and the requirement for free validated parking, as required by this resolution will mitigate  
24 any negative impacts on nearby residential or commercial properties;

25 6. This project is Categorical Exempt pursuant to Section 15303c of the California  
26 Environmental Quality Act.

27 Section 7. Based on the foregoing factual findings, the findings for the Conditional Use  
28 Permit, and the updated shared parking analysis prepared by Linscott Law and Greenspan; Parking  
29 Study Report, dated February 13, 2006, and the supplemental parking analysis prepared by Walker  
Parking Consultants dated December 4, 2006 the City Council makes the following findings  
pertaining the application to amend the Parking Plan to modify the allocation of uses within the  
Hermosa Pavilion:

1. The Parking Study Report identified and assessed all updated allocations including  
future restaurant space of 8,000 square feet (therefore including the entire approximate square  
footage of the proposed restaurant facility), and found that weekday projected peak shared parking

1 demand of 426 spaces can be accommodated by the 454 standard spaces and 42 tandem spaces as  
2 now provided with the latest revised striping layout.

3 2. Therefore, the study indicated that the shared parking impacts were immaterial to the  
4 supply of parking (Linscott Law and Greenspan; Parking Study Report, pg. 27) and the  
5 supplemental analysis prepared by Walker Parking Consultants, confirms that shared parking  
6 impacts, based on the existing actual peak parking counts with 80% of the building occupied and  
7 adding a worst case project parking demand for the remaining restaurant and retail uses, will easily  
8 be satisfied by the existing supply of parking.

9 3. The detrimental effects of the spillover parking which has occurred at the Hermosa  
10 Pavilion, documented in the Parking Study Report, and potentially exacerbated with a new  
11 restaurant, have already been mitigated with the free validated parking applicable to the restaurant  
12 and to the entire building, and will continue to be mitigated with the condition that this validation  
13 program remain in effect for the Pavilion parking structure.

14 Section 8. Based on the foregoing, the City Council sustains the decision of the Planning  
15 Commission and hereby approves the Conditional Use Permit for on-sale general alcohol in  
16 conjunction with a restaurant and approves the amendment to the Parking Plan to modify the  
17 allocation of uses, subject to the following

#### 18 **Conditions of Approval.**

- 19 **1. Interior and building alterations and the continued use and operation of the restaurant  
20 with shall be substantially consistent with the plans submitted and reviewed by the City  
21 Council December 12, 2006.**
  - 22 **a. The Conditional Use Permit is for on-sale alcohol in conjunction with a restaurant  
23 and . Any intensification of use involving live entertainment, such as providing a  
24 disc jockey or other forms of amplified music for customer dancing, any type of live  
25 entertainment (i.e. live music whether acoustic or amplified, comedy acts, or any  
26 other type of performances) or extended hours of operation beyond what is specified  
27 requires amending this Conditional Use Permit.**
  - 28 **b. If the Conditional Use Permit is amended to provide dancing, live music, or other live  
29 entertainment as noted above, an acoustical analysis shall be conducted to verify  
30 compliance with the noise ordinance, demonstrating that the noise will not be  
31 audible from any adjacent residential use. Mitigation measures to attenuate noise  
32 may include sound baffles, double glazing and other methods specified in the  
33 acoustical study. The scope of the acoustical study shall be approved by the  
34 Community Development Director**
- 35 **2. The hours of operation for all operations of the restaurant, including the lounge area,  
36 shall be limited to between 7:00 A.M. and 12:00 Midnight. The kitchen shall remain  
37 open during operating hours to ensure that the use is maintained primarily as a  
38 restaurant.**

- 1 3. No televisions are permitted in any part of the restaurant.
- 2 4. The exterior access at the south east corner of the restaurant shall be used for
- 3 emergency exiting only with appropriate signage and panic hardware.
- 4 5. The business shall not operate in a manner as to have an adverse effect on or interfere
- 5 with the comfortable enjoyment of neighboring residential and commercial property.
- 6 6. The business shall provide adequate staffing, management and supervisory techniques
- 7 to prevent ongoing and disruptive loitering, unruliness, and unduly boisterous activities
- 8 of the patrons outside the business.
- 9 7. Noise emanating from the property shall be within the limitations prescribed by the
- 10 City's noise ordinance and shall not be plainly audible from any residential use, and
- 11 shall not create a nuisance to surrounding residential neighborhoods, and/or
- 12 commercial establishments.
- 13 a) Outside dining and/or waiting areas are prohibited.
- 14 8. The restaurant shall not require any cover charge or fee for general entry into the
- 15 restaurant or appurtenant areas.
- 16 9. If the Police Chief determines that there are a disproportionate number of police calls to
- 17 the business due to the disorderly or disruptive behavior of patrons and the inability or
- 18 refusal of the business to manage its patrons, the Chief may require on an interim basis
- 19 that the business employ private security personnel. The Chief shall notify the Director
- 20 of Community Development of this action, who shall forthwith schedule a public hearing
- 21 before the Planning Commission to consider modification or revocation of this
- 22 Conditional Use Permit by the Planning Commission.
- 23 10. The applicant shall submit a detailed seating and occupant load plan prepared by a
- 24 licensed design professional, which shall be approved by the Community Development
- 25 and Fire Departments prior to implementing the restaurant use. An approved occupant
- 26 load sign must be posted in the business.
- 27 11. The Fire Department shall maintain a record of the posted allowable occupant load for
- 28 the business and regularly check the business for occupant load compliance. The Fire
- 29 Chief may determine that there is a repeat pattern of occupant load violations and then
- shall submit a report to the Planning Commission which will automatically initiate a
- review of this Conditional Use Permit by the Planning Commission.
12. The exterior of all the premises shall be maintained in a neat and clean manner, and
- maintained free of graffiti at all times.
13. Any significant changes to the interior layout, which alter the primary function of the
- business as a restaurant, (i.e. increasing floor area for bar seating, or adding a dance

1 floor) or increasing the designated floor area of restaurant seating shall be subject to  
2 review and approval by the Planning Commission and require amendment to this  
3 Conditional Use Permit.

4 14. The project and operation of the business shall comply with all applicable requirements  
5 of the Municipal Code.

6 15. The Planning Commission shall conduct a review of the restaurant operations for  
7 compliance with the terms of the Conditional Use Permit in 6 months, and in response to  
8 any complaints thereafter.

9 16. Two hour free validated parking shall be provided for patrons of the restaurant within  
10 the Hermosa Pavilion parking facility and signs shall be prominently displayed at the  
11 entry and within the restaurant to promote the two-hour free validated parking  
12 program.

13 17. The Parking Plan approval, as set forth in P.C. Resolution 03-45, as amended by P.C.  
14 Resolution 06-16, and sustained by the City Council on July 11, 2006, is amended with  
15 respect to the allocation of uses, which shall be substantially consistent with the  
16 following allocation:

	<u>Allocation (in square feet)</u>
Health and Fitness Facility (including a basketball court and pool)	46,000
Office	20,400
Day Spa	13,000
Retail	9,600
Restaurant (Including snack shops)	8,000
Auditorium	3,000
Storage	<u>10,600</u>
Total	110,600

17 Any material change to this allocation that increases parking demand requires  
18 amendment to the Parking Plan, and approval of the Planning Commission.

19 18. The Conditional Use Permit shall be subject to Planning Commission review 6 months  
20 after commencement of business operations and annually thereafter.

21 Section 9. This grant shall not be effective for any purposes until the permittee and the  
22 owners of the property involved have filed at the office of the Planning Division of the Community  
23 Development Department their affidavits stating that they are aware of, and agree to accept, all of the  
24 conditions of this grant.

1 The Conditional Use Permit and Parking Plan Amendment shall be recorded, and proof of  
2 recordation shall be submitted to the Community Development Department prior to the issuance of a  
3 building permit.

4 Each of the above conditions is separately enforced, and if one of the conditions of approval is found  
5 to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

6 Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from  
7 any claim, action, or proceeding against the City or its agents, officers, or employee to attack, set  
8 aside, void or annul this permit approval, which action is brought within the applicable time period of  
9 the State Government Code. The City shall promptly notify the permittee of any claim, action, or  
10 proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the  
11 permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the  
12 permittee shall no thereafter be responsible to defend, indemnify, or hold harmless the City.

13 The permittee shall reimburse the City for any court and attorney's fees which the City may be  
14 required to pay as a result of any claim or action brought against the City because of this grant.  
15 Although the permittee is the real party in interest in an action, the City may, at its sole discretion,  
16 participate at its own expense in the defense of the action, but such participation shall not relieve the  
17 permittee of any obligation under this condition.

18 The subject property shall be developed, maintained and operated in full compliance with the  
19 conditions of this grant and any law, statute, ordinance or other regulation applicable to any  
20 development or activity on the subject property. Failure of the permittee to cease any development or  
21 activity not in full compliance shall be a violation of these conditions.

22 The Planning Commission may review this Conditional Use Permit and may amend the subject  
23 conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on the  
24 neighborhood resulting from the subject use.

25 PASSED, APPROVED, and ADOPTED this            day of            , 2006,

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

28 ATTEST:

29 APPROVED AS TO FORM:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY

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RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF HERMOSA BEACH, CALIFORNIA, SUSTAINING THE DECISION OF THE PLANNING COMMISSION, ON RECONSIDERATION, TO APPROVE A CONDITIONAL USE PERMIT FOR A CAR WASH 'AUTO SPA' WITHIN THE PARKING STRUCTURE OF THE HERMOSA PAVILION AT 1601 PACIFIC COAST HIGHWAY, LEGALLY DESCRIBED AS A PORTION OF LOT 13 AND 14, BLOCK 81, SECOND ADDITION TO HERMOSA BEACH

The City Council of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. The Planning Commission conducted a duly noticed public hearing on the Conditional Use Permit for a car wash 'Auto Spa' within the parking structure of the Hermosa Pavilion and approved the request subject to conditions as contained in Planning Commission resolution 06-32.

Section 2. On December 12, 2006, the City Council, pursuant to Section 2.52.040, initiated review and reconsideration of the decision of the Planning Commission.

Section 3. The City Council conducted a duly noticed public hearing on December 12, 2006 to reconsider the decision of the Planning Commission to approve the subject Conditional Use Permit.

Section 4. Based on the evidence received at the public hearing, and the record of the decision of the Planning Commission, the City Council makes the following factual findings:

1. The applicant is proposing to occupy four parking stalls within the parking structure of the Hermosa Pavilion to operate an automobile detailing business.
2. The City's Zoning Ordinance requires a Conditional Use Permit to operate an automobile detailing business, which is similar in both use and intensity as a car wash.

Section 5. Based on the foregoing findings, and the findings contained in the Planning Commission Resolution 06-32, the City Council makes the following findings pertaining to the application for a conditional use permit:

1. The site is zoned S.P.A. 8 and is physically suitable for the type and intensity of the proposed development and the proposed use complies with the development standards contained therein;
2. The project, as conditioned, will conform to all zoning laws and criteria and will be compatible with neighboring residential properties;
3. The project is located in a large commercial building, the Hermosa Pavilion, which contains a mix of commercial uses, including a health and fitness club, offices, and retail uses

1 and large parking structure, containing sufficient shared parking to satisfy the peak demand of  
2 these mix of uses. The proposed use which occupies parking stalls that are in exceed of the  
3 required parking for the current and proposed use of the entire shopping center, does not conflict  
4 with the stated purpose and general intend of the commercial zone.

4 4. The project is Categoricaly Exempt from the requirement for an environmental  
5 assessment, pursuant to the California Environmental Quality Act Guidelines, Sections  
6 15303(b) and 15315 with the finding that the project is in an area with available services.

6 Section 6. After considering the decision of the Planning Commission and their record  
7 of decision, and the testimony at the public hearing, the City Council hereby sustains the  
8 decision of the Planning Commission on reconsideration to approve the conditional use  
9 permit for a car wash 'Auto Spa' within the parking structure of the Hermosa Pavillion at 1601  
10 Pacific Coast Highway, subject to the conditions contained within Planning Commission  
11 Resolution 06-32, which are incorporated herein by reference, and amended to add the  
12 following **Conditions of Approval:**

- 12 **1. The development and continued use of the property shall be in conformance with  
13 submitted plans, received and reviewed by the Commission at their meeting of  
14 October 17, 2006.**
- 15 **2. The business shall comply with all State and local laws and licensing requirements  
16 involving the operation of an automobile detailing or a car wash business.**
- 17 **3. The business shall not discharge water or fluids of any type into the storm drain  
18 system.**
- 19 **4. The operating hours shall be limited to between 8:00 A.M. and 11:00 P.M.**
- 20 **5. There shall be compliance with all requirements of the Building and Safety Division  
21 of the Community Development Department and Fire Department.**
- 22 **6. The establishment shall not adversely affect the welfare of the residents, and/or  
23 commercial establishments nearby.**
- 24 **7. Noise emanating from the property shall be within the limitations prescribed by the  
25 City's noise ordinance and shall not create a nuisance to surrounding residential  
26 neighborhoods, and/or commercial establishments.**
- 27 **8. Any significant changes to the parking layout, which would alter the primary  
28 function of the business as an automobile detailing or car wash business, or any  
29 changes that increase the intensity or type of use shall be subject to review and  
approval by the Planning Commission.**
- 9. The project and operation of the business shall comply with all applicable  
requirements of the Municipal Code.**

PASSED, APPROVED, and ADOPTED this        day of        , 2006,

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

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_ CITY CLERK

\_\_\_\_\_ CITY ATTORNEY

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COMMUNITY DEVELOPMENT DEPARTMENT  
PAVILION PARKING OPERATIONS SURVEY  
December 6, 2006

This parking review was taken on four consecutive Monday evenings to evaluate the claim that the lower levels of the parking structure contained enough spaces to accommodate the anticipated demand of the proposed new restaurant. Reviews were made at 5, 6, & 7:00 p.m.

Noted in the review were:

1. The presence of parking attendants and/or signs to divert traffic from the upper to the lower levels.
2. The number of open parking spaces on levels 2 and 3.
3. The number of vehicles parked in the parallel or "valet" parking spaces.
4. The number of vehicles parked in the tandem spaces which, according to the proposal would also be used for "valet" parking.

Based on the documentation submitted, there are 271 total spaces in the two lower levels, of which 44 are parallel spots, for a total of 227 non-parallel spaces. The results of the survey are:

At 5:00 p.m. there was an average of 182 open spaces, not counting parallel spaces, meaning that 45 spaces were taken, or that the lower levels were 20% occupied.

At 6:00 p.m. there was an average of 134 open spaces, not counting parallel spaces meaning that 93 spaces were taken, or that the lower levels were 42% occupied.

At 7:00 p.m. there was an average of 122 open spaces, not counting parallel spaces meaning that 105 spaces were taken, or that the lower levels were 46% occupied.

At no time of observation were any of the 44 parallel parking spaces, sometimes referred to as "valet" spaces, being used.

Another area of concern has been the size of the parking spaces. Our review and measurements found the following:

All of the areas striped for parallel parking are at least 180 feet long and are divided into ten spaces, equaling an average of 18 feet per space.

The width of the driving lanes, from pillar to pillar, is 25'6". The parallel spaces are 8'6". When parallel spaces are used, it will leave a drive lane 17' wide.

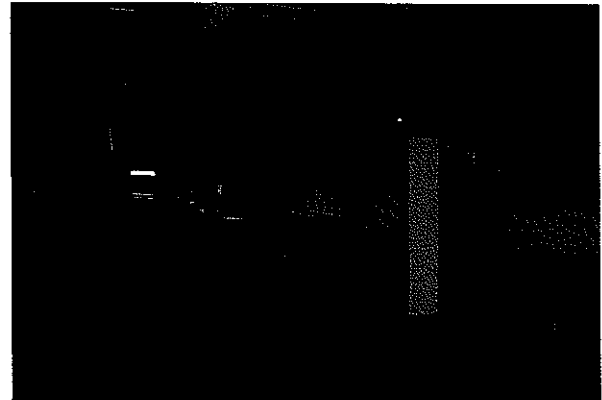
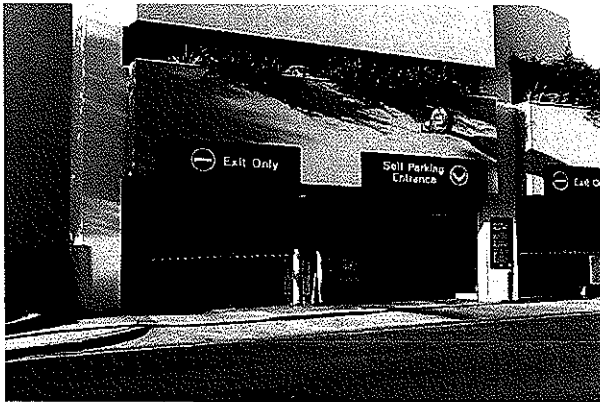
**DATE/TIME    PKNG ATTNDNT    SIGN    OPEN SPACES    LEVEL 3    LEVEL 2**

Oct. 16 – 5 pm	NO	NO	105	71
Oct. 16 – 6 pm	YES	NO	68	63
Oct. 16 – 7 pm	YES	NO	54	48

**# CARS IN TANDEM SPACE**

**# CARS IN PARALLEL SPACES**

Oct. 16 – 5 pm	Level 3 = 5	Level 2 = 0	Level 3 = 0	Level 2 = 0
Oct. 16 – 6 pm	Level 3 = 13	Level 2 = 5	Level 3 = 0	Level 2 = 0
Oct. 16 – 7 pm	Level 3 = 11	Level 2 = 7	Level 3 = 0	Level 2 = 0



October 16 – 5:00 p.m. Both entries are open with no attendants. Right, no parallel parking on level 2.

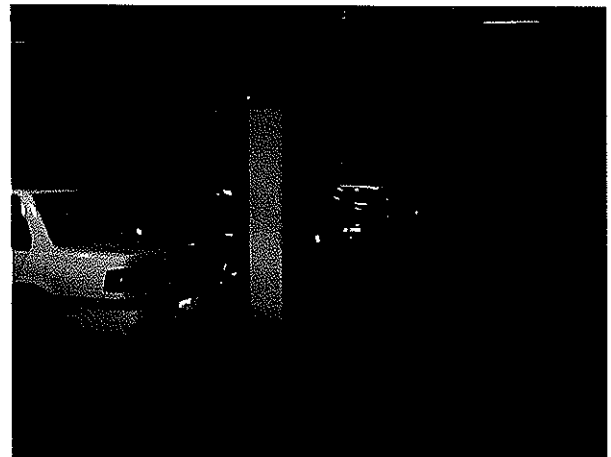
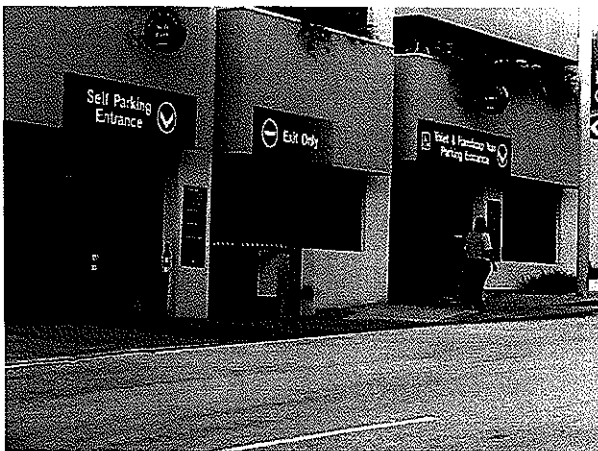
**DATE/TIME    PKNG ATTNDNT    SIGN    OPEN SPACES    LEVEL 3    LEVEL 2**

Oct. 23 – 5 pm	YES	YES	111	78
Oct. 23 – 6 pm	YES	YES	64	72
Oct. 23 – 7 pm	YES	YES	49	67

**# CARS IN TANDEM SPACE**

**# CARS IN PARALLEL SPACES**

Oct. 23 – 5 pm	Level 3 = 6	Level 2 = 0	Level 3 = 0	Level 2 = 0
Oct. 23 – 6 pm	Level 3 = 15	Level 2 = 4	Level 3 = 0	Level 2 = 0
Oct. 23 – 7 pm	Level 3 = 14	Level 2 = 6	Level 3 = 0	Level 2 = 0



5 p.m. Barriers at self parking, attendant directs traffic into lower levels. Bottom of level 2 has several cars, employees park here.

**DATE/TIME    PKNG ATTNDNT    SIGN    OPEN SPACES    LEVEL 3    LEVEL 2**

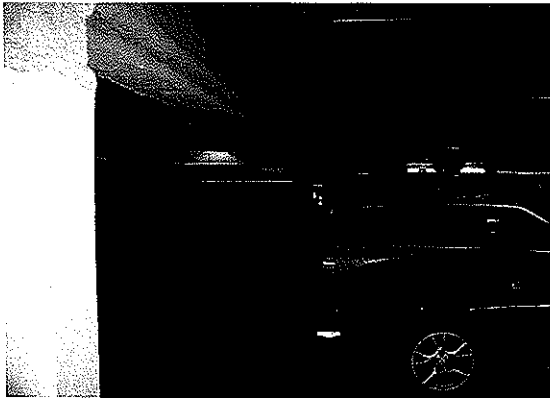
Oct. 30 – 5 pm	NO	NO	106	79
Oct. 30 – 6 pm	YES	YES	72	70
Oct. 30 – 7 pm	YES	YES	64	69

**# CARS IN TANDEM SPACE**

**# CARS IN PARALLEL SPACES**

Oct. 30 – 5 pm	Level 3 = 7	Level 2 = 2
Oct. 30 – 6 pm	Level 3 = 17	Level 2 = 5
Oct. 30 – 7 pm	Level 3 = 16	Level 2 = 7

Level 3 = 0	Level 2 = 0
Level 3 = 0	Level 2 = 0
Level 3 = 0	Level 2 = 0



6 p.m., some tandem spaces taken on level 3.



7 p.m. traffic directed into lower levels.

**DATE/TIME    PKNG ATTNDNT    SIGN    OPEN SPACES    LEVEL 3    LEVEL 2**

Nov. 6 – 5 pm	YES	NO	104	75
Nov. 6 – 6 pm	NO	NO	65	60
Nov. 6 – 7 pm	NO	NO	72	68

**# CARS IN TANDEM SPACE**

**# CARS IN PARALLEL SPACES**

Nov. 6 – 5 pm	Level 3 = 9	Level 2 = 1
Nov. 6 – 6 pm	Level 3 = 16	Level 2 = 3
Nov. 6 – 7 pm	Level 3 = 12	Level 2 = 4

Level 3 = 0	Level 2 = 0
Level 3 = 0	Level 2 = 0
Level 3 = 0	Level 2 = 0



6 pm - Open parking spaces on level 2.



5 pm – Both levels are open attendant is inside.

**TO: SOL BLUMENFELD, COMMUNITY DEVELOPMENT DIRECTOR**  
**FROM: JAMES M. GUERRA, BUILDING DIVISION MANAGER**  
**DATE: DECEMBER 5, 2006**  
**SUBJECT: 1601 PACIFIC COAST HIGHWAY (THE PAVILION)**  
**GARAGE EXHAUST FANS**

Per your request I reviewed the previous permit and inspection records for the installation of the parking garage exhaust fans at 1601 Pacific Coast Highway (The Pavilion). While I was unable to locate the approved mechanical plans for project, I was able to find and review the as-built mechanical plans. The plans called for the replacement of the existing garage exhaust ducts with four (4) new Twin City exhaust fans Model Numbers 441, 631 (2 each) and 771. Two (2) exhaust fans were to exhaust to North property line one (1) each to the west and south property line. In addition, each exhaust duct was to have a "sound trap" or duct silencer IAC Model 7MS.

I contacted the manufacturer of the duct silencer, Industrial Acoustics Company, (IAC) via e-mail and asked the question if a different duct silencer could be installed to further reduce the noise.

Their e-mail responses were as follows:

"The short answer is yes, but everything in duct selection is the compromise between acoustical performance and acceptable pressure drop".

"..there is always a trade-off between acoustic and aerodynamic performance. There are silencers that will give you a higher acoustic performance than the model MS, but they will also result in a higher pressure loss. I would imagine that the model MS was originally chosen because it gave the best attenuation, while operating with the allowable pressure limit range."

I also contacted Richard Holzer, M.E., Glumac Engineering, the designer of replacement exhaust system. He verified that the use of MS duct silencer was based on the exhaust design requirements and the most sound efficient silencer that could be installed and have the exhaust system function as designed.

I also reviewed the permit inspection records from Koury Engineering & Testing who performed the field inspections on behalf of the City for the exhaust replacements. The mechanical inspector, Michael Lewis, inspected and gave final approval on June 28, 2005.

I arranged for a field inspection of the exhaust systems with Mr. Shook for Thursday, November 2, 2006. Mr. Holzer was to be present for the inspection but did not show up. With Mr. Shook and his assistant I inspected all four (4) exhaust fans and silencers and verified that they were installed per the as-built plans. As part of my inspection, I verified Model Number for each IAC MS Duct Silencer. I also verified the installation of the carbon monoxide sensors throughout the various garage levels. When CO2 is detected in the

garage, the exhaust fans activate and air is exhausted from whatever level or section of the garage where the CO2 was detected.

As part of my inspection, I had each exhaust fan manually turned on so I could listen to the noise level at the three (3) property lines. Per section 8.24.040 of the municipal code, when each exhaust fan is in operation it is "plainly audible" at each property line. It is apparent that occupants of the condominiums at both the west and north property line can hear the exhaust fans when in operation. The noise level is greater at the north property line due to both the size of the exhaust fans and "echo effect" of the north property line wall.

Based on the design of original exhaust fans and duct silencers and distance to property lines, I concluded that no modification of the existing exhaust systems would bring the systems into compliance with section 8.24.040 of the municipal code.

"

PARKING STUDY REPORT  
**HERMOSA BEACH PAVILION**  
City of Hermosa Beach, California  
February 13, 2006

Prepared for:  
**Shook Development Corporation**  
1601 Pacific Coast Highway, Suite 300  
Hermosa Beach, California 90254

LLG Ref. 1-06-3625



Under the Supervision of:  
*Clare M. Look-Jaeger*  
Clare M. Look-Jaeger, P.E.  
Principal

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PARKING STUDY REPORT  
**HERMOSA BEACH PAVILION**  
City of Hermosa Beach, California  
February 13, 2006

## 1.0 INTRODUCTION

This parking analysis of the Hermosa Beach Pavilion (HBP) project has been prepared to provide an update to the previously approved project shared parking demand analyses, document existing parking demand at the site, and identify any project-related parking in the neighborhood. The Hermosa Beach Pavilion is located at 1601 Pacific Coast Highway in the City of Hermosa Beach, California. The project site is bounded by existing development to the north and west, 16<sup>th</sup> Street to the south, and Pacific Coast Highway to the east. The HBP project site and general vicinity are shown in *Figure 1-1*.

The preparation of this parking analysis complies with the project's Condition of Approval, whereby a parking study update (i.e., an update to the study prepared as part of the entitlement process for the project), including a determination of parking demand, must be provided within six months of the occupancy and subsequent operation of the 24-Hour Fitness facility (a tenant of HBP). Shared parking demand analyses have been prepared to reflect existing occupancy at HBP in terms of square footage and land use types, as well as for the planned future occupancy at build-out of the facility. Parking accumulation surveys of on-site parking demand have been conducted to document existing parking demand based on existing occupancy. In addition, HBP patron intercept surveys have been conducted along with visual observations of on-street and off-street parking near the site to identify existing project-related parking in the neighborhood.

This study *i)* updates the shared demand analyses based on existing and future occupancy at HBP, *ii)* documents existing parking demand at the site, *iii)* provides a summary of the HBP patron intercept travel surveys, *iv)* identifies project-related parking within the neighborhood, and *v)* provides recommendations to address existing parking conditions, where necessary.

- Kids Kabaret: As this auditorium type use is designed to provide a facility for children's events, booked events typically do not conflict with school times. Based on the experience of the operator, the facility typically closes at 7:00 PM on Mondays and a greater number of events are booked towards the latter part of the week or on weekends (e.g., during Friday or Saturday evenings). A letter from the tenant representative is included in *Appendix A* and provides further clarification regarding existing operations. The letter shows a substantially lower parking demand than what is included in the shared parking analysis.

### 2.1.2 Future Building Occupancy

As indicated in the lease data provided in *Appendix A*, the HBP project at full occupancy consists of a total of 99,980 net square feet of building floor area. This square footage total excludes the planned kiosks (i.e., 360 square feet of space) and areas G401, G402, and G403 which are designated storage areas and total approximately 10,583 square feet of space. At future project build-out, the following land use and square footages are anticipated based on the leasing information:

- 24-Hour Fitness: 46,049 square feet
- Spa: 13,038 square feet
- General Retail: 9,554 square feet
- Restaurant: 7,950 square feet
- General Office: 20,353 square feet
- Auditorium: 3,036 square feet

A large component of the restaurant square footage is attributable to the future occupancy of the StillWater Bistro restaurant. The 7,950 square feet of restaurant space includes 912 square feet associated with the existing StillWater Café (i.e., formerly Kelly's Coffee) and over 1,000 square feet of planned retail square footage within the StillWater Bistro restaurant. Therefore, the analysis contained herein can be considered conservative in that restaurant parking ratios are higher than retail parking ratios. The weekday shared parking analyses contained in this report reflect typical restaurant weekly patronage fluctuations. A letter from a StillWater, LLC., representative has been prepared which summarizes typical weekly patronage levels and is also included in *Appendix A*. As noted in the letter, the Monday patronage levels are roughly 50 percent of that experienced during peak times (i.e., during Friday and Saturday evening conditions).

### 2.1.3 Existing and Future Project Parking Supply

As indicated in LLG Engineers' May 16, 2005, update to the project shared parking analysis, a total parking supply of 540 spaces is provided within the HBP parking garage. Of this total, 454 standard spaces, 42 tandem parking spaces and up to 44 parallel parking spaces are provided. It is important to note that the shared parking analyses reflect a supply of 496 spaces as it is assumed that the proposed project will utilize the 454 first access parking spaces and the 42 tandem employee only



As indicated in *Table 4-2A*, a shared parking demand of 368 spaces is forecast for the future Monday weekday condition. As indicated in *Table 4-2B*, a shared parking demand of 369 spaces is forecast for the future Friday condition. As indicated in *Table 4-2C*, a worst-case theoretical shared parking demand of 426 spaces is forecast for the future conditions assuming concurrent peak utilization of all HBP land uses. All three analyses indicate that the project's parking supply of 496 spaces (excluding the 44 parallel parking spaces), is more than sufficient to satisfy parking demand based on the future tenant occupancy.

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

This parking analysis of the Hermosa Beach Pavilion (HBP) project has been prepared to provide an update to the previously approved project shared parking demand analyses, document existing and future anticipated parking demand at the site, and identify any project-related parking in the neighborhood.

A total parking supply of 540 spaces is provided within the HBP parking garage. Of this total, 454 standard spaces, 42 tandem parking spaces and up to 44 parallel parking spaces are provided. It is important to note that the shared parking analyses reflect a supply of 496 spaces as it is assumed that the proposed project will utilize the 454 first access parking spaces and the 42 tandem employee only parking spaces. As a contingency, should additional parking spaces be needed in the future, 44 parallel (i.e., aisle parking spaces) can be made available for use with attendant assistance.

The project's parking supply has been determined to be more than adequate to meet current and future parking demands. Based on the patron intercept surveys and the visual observations of weekday and weekend conditions, neighborhood on-street parking has been documented. It is recommended that HBP representatives initiate an informational program to encourage HBP patrons to park on-site within the parking garage, emphasizing the safety and convenience of doing so. In addition, any validation program is determined by each individual tenant (e.g., the 24-Hour Fitness facility currently provides a parking validation which results in a \$1.00 fee for the first two hours), however, monthly parking passes to 24-Hour Fitness members are currently offered and will continue to be promoted. It is important to note that other 24-Hour Fitness facilities throughout Southern California charge for parking. It is also recommended that the City of Hermosa Beach, along with HBP representatives, consider implementation of a residential street permit parking program (e.g., for local residential streets situated east of Pacific Coast Highway) in the immediate vicinity of the HBP site. These types of programs are common in beach communities, downtown areas, and near educational/institutional facilities, and would preclude non-permitted vehicles from parking on-street. The City may also consider parking removals or limited parking through the installation of parking meters or further restrictions (e.g., one-hour parking restrictions) along various street segments.

**16TH STREET - SUMMARY OF TRAFFIC COUNTS WEEKDAY 24 HOUR TOTALS**

<u>LOCATION</u>	<u>02/07/06</u>	<u>06/23/06</u>	<u>09/26/06</u>	<u>11/21/06</u>	<u>11/27/06</u>
W/O PROSPECT	N/A	149	879	1255	1238
E/O PCH	822	889	866	1192	1215
W/O PCH	3538	4284	5048	6165	N/A
E/O ARDMORE	N/A	N/A	N/A	3462	N/A

TRAFFIC COUNT SUMMARY  
LOS ANGELES COUNTY

\*\*\* HERMOSA BEACH \*\*\*

16TH	E/C ARDMORE	11-15-06	1,479 EB	2,039 WB	3,518 TOTAL
16TH	E/O ARDMORE	11-16-06	1,476 EB	2,020 WB	3,496 TOTAL
16TH	E/O ARDMORE	11-17-06	1,449 EB	1,948 WB	3,397 TOTAL
16TH	E/O ARDMORE	11-18-06	1,213 EB	1,494 WB	2,707 TOTAL
16TH	E/O ARDMORE	11-19-06	1,040 EB	1,374 WB	2,414 TOTAL
16TH	E/O ARDMORE	11-20-06	1,620 EB	1,945 WB	3,565 TOTAL
16TH	E/O ARDMORE	11-21-06	1,550 EB	1,912 WB	3,462 TOTAL
16TH	W/O PACIFIC COAST HWY	11-15-06	2,775 EB	3,605 WB	6,380 TOTAL
16TH	W/O PACIFIC COAST HWY	11-16-06	2,632 EB	3,430 WB	6,062 TOTAL
16TH	W/O PACIFIC COAST HWY	11-17-06	2,477 EB	3,142 WB	5,619 TOTAL
16TH	W/O PACIFIC COAST HWY	11-18-06	2,233 EB	2,701 WB	4,934 TOTAL
16TH	W/O PACIFIC COAST HWY	11-19-06	2,029 EB	2,548 WB	4,577 TOTAL
16TH	W/O PACIFIC COAST HWY	11-20-06	2,777 EB	3,546 WB	6,323 TOTAL
16TH	W/O PACIFIC COAST HWY	11-21-06	2,727 EB	3,438 WB	6,165 TOTAL
16TH	E/C PACIFIC COAST HWY	11-15-06	614 EB	501 WB	1,115 TOTAL
16TH	E/C PACIFIC COAST HWY	11-16-06	560 EB	521 WB	1,081 TOTAL
16TH	E/O PACIFIC COAST HWY	11-17-06	665 EB	549 WB	1,214 TOTAL
16TH	E/O PACIFIC COAST HWY	11-18-06	535 EB	434 WB	969 TOTAL
16TH	E/O PACIFIC COAST HWY	11-19-06	493 EB	332 WB	825 TOTAL
16TH	E/O PACIFIC COAST HWY	11-20-06	591 EB	577 WB	1,168 TOTAL
16TH	E/O PACIFIC COAST HWY	11-21-06	674 EB	518 WB	1,192 TOTAL
16TH	W/O PROSPECT	11-15-06	801 EB	386 WB	1,187 TOTAL
16TH	W/O PROSPECT	11-16-06	821 EB	365 WB	1,186 TOTAL
16TH	W/O PROSPECT	11-17-06	683 EB	437 WB	1,120 TOTAL
16TH	W/O PROSPECT	11-18-06	551 EB	335 WB	886 TOTAL
16TH	W/O PROSPECT	11-19-06	396 EB	264 WB	660 TOTAL
16TH	W/O PROSPECT	11-20-06	711 EB	418 WB	1,129 TOTAL
16TH	W/O PROSPECT	11-21-06	862 EB	393 WB	1,255 TOTAL

TRAFFIC COUNT SUMMARY  
LOS ANGELES COUNTY

\*\*\* HERMOSA BEACH \*\*\*

16TH ST	E/O PACIFIC COAST HWY	11-23-06	426 TB	0 B	426 TOTAL
16TH ST	E/O PACIFIC COAST HWY	11-24-06	739 TB	0 B	739 TOTAL
16TH ST	E/O PACIFIC COAST HWY	11-25-06	750 TB	0 B	750 TOTAL
16TH ST	E/O PACIFIC COAST HWY	11-26-06	717 TB	0 B	717 TOTAL
16TH ST	E/O PACIFIC COAST HWY	11-27-06	1,215 TB	0 B	1,215 TOTAL
16TH ST	E/O PACIFIC COAST HWY	11-28-06	1,066 TB	0 B	1,066 TOTAL
16TH ST	E/O PACIFIC COAST HWY	11-29-06	1,057 TB	0 B	1,057 TOTAL
16TH ST	E/O PACIFIC COAST HWY	11-30-06	1,067 TB	0 B	1,067 TOTAL
16TH ST	E/O PACIFIC COAST HWY	12-01-06	1,074 TB	0 B	1,074 TOTAL
16TH ST	E/O PACIFIC COAST HWY	12-02-06	774 TB	0 B	774 TOTAL
16TH ST	E/O PACIFIC COAST HWY	12-03-06	731 TB	0 B	731 TOTAL
16TH ST	E/O PACIFIC COAST HWY	12-04-06	1,063 TB	0 B	1,063 TOTAL
16TH ST	W/O PROSPECT	11-23-06	402 TB	0 B	402 TOTAL
16TH ST	W/O PROSPECT	11-24-06	673 TB	0 B	673 TOTAL
16TH ST	W/O PROSPECT	11-25-06	668 TB	0 B	668 TOTAL
16TH ST	W/O PROSPECT	11-26-06	666 TB	0 B	666 TOTAL
16TH ST	W/O PROSPECT	11-27-06	1,238 TB	0 B	1,238 TOTAL
16TH ST	W/O PROSPECT	11-28-06	1,035 TB	0 B	1,035 TOTAL
16TH ST	W/O PROSPECT	11-29-06	1,085 TB	0 B	1,085 TOTAL
16TH ST	W/O PROSPECT	11-30-06	1,093 TB	0 B	1,093 TOTAL
16TH ST	W/O PROSPECT	12-01-06	1,090 TB	0 B	1,090 TOTAL
16TH ST	W/O PROSPECT	12-02-06	739 TB	0 B	739 TOTAL
16TH ST	W/O PROSPECT	12-03-06	694 TB	0 B	694 TOTAL
16TH ST	W/O PROSPECT	12-04-06	1,030 TB	0 B	1,030 TOTAL

**Weekly Traffic Count Summary  
After PCH & 16th Signal Installation**

#	Location	Dir	Volumes by Day of Week						
			Mon 09/25/06	Tue 09/26/06	Wed 09/27/06	Thu 09/28/06	Fri 09/22/06	Sat 09/23/06	Sun 09/24/06
1	16th Street West of PCH	Eastbound	1,584	2,467	2,416	2,460	2,284	2,189	1,800
		Westbound	1,786	2,581	2,728	2,763	2,572	2,553	2,024
		Total	3,370	5,048	5,144	5,223	4,856	4,742	3,824
2	16th Street East of PCH	Eastbound	384	501	520	571	514	388	344
		Westbound	360	365	268	234	344	226	234
		Total	744	866	788	805	858	614	578
3	16th Street West of Bonnie Brea	Eastbound	508	589	610	629	621	429	394
		Westbound	298	290	237	193	248	127	127
		Total	806	879	847	822	869	556	521
4	17th Street East of PCH	Eastbound	181	202	149	239	212	206	190
		Westbound	103	132	219	142	190	155	126
		Total	284	334	368	381	402	361	316
5	18th Street East of PCH	Eastbound	206	308	369	377	272	248	242
		Westbound	76	206	114	138	217	224	156
		Total	282	514	483	515	489	472	398

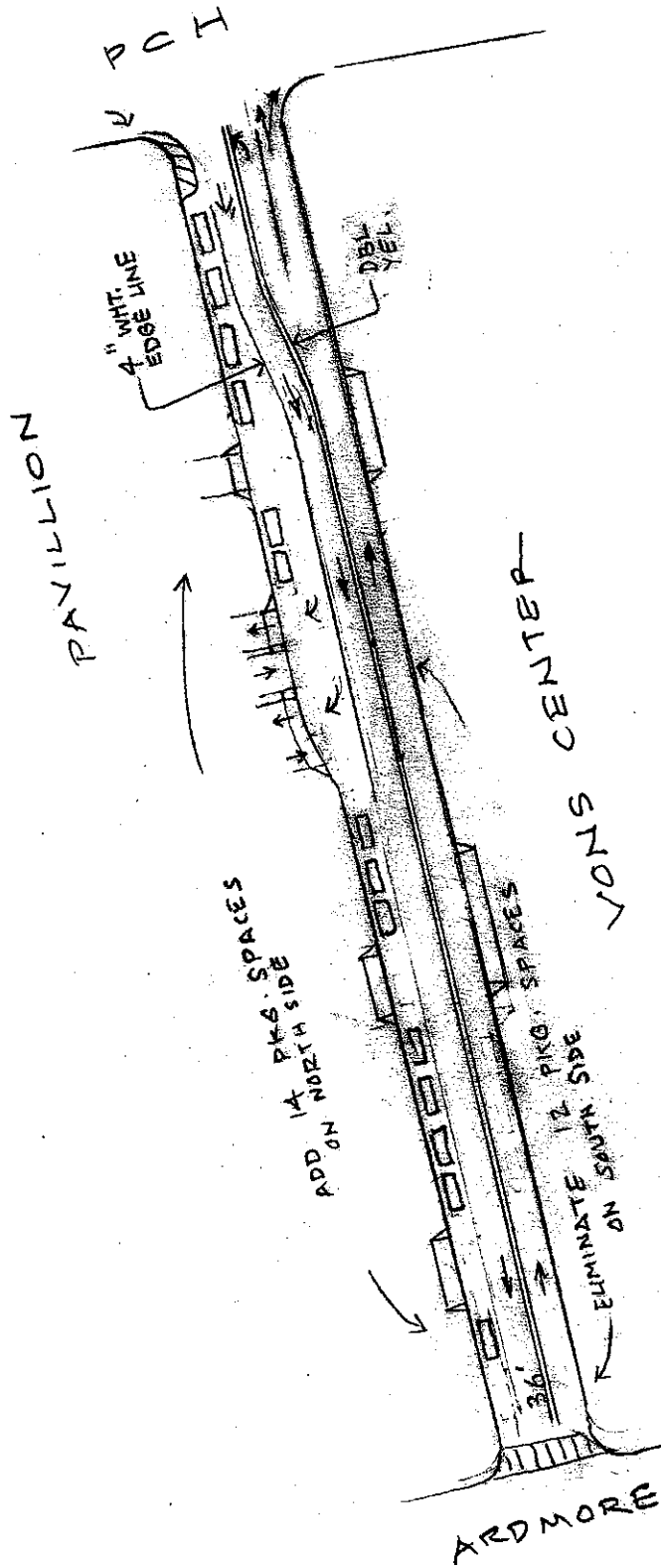
# Current Traffic Counts

24-hour traffic counts were conducted on both Friday and Saturday to identify peak traffic volumes on area streets. The following table presents current daily traffic volumes.

Daily Traffic Counts With Signal Installed					
Location	Direction	Friday 6/23/2006	Saturday 6/24/2006	Tuesday 2/7/2006	
16th W/O Prospect	Eastbound	72	63	n/a	
	Westbound	77	88	n/a	
	<b>Total</b>	<b>149</b>	<b>151</b>		
16th E/O PCH	Eastbound	550	482	568	
	Westbound	339	286	254	
	<b>Total</b>	<b>889</b>	<b>768</b>	<b>822</b>	
16th W/O PCH	Eastbound	1927	1588	1478	
	Westbound	2357	1961	2060	
	<b>Total</b>	<b>4284</b>	<b>3549</b>	<b>3538</b>	
17th E/O PCH	Eastbound	267	242	n/a	
	Westbound	121	90	n/a	
	<b>Total</b>	<b>388</b>	<b>332</b>		
18th E/O PCH	Eastbound	185	160	n/a	
	Westbound	162	151	n/a	
	<b>Total</b>	<b>347</b>	<b>311</b>		
<b>Bold</b>	Indicates Day With Higher Volume				
n/a	Indicates Count Data Not Available				



ALTERNATIVE STRIPING PLAN ON 16TH ST  
 TO IMPROVE ACCESS TO PAVILLION GARAGE  
 AND REDUCE CONGESTION



# 16th Street between Ardmore and PCH

Feet  
600

Dept. of Public Works GIS  
 Chris Harlebrook  
 October 2006



**PCH RESTAURANTS & BARS  
HERMOSA BEACH CITY LIMITS**

Name and Address	Bar w/Conditional Use Permit ( 2 )	Restaurants w/CUP for On Sale Beer/Wine ( 9 )
1. McDonalds 1107 PCH		No
2. Rocky Café 1025		No
3. CA Sushi 429		Yes
4. Poulet Du Jour 233		Yes
5. Domino's Pizza 201		No
6. Round Table Pizza 2701		Yes
7. IHOP 1439		No
8. Rosa's 322		Yes
9. Oki Doki Sushi 442		Yes
10. Town & Country Pizza 446		No
11. Maui Rose 450		No
12. Pachanga 500		Yes
13. Skooby's 502		Yes
14. El Pollo Inka 1100-2		Yes
15. Fusion Sushi 1200		Yes
16. Chong's 2516		No
17. Hermosa Saloon 211	Yes	
18. The Pitcher House 142	Yes	

5. **PUBLIC HEARINGS**

- a. **REVIEW AND RECONSIDERATION OF PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT 06-4 FOR "ON-SALE" ALCOHOL IN CONJUNCTION WITH A RESTAURANT, "STILL WATER CONTEMPORARY AMERICAN BISTRO," AND PARKING PLAN AMENDMENT 06-2 TO MODIFY THE ALLOCATION OF THE USES WITHIN THE HERMOSA PAVILION AT 1601 PACIFIC COAST #170.** Memorandum from Community Development Director Sol Blumenfeld dated October 2, 2006, and memorandum from Public Works Director Richard Morgan dated October 5, 2006. Supplemental traffic information (corrected page two) received October 9, 2006 from Director Morgan, and supplemental letter from Patty Egerer received October 9, 2006. Supplemental photographs were submitted by Ron Miller at the onset of the meeting.

Community Director Blumenfeld presented the staff report and responded to Council questions.

The public hearing opened at 8:10 p.m. Coming forward to address the Council on this item were:

Gene Shook – Pavilion owner/applicant, agreed that the "lot full" sign shown in the submitted photographs was badly worded and said he would change it; explained his attempt to direct cars from two overlapping classes to different parking entrances and said a parking attendant was directing the cars; said the parking structure was never completely full but that more spaces could be provided by valet parking and employees parked in tandem; said he needed the midnight closing time because it was common for a dining party to remain 1-1/2 hours or so; said he hoped to have a TV in the bar area, with no sound, for sports fans, like other high-end restaurants; described experiments he conducted with an assistant, shouting and listening from various locations, and said the shouting was not as loud as the traffic noise; asked that smokers be allowed to step outside onto the patio; noted the additional storage areas required by the Health Department were not reflected in the square footage figure quoted by the Planning Commission, that the square footage was not accurately presented in other cases, noting he did not want that to cause problems later;

Ron Miller – Hermosa Beach, said he lived in the unit closest to the Pavilion parking garage and saw no attendant when he took the photographs; said the neighborhood's quality of life had decreased since the Pavilion opened; said the restaurant would make the still unresolved problems worse and should not be approved until the current street parking problems were solved;

Bud Pfister – Hermosa Beach, said there are too many bars in town already and the noise from the people coming and going at the bars was worse than the parking problems;

- Lee Grant – Hermosa Beach, said there were successful restaurants and bars in the city, which was good, but with these successful businesses came numerous law enforcement problems; asked if these businesses represented enough revenue for the City to pay for the increased law enforcement required; was concerned that the entertainment district was being expanded to PCH, with more of an impact to residents;
- Linda Miller – Hermosa Beach, said a comparison had been made between the proposed restaurant and some existing restaurants in Manhattan Beach and El Segundo, but that those businesses were not in close proximity to residential areas; was concerned that there had been meetings with Mr. Shook which were not public;
- Alan Thomen – Hermosa Beach, said he did not want another bar in town and that better parking control was needed in the neighborhoods near the Pavilion; suggested the use of red and green lights depending on which parking entrances were available instead of a "lot full" sign;
- Alan Strusser – Hermosa Beach, said progress was good but not at the expense of the residents; said the two hours of free parking had not reduced Pavilion patrons parking on neighborhood streets and he had many confrontations with people parking on his street; wanted a safe school route for his children and said this facility had threatened that;
- Dave Peterson – Hermosa Beach, noted that the CUP stayed with the location, not the business; said a bar on PCH provided more potential DUI's than bars on the Plaza; said the wine shop should be approved separately, not as part of the restaurant;
- Nathan Coors – an employee of Mr. Shook, said he had assisted with the noise-level testing in the neighborhood and that the traffic noise was louder than the noise they generated by shouting;
- Rosalind Bender – Hermosa Beach, said the street parking problems had not been resolved; said the studies indicated that peak hours for 24-Hour Fitness were 5 to 9 p.m. and peak hours for the proposed restaurant would be 7 to 9 p.m., which would overlap customers; questioned the need for a midnight closing if the restaurant's peak hours were 7 to 9 p.m.; said Fleming's Restaurant in El Segundo had a closing time of 10 p.m. on weeknights and 11 p.m. on weekends;
- Howard Longacre – Hermosa Beach, said the Council's denial of a 2 a.m. closing at Mediterraneo at the last meeting had been a start in the right direction; questioned why anyone would want to patronize a high-end restaurant located near a gym where patrons would be walking by in their sweats; said that a better business for this location might be a sport medicine center or some other type of professional offices; said if approved, the bar should not be open past 11 p.m.;
- Patty Egerer – Hermosa Beach, said the City had become a regional drinking district and parking was still a problem near the Pavilion; doubted the figures shown in the traffic study; said if this project were approved, she would like to see a three-year sunset clause for protection should the restaurant prove to be unsuccessful; said there should be no advertising promoting the sale of alcohol; said the restaurant should not be approved because of incomplete data;

Jim Lissner – Hermosa Beach, asked for clarification regarding an ABC permit allowing the service of alcohol until 2 a.m. at a restaurant that is restricted by the City to an earlier closing time; said employees would leave later, even with a midnight closing, and hoped they would be parked in the garage rather than on the neighborhood streets;

Karl Newman – Hermosa Beach, said high-end restaurants had not always been successful in Hermosa and sometimes turned into bars; was concerned about noise enforcement; said parking signage issues had arisen before and not been resolved; said residents had a right to the comfortable enjoyment of their homes; asked that the Council not add to the current problems by allowing this restaurant;

Sandy Seaman – Hermosa Beach, said the city did not need another bar and two hours of free parking was not enough; said he was a current and past owner of restaurants and that Mr. Shook was talking about having special banquets, which would increase parking requirements dramatically; said noise from taxis honking horns would increase if this restaurant were approved;

Tom Hudson – Hermosa Beach, said a midnight closing would mean that people would leave this restaurant and head to Pier Plaza for later hours which would mean many taxis honking their horns in residential areas;

Carla Merriman – Executive Director of the Hermosa Beach Chamber of Commerce and Visitors' Bureau, said she represented 350 member businesses and the Chamber's Board of Directors, who supported the proposed Still Water Contemporary American Bistro as a fine dining establishment for residents and visitors staying in the City's hotels; said there would be a maximum of 178 diners at 35 tables and that the bar area was too small to qualify as an actual bar; said many residents welcome such an establishment but often only those opposed express their opinion; said she understood the public's concern about noise and drunkenness, and did not condone that behavior, but asked the Council to have faith in this new business; noted that the PCH commercial corridor has 30 businesses and only two restaurants with liquor licenses;

Greg Sampson – Hermosa Beach, said neither traffic nor parking issues had been properly addressed and that they should be resolved before any decision is made;

Gene Shook – Pavilion owner, in rebuttal, said the seating plan submitted showed a total of 143 diners, not 178; said even though Fleming's website indicated a closing time of 10 p.m. on weeknights and 11 p.m. on weekends, anyone phoning would be told that customers arriving before those times would be allowed to stay until midnight; said the rooftop fans were in the same location as when building was constructed and that silencers had been added in accordance with noise levels approved by City.

**Action:** To continue the public hearing to the City Council meeting of December 12, 2006, and direct staff to report back on the size and number of

parking spaces, roof equipment noise, improved parking garage signage, and to arrange for another traffic count by a different consultant, with the neighbors being made aware of the time the study is being performed. Motion Edgerton, second Tucker. The motion carried by a unanimous vote.

The meeting recessed at 9:53 p.m.

The meeting reconvened at 10:22 p.m., with item 6(b).

6. **MUNICIPAL MATTERS**

- a. **REQUEST FOR WAIVER OF BANNER PERMIT FEES FROM THE HERMOSA BEACH WOMAN'S CLUB FOR THE ANNUAL PANCAKE BREAKFAST ON OCTOBER 22, 2006.** Memorandum from City Manager Stephen Burrell dated October 4, 2006.

City Manager Burrell presented the staff report and responded to Council questions. (This item was acted on during public participation, but is shown in order for clarity.)

**Action:** To approve the staff recommendation to waive the \$245 banner fee for the Woman's Club Annual Pancake Breakfast on October 22, 2006. Motion Edgerton, second Reviczky. The motion carried by a unanimous vote.

- b. **PIER AVENUE IMPROVEMENT PROJECT.** Memorandum from Public Works Director Richard Morgan dated October 2, 2006.

Public Works Director Morgan presented the staff report and responded to Council questions.

Coming forward to address the Council on this item were:

Diana Albergate – Hermosa Beach, supported maintaining the two lanes but questioned whether signals on Pier Avenue could be timed to improve the traffic flow; said she liked the change to two lanes because it slowed down traffic and encouraged acts of kindness by motorists; said a beach town should be laid back; also thought the two-lane change was good for the retail businesses on Pier Avenue;

Joan Arias – Hermosa Beach, said the change on Pier Avenue from four to two lanes had resulted in more traffic on 8th Street; said there were backups at the signal at PCH, the air quality has decreased and her house shook with the increased traffic; said she would support traffic lights on Pier Avenue and beautiful landscaping but wanted the street returned to four lanes;

John Crandless – Hermosa Beach, concurred that traffic was worse on 8th Street; said he was concerned about the safety of his two small children because cars were either racing up the hill to make the green light at PCH or speeding downhill;

# Shook Development Corp.

November 30, 2006

City Council  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, California 90254

Re: CUP for 8,000 square feet Restaurant with on-sale alcohol at the Hermosa Beach Pavilion at 1601 (1605) Pacific Coast Highway

Honorable Council Members:

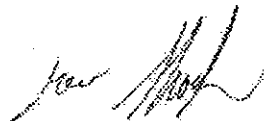
As owner of the Hermosa Beach Pavilion (the "Subject Property"), I respectfully urge you to pass the CUP for my restaurant. I believe this will be an asset for the City. In regards to what was passed by the Planning Commission I would ask that the following modifications be made.

1. An exception to the midnight close for New Years Eve to change the close to 1am (item 2 on CUP). This is for only January 1<sup>st</sup> of each year and no company will book a New Years eve party if they have to leave before New Years eve.
2. The wine and cheese shop are now a separate entity that does not require to be part of the CUP (item 3 on CUP), their will be wine and cheese tasting at wine and cheese shop
3. Allow the use of TV in lounge/bar area. Flemings and other fine dining restaurants do have a TV in their bar area (item 5 on CUP).
4. Allow patrons of restaurant to be outside on the patio, although no food or drink will be served outside (item 6 and 9a on CUP).
5. That the current floor plan that is submitted with the package for the 12-12-06 meeting be used for purposes of CUP.
6. That on item 19 the words "or less than" shall be deleted (end of 3<sup>rd</sup> line).

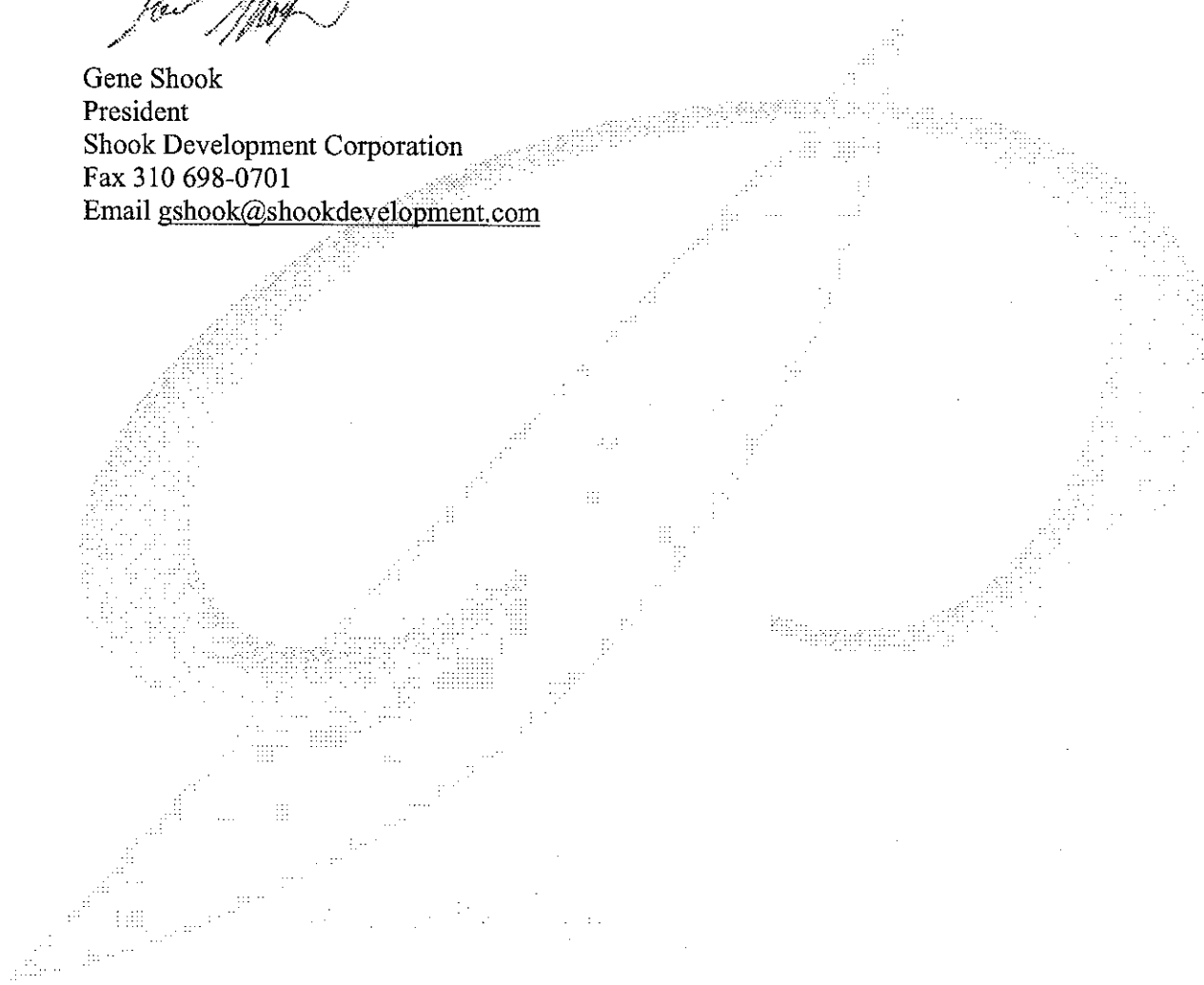
# Shook Development Corp.

7. That the midnight close be kept, this is important to the potential profitability of the restaurant.

Sincerely,



Gene Shook  
President  
Shook Development Corporation  
Fax 310 698-0701  
Email [gshook@shookdevelopment.com](mailto:gshook@shookdevelopment.com)





6083 Bristol Parkway  
Culver City, CA 90230  
310.553.3252 Phone  
310.553.9449 Fax

3300 Irvine Avenue, Suite 130  
Newport Beach, CA 92660  
949.724.8958 Phone  
949.724.1981 Fax

To: Walker Parking Consultants  
2550 Hollywood Way Ste 303  
Burbank, Ca. 91505

From: Gary Bouchard  
Shlemmer+Algaze+Assoc  
6083 Bristol Parkway  
Culver City, Ca. 90230

Re: Hermosa Pavillion Parking Analysis

Dear sirs,

Due to program changes within the Hermosa Pavillion, please make the appropriate changes to the Shared Parking Analysis Report you have submitted to Mr. Gene Shook.

These changes most notably shall be reflected on page six of your report.

Area	Report S.F.	Revised S.F.
Stillwater Bistro	7038 S.F.	6704 S.F.
Ste. 165/ Wine Retail	548 S.F.	945 S.F.

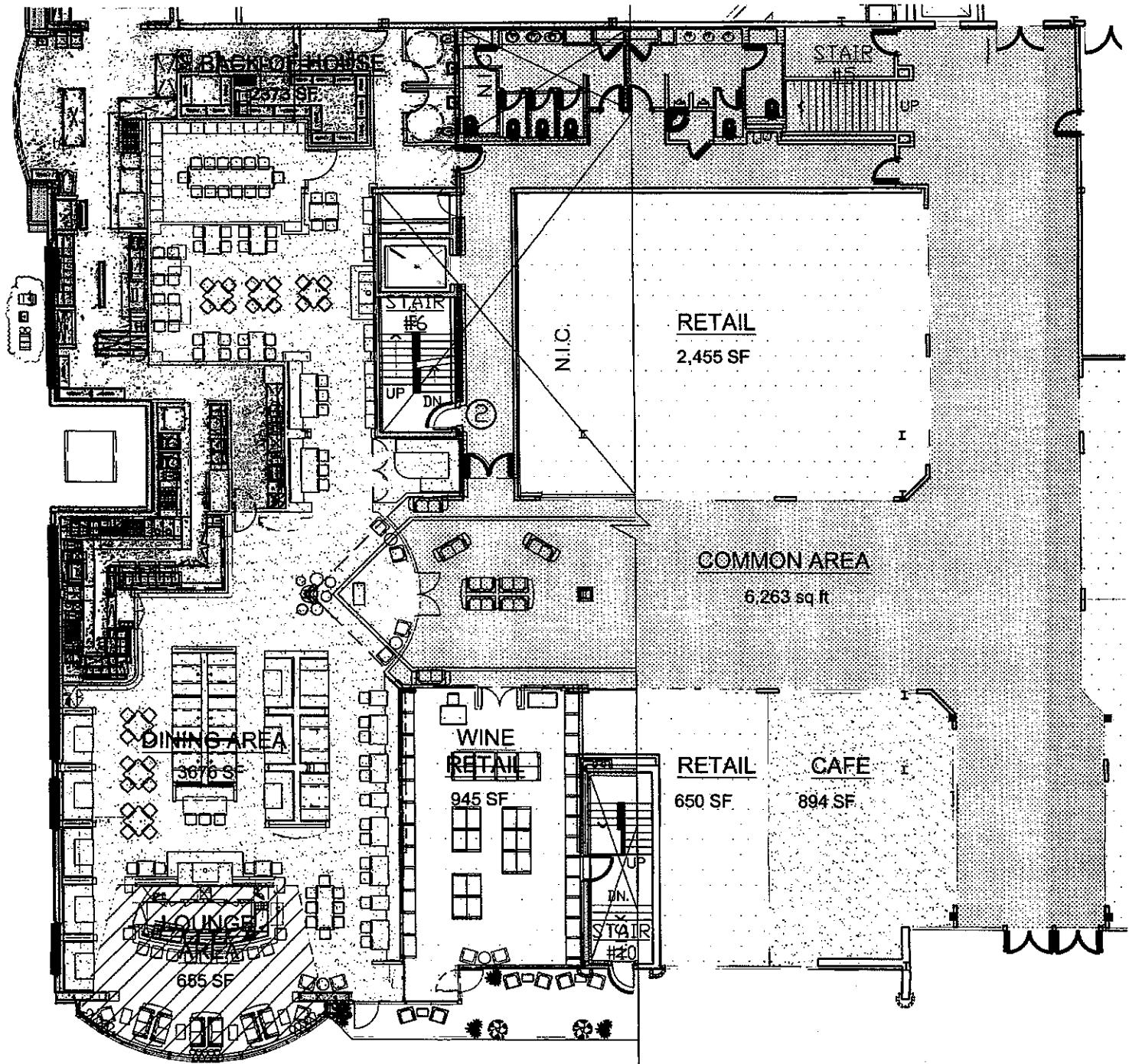
Please review any and all impacts these changes create on the remainder of your report.

Thank you.

Gary J. Bouchard

Cc:  
G.Shook  
R.Irmer





**RESTAURANT AREA ANALYSIS**

WINE RETAIL	945 SF
RESTAURANT DINING	3876 SF
RESTAURANT BAR	685 SF
RESTAURANT BACK-OF-HOUSE	2373 SF
<b>TOTAL SF</b>	<b>7649 SF</b>

**STREET LEVEL 6  
AREA USE ANALYSIS**

# HERMOSA PAVILION

## SHARED PARKING ANALYSIS



**WALKER**  
PARKING CONSULTANTS

DECEMBER 4, 2006

37-7808.00

removed from this analysis). The current program for the Hermosa Pavilion is provided in Table 1.

Table 1: Development Breakdown

Current Land Uses		Sq. Ft.
24 Hour Fitness	Gym	46,049
Glen Ivy	Day Spa	13,038
Kids Kabaret	Auditorium	3,036
Stillwater Cafe	Café/Restaurant	912
Keller Williams	Office	9,347
Seaside Office Suites	Office	9,274
Coast Capital	Office	1,732
		<hr/> 83,388
Future Land Uses		
Stillwater Restaurant	Restaurant	7,038
Suite 140	Retail	1,499
Suite 150	Retail	4,442
Suite 160	Retail	688
Suite 165	Retail, wine sale/tasting	548
Suite 180	Retail	1,537
Suite 185	Retail	423
Suite 190	Retail	417
6 Kiosks	Retail	360
		<hr/> 16,952
Non-demand Generating Land Uses (Warehouse)		
Warehouse		12,180
VIP lockers		600
		<hr/> 12,780
TOTAL SQUARE FOOTAGE		<hr/> 113,120

Source: Shook Development, LLC, 2006.

### CITY OF HERMOSA BEACH PARKING REQUIREMENTS

The City of Hermosa Beach evaluates whether a development is providing enough parking supply based on Chapter 17.44 of the City's Municipal Code. The minimum requirements for land uses in the Hermosa Pavilion have been summarized in Table 2 below.

Table 2: City of Hermosa Beach Parking Requirements

Current Land Uses	Required Ratio
Gym	1 space per 100sf
Day Spa	1 space per 100sf
Auditorium	1 space per 50sf
Café/Restaurant	1 space per 100sf
Office	1 space per 250sf
Future Land Uses	Required Ratio
Restaurant	1 space per 100sf
Retail	1 space per 250sf

Source: City of Hermosa Beach Municipal Code, 2006.



29229 Canwood Street, Suite 105 Agoura Hills, CA 91301  
P 818.707.1908 F 818.707.1936  
bittondesign.com

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**Monday, December 04, 2006**

### **Company Overview**

**Bitton Design Group is a full service hospitality design firm giving its clients a comprehensive package of services that include interior, exterior, and graphic design.**

**Eddy Bitton- President/Owner was born in Montreal, Canada, Eddy moved to Los Angeles in 1974 and was raised in North Hollywood, CA. The 42-year-old designer is a graduate of California State University, Northridge with a degree in Interior Design.**

**Over his 20-year career Eddy has completed numerous projects for national and international corporations that have earned him the reputation as one of the top restaurant designers in the industry. Two years in a row the United States Historical Register gave Eddy an award for "Design Excellence". With his experience in the hospitality design field Eddy has gained the knowledge that it takes to shape raw ideas into innovative design concepts that capture the essence of a clients dream. He takes pride in the success of his designs regardless of the size.**

**Some of are most noteworthy projects include the Ruth's Chris Steak House, located in Pasadena, California which was featured in their web site as "The most beautiful restaurant in the chain." Another spectacular restaurant with extraordinary design concept is Flemings Steak House located in El Segundo, California.**

**Several restaurants concepts for the Kimpton Hotels including Grand Café located in San Francisco California, Sazerac located in Seattle Washington, Kuleto's located in Los Gatos California and Bambara located in Cambridge Massachusetts.**

**Bitton design Group prides itself on providing world class destination restaurant with each different design. The proposed Stillwater Bistro located in Hermosa Beach has timeless architectural and design elements that are utilized to create a breath taking environment with endless appeal.**

**Some of the highlights include an exhibition cook line highlighting the fresh food preparation, blended mahogany and walnut wood in contrasting stain, wood beam ceiling and crown molding, a fantastic onyx fireplace.**

**One of the featured dining experiences include a wine cellar complete with a groin vaulted brick ceiling and columns along with antique chandeliers and wall scones. There simply is no other restaurant experience in the South bay that will compare to Stillwater Bistro.**

**Please visit our website at [Bittondesign.com](http://Bittondesign.com) and feel free to contact Bitton Design Group with any and all questions that you might have.**

**Jackie Drasco**

---

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 7:33 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: Stillwater Bistro

**RECEIVED**

DEC 05 2006

COMMUNITY DEV. DEPT.

Please include as part of the packet.

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**From:** Dawn Alzina [mailto:dawna@pacificone.us]  
**Sent:** Friday, December 01, 2006 9:32 AM  
**To:** Steve Burrell  
**Subject:** Stillwater Bistro

**To: Members of the City Council**

**I would like to voice my support for Stillwater Bistro in the Hermosa Pavilion, located at 1601 Pacific Coast Highway.**

**As a businessperson, I believe that the addition of an upscale restaurant will serve the community well by providing a sophisticated dining option for residents and tourists.**

**I encourage the City Council to approve this CUP at the December 12 public hearing, and permit the owner to begin construction of Stillwater Bistro without further delay.**

**Plus I'd like to ad that I'm tired of going to Manhattan Beach for a "nice" dining experience. Our choices are slim here in Hermosa...we have very few nice dining establishments...and too many cheap party places....for example; Sangria, Patrick Malloys, Dragon....the list goes on...Then for food we have fun places; Buona Vita and Cantina Real...not sure which group to put Henessey's in?? The only adult place with great food is Cafe Boogaloo and Mediterraneo...but Boogaloo gets too loud sometimes with the music..and it's not fine dining.**

**Hermosa Beach needs to grow up a little bit...a nice fine dining restaurant is a great addition to the city.**

**Thank for taking your time to read this letter,  
Dawn Alzina**

**Jackie Drasco**

---

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 7:37 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: Stillwater Grill

**RECEIVED**  
DEC 05 2006

Please include as part of the packet.

COMMUNITY DEV. DEPT.

---

**From:** Albro Lundy [mailto:Albro@BBLSURFLAW.com]  
**Sent:** Thursday, November 30, 2006 6:37 PM  
**To:** Steve Burrell  
**Cc:** Maureen Hunt; Carla Merriman  
**Subject:** Stillwater Grill

Dear Steve,

I am writing this letter not as an attorney representative but as a homeowner, businessman and property owner here in Hermosa.

I know you know that I am against the proliferation of establishments providing alcohol as well as the current practices of many of the establishments now serving alcohol. After the Mediterraneo hearing, I received many phone calls, emails and letters commending me for my thoughtful and persuasive arguments. Certain individuals especially appreciated my suggestion that we start truly enforcing our public drunkenness ordinance. The Beach Reporter even chose that argument to quote me in the article about the hearing.

That being said, my arguments in favor of Mediterraneo being allowed to stay open on the weekends to 2 are the same ones I would opine for Stillwater (which, by the way, are inserted by reference herein). We need to change the atmosphere of HB. We need upscale restaurants with upscale clientele. This bring us visitors the general populace desires--law abiding citizens who enjoy a cocktail but do not get drunk, throw up on our sidewalks or people's lawns and break the law (or my windows, by the way).

Call me and we can discuss this further. I would also like to discuss various transportation opportunities here in HB.

Sincerely,

Albro Lundy

**Jackie Drasco**

---

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 7:33 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: STILLWATER BISTRO

**RECEIVED**

DEC 05 2006

COMMUNITY DEV. DEPT.

Please include as part of the packet

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**From:** Mary Terrell [mailto:mjterrell@verizon.net]  
**Sent:** Friday, December 01, 2006 8:35 AM  
**To:** Steve Burrell  
**Subject:** STILLWATER BISTRO

**To: Members of the City Council**

**I would like to voice my support for Stillwater Bistro in the Hermosa Pavilion, located at 1601 Pacific Coast Highway .**

**As a businessperson, I believe that the addition of an upscale restaurant will serve the community well by providing**

**a sophisticated dining option for residents and tourists. I encourage the City Council to approve this CUP at the**

**December 12 public hearing, and permit the owner to begin construction of Stillwater Bistro without further delay.**

**Jackie Drasco**

---

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 7:35 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: PLEASE SEND A SUPPORT LETTER TO CITY COUNCIL

Please include as part of the packet

**RECEIVED**

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**From:** Ron Newman [mailto:ron@sharkeez.net]  
**Sent:** Thursday, November 30, 2006 7:06 PM  
**To:** Steve Burrell  
**Subject:** Fw: PLEASE SEND A SUPPORT LETTER TO CITY COUNCIL

DEC 05 2006  
COMMUNITY DEV. DEPT.

**To: Members of the City Council**

**I would like to voice my support for Stillwater Bistro in the Hermosa Pavilion, located at 1601 Pacific Coast Highway. As a businessperson, I believe that the addition of an upscale restaurant will serve the community well by providing a sophisticated dining option for residents and tourists. I encourage the City Council to approve this CUP at the December 12 public hearing, and permit the owner to begin construction of Stillwater Bistro without further delay.**

**Thank you  
Ron Newman**

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Novirus found in this incoming message.  
Checked by AVG Free Edition.  
Version: 7.1.409 / Virus Database: 268.15.2/560 - Release Date: 11/30/2006



**Jackie Drasco**

---

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 7:34 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: Stillwater Bistro

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---

**From:** Zellweger [mailto:l.zellweger@att.net]  
**Sent:** Thursday, November 30, 2006 8:15 PM  
**To:** Steve Burrell  
**Subject:** Stillwater Bistro

COMMUNITY DEV. DEPT.

**To: Members of the City Council**

**I would like to voice my support for Stillwater Bistro in the Hermosa Pavilion, located at 1601 Pacific Coast Highway. As a businessperson, I believe that the addition of an upscale restaurant will serve the community well by providing a sophisticated dining option for residents and tourists. I encourage the City Council to approve this CUP at the December 12 public hearing, and permit the owner to begin construction of Stillwater Bistro without further delay.**

**Meredith Zellweger/Owner, Toy Jungle**

**Jackie Drasco**

---

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 7:34 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: stillwater

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**From:** suzanne larkin [mailto:smlarkin@mindspring.com]  
**Sent:** Friday, December 01, 2006 8:06 AM  
**To:** Steve Burrell  
**Subject:** stillwater

COMMUNITY DEV. DEPT.

*I am in support of the Stillwater Restaurant project. It will be a welcomed addition to Hermosa Beach dining.*

Suzanne Larkin  
Shorewood Realtors  
(310)720-4033

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**From:** Donald Hales [mailto:donaldhales2000@yahoo.com]  
**Sent:** Friday, December 01, 2006 3:26 PM  
**To:** Steve Burrell  
**Subject:** FW: Stillwater Bistro  
**Importance:** High

In the earlier e-mail, I sent there were some typos that have been corrected in this copy, Thank you,

Donald

-----Original Message-----

**From:** Donald Hales [mailto:donaldhales2000@yahoo.com]  
**Sent:** Friday, December 01, 2006 3:19 PM  
**To:** 'Steve Burrell'  
**Subject:** Stillwater Bistro  
**Importance:** High

To: The Members of the City Council,

As a long time resident and native of Hermosa Beach (since 1954), I would like to lend my support for the **Stillwater Bistro** to be located in the **Hermosa Pavilion**, at 1601 Pacific Coast Highway, Hermosa Beach.

Hermosa Beach should join other adjacent neighboring cities (such as Manhattan and Redondo Breaches) by providing the addition of an upscale restaurant that will not only serve the community, but add a level of sophisticated dining for residents (their guests), businesspeople (visiting or otherwise), and tourists to this City – as well as needed revenue for the City.

Earlier this Summer I had the opportunity to meet with the owner, Gene Shook, who took the time to show me the plans for his restaurant and walk me through the area allocated for the **Stillwater Bistro**. Plans on paper are one thing, but actually walking the area gives one a better perspective of his thoughts and ideas for his restaurant.

I would encourage the City Council to approve the C.U.P. (Conditional Use Permit) at the December 12<sup>th</sup> public hearing meeting and allow the owner, Gene Shook, to begin construction of the **Stillwater Bistro** without further delay.

Sincerely Yours,

Donald M. Hales

Donald M. Hales,  
2411 Prospect Avenue, Suite 123,  
Hermosa Beach, Calif. 90254-2726  
Phone: 1.310.372.1510  
E-mail: [donaldhales2000@yahoo.com](mailto:donaldhales2000@yahoo.com)

**Jackie Drasco**

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 9:19 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: Stillwater Bistro

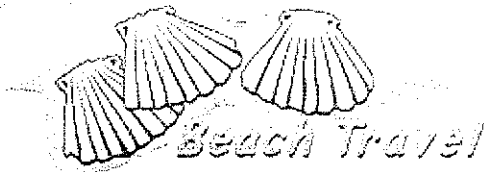
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**From:** Tracy Barton [mailto:tracy.b@beachtv.com]  
**Sent:** Friday, December 01, 2006 3:15 PM  
**To:** Steve Burrell  
**Subject:** Stillwater Bistro



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**To: Members of the City Council**

**I would like to voice my support for Stillwater Bistro in the Hermosa Pavilion, located at 1601 Pacific Coast Highway. As a businessperson, I believe that the addition of an upscale restaurant will serve the community well by providing a sophisticated dining option for residents and tourists. I encourage the City Council to approve this CUP at the December 12 public hearing, and permit the owner to begin construction of Stillwater Bistro without further delay.**

**Linda Monosmith  
Owner**

**Jackie Drasco**

---

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 9:19 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: Support for Stillwater Bistro

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**From:** Day [mailto:Day@IndigoH.com]  
**Sent:** Friday, December 01, 2006 2:58 PM  
**To:** Steve Burrell  
**Cc:** 'Barrett Patel'  
**Subject:** Support for Stillwater Bistro

**To: Members of the City Council**

**I would like to voice my support for Stillwater Bistro in the Hermosa Pavilion, located at 1601 Pacific Coast Highway.**

**As a businessperson, I believe that the addition of an upscale restaurant will serve the community well by providing a sophisticated dining option for residents and tourists. I encourage the City Council to approve this CUP at the December 12 public hearing, and permit the owner to begin construction of Stillwater Bistro without further delay.**

**Deirdre C. Murray**

**Director of Sales & Marketing**

**Hawthorn Suites Manhattan Beach**

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**Jackie Drasco**

---

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 9:19 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: Still Water Bistro

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-----Original Message-----

**From:** beachcitiescycles@verizon.net [mailto:beachcitiescycles@verizon.net]  
**Sent:** Friday, December 01, 2006 11:38 AM  
**To:** Steve Burrell  
**Subject:** Still Water Bistro

**To:** Members of the City Council

I would like to voice my support for Stillwater Bistro in the Hermosa Pavilion, located at 1601 Pacific Coast Highway.

As a businessperson, I believe that the addition of an upscale restaurant will serve the community well by providing

a sophisticated dining option for residents and tourists. I encourage the City Council to approve this CUP at the

December 12 public hearing, and permit the owner to begin construction of Stillwater Bistro without further delay.

Brian Lindquist

Beach Cities Cycles  
219 Pacific Coast Hwy.  
Hermosa Beach, Ca. 90254

**Jackie Drasco**

---

**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 9:18 AM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: Stillwater Bistro

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Include in packet.

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**From:** Dianaalbergate@aol.com [mailto:Dianaalbergate@aol.com]  
**Sent:** Friday, December 01, 2006 10:43 AM  
**To:** Steve Burrell  
**Subject:** Stillwater Bistro

Dear Steve,

The beloved Mermaid has been a part of Hermosa for oh so many years...Boots has been the owner since 1954 and it was doing business before that! How many of our residents have celebrated important events in their lives at the Mermaid...birthdays, anniversaries, promotions, first dates and even a recent well attended memorial for Junior, Anna Belchee's dog!? Can you imagine if he tried to open the business today? The "anti-bar crowd" would howl in protest. The Mermaid is more than just a restaurant and BAR, it is a place of celebration. A place to enjoy.

From what I know of Gene Shook's plans for the Stillwater Bistro, this upscale restaurant (with a small bar area), will serve our community well. It will be a place to enjoy a good meal with good friends to celebrate what a beautiful thing it is to be in Hermosa Beach. I wholeheartedly support the Stillwater Bistro and believe it will be good for our city. Let's grant the CUP and keep our upscale dining dollars in Hermosa. The Mermaid welcomes some competition!

Sincerely,

Diana Albergate

(Proud Resident of Hermosa Beach and manager of The Mermaid Restarurant)

**Jackie Drasco**

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**From:** Steve Burrell  
**Sent:** Monday, December 04, 2006 2:05 PM  
**To:** Sol Blumenfeld; Jackie Drasco  
**Subject:** FW: Stillwater Bistro

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DEC 05 2006

COMMUNITY DEV. DEPT.

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**From:** Cindey Liberto [mailto:cindey@cindey.net]  
**Sent:** Saturday, December 02, 2006 12:53 PM  
**To:** Steve Burrell  
**Subject:** Stillwater Bistro

To: Members of the City Council

I would like to voice my support for Stillwater Bistro in the Hermosa Pavilion, located at 1601 Pacific Coast Highway.

As a businessperson, I believe that the addition of an upscale restaurant will serve the community well by providing

a sophisticated dining option for residents and tourists. I encourage the City Council to approve this CUP at the

December 12 public hearing, and permit the owner to begin construction of Stillwater Bistro without further delay.

Would you also grant a liquor license for their opening?

Thank you for your consideration.

Cindey Liberto

56



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COMMUNITY DEV. DEPT.

December 4, 2006

Community Development Department, Planning Division  
c/o City Hall  
1315 Valley Drive  
Hermosa Beach, CA 90254

Re: Public Hearing on Tuesday, December 12, 2006

- 1) Conditional Use Permit to Allow Car Wash in the Hermosa Pavilion,
- 2) Conditional Use Permit for On-Sale General Alcohol in conjunction with a Restaurant, Still Water.

We, as property owners across the street from Hermosa Pavilion, are in favor of the projects.

Thank you,

Willis D. Hayes      James M. Welch  
1600 Pacific Coast Hwy.  
Hermosa Beach, CA 90254