

City of Hermosa Beach
Mayor and City Council
1315 Valley Drive
Hermosa Beach, CA 90254

RECEIVED
OCT 10 2006
COMMUNITY DEV. DEPT.

RE: PAVILION TRAFFIC ISSUES, PCH/ 16TH STREET

Dear Mr. Mayor and Council:

It is a "free for all" at the intersection of 16th Street/Pacific Coast Hwy. On October 3, 2006 at 6:00pm, as I drove westbound on 16th Street between PCH and Ardmore. More than 6 vehicles in the traffic lane (closest to the curb) were unable to advance forward to enter the Pavilion due to delays with the mechanical gate. This creates unsafe conditions for everyone plus congestion. The parking plan inadequately services the building. Complications such as delayed access discourage use and encourage spillover traffic into residential neighborhoods.

Recommendation:

1. Do NOT intensify this commercial building with more high-impact usage.
2. Require the mechanical gate to remain in the "up" position to allow full access to the parking structure.
3. Allow 100% standard self-parking.

Unresolved issues and the intensification of this building undermines residents and creates nuisance conditions.

Respectfully,

Patty Egerer

SUPPLEMENTAL
INFORMATION

RECEIVED
OCT 2 2006
COMMUNITY DEV. DEPT.

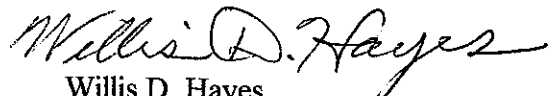
1600 Pacific Coast Hwy.
Hermosa Beach, CA 90254
September 29, 2006

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

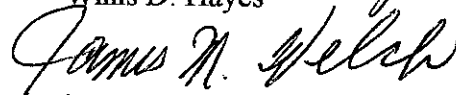
Council Members,

In response to a Notice regarding a Public Hearing to be held on Tuesday, October 10, 2006 about a Conditional Use Permit for Still Water Contemporary America Bistro to be located in The Hermosa Pavilion at 1601 Pacific Coast Highway, Hermosa Beach, CA 90254, please be advised that we, as owners of property located at 1600 Pacific Coast Highway, Hermosa Beach, are in favor of the Planning Commission decision on August 15, 2006 which would allow Still Water to proceed with their project.

Thank you,



Willis D. Hayes



James M. Welch

RECEIVED

OCT 3 2006

COMMUNITY DEV. DEPT.

October 3, 2006

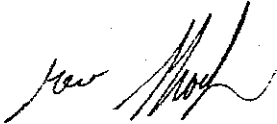
Sol Blumenfeld
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, California 90254

Re: Conditional Use Permit for on-sale alcohol in conjunction with a restaurant at the Hermosa Beach Pavilion at 1601 Pacific Coast Highway

Sol Blumenfeld:

Enclosed are 10 sets of plans for restaurant for the City Council October 10th meeting. We do need the midnight close 7 nights per week. The CUP has no use of TV's in restaurant. Many high end restaurants have the use of TV's in discrete areas (for example Fleming's has flat screen TV at the bar area). We would also like to have the ability to use a TV in our retail area's to show information on the products we will sell and in our private dining rooms. We would ask that this provision is removed or reduced to no TV's in main dining area.

Sincerely,



Gene Shook
President
Shook Development Corporation
1601 Pacific Coast Highway Suite 300
Hermosa Beach, CA 90254
Phone 310 698-0700
Fax 310 698-0701
Email gshook@shookdevelopment.com

Tuesday, October 03, 2006

City of Hermosa Beach
1316 Valley Drive
Hermosa Beach, CA 90254

RECEIVED

OCT 4 2006

COMMUNITY DEV. DEPT.

RE: The Pavilion Public Hearing, October 10, 2006

Dear Mr. Mayor and Members of the City Council,

We wish to go on record as opposed to the issuing of a Conditional Use Permit for the general on-sale of alcohol in conjunction with the building of a restaurant in the Pavilion for the reasons/issues raised in the remainder of this letter. A simple solution is to deny the CUP and correct the current problems.

The plans call for a mega bar/restaurant - - 8000 sq. ft. of it. The local area surrounding the Pavilion contains high density housing for residents. This bar will impact the lives of all the residents living within a 5 block area. The addition of a bar which can contain some additional 400+ patrons at any given time from 6 pm to 12 pm will create major issues for the area. The parking garage already has the 'garage full' sign out around 6 pm sometimes in the evening. Where are these additional 200-300 plus cars for the restaurant going to park. Evidently the Pavilion was soliciting \$10 for 'event parking' during the Labor Day weekend. Does this violate their CUP, Parking Plan and Municipal Code (reducing available parking)?

The new bar/restaurant will be within 600 feet of the Hermosa Valley Elementary School. School children flow up and down 16th street going to and returning from school.

Passing a liquor establishment with your kids is not high on parents/residents priority lists. Fast driving and increased traffic on 16th and Ardmore place children at risk.

Suggestion:

1. Find way to reduce traffic on 16th street and Ardmore.
2. The city should make sure that the bar/restaurant is within State law for distance from a school. If not deny license.

The new bar/restaurant will become another drinking hole if the restaurant does not work out. If we have to live with a bad decision granting the license then limit the project so that:

1. Liquor may not be sold unless consumed on-site. No bottle sales.
2. Outside tables/chairs for dining/liquor consumption will never be allowed
3. Restaurant may not have any form of live or video entertainment
4. No noise will be heard outside the building
5. Liquor license only valid until 9 pm. That way the patrons may leave earlier so that major noise and issues from patrons drinking too much will not violate HB Municipal Code regarding noise after 10 p.m..

What is the density of liquor serving establishments in Hermosa Beach? Some number mentioned is 90+. Putting another liquor license in a residential area is a flag to the home owners that Hermosa Beach is supporting business not residents and in the long run will encourage residents to leave for a quieter environment.

Rumors has it that the license for Club Saffire is being revisited by the City. This club is a disgrace for Hermosa Beach. Residents and families have observed semi-nude dancing in the front windows in order to draw people in. People drinking and hanging out in the Ardmore parking garage at 1 am. or so and disturbances in that garage have increased Police responses. Because there probably is not enough business to support a high end restaurant, we believe that at some point in the next year or so this new restaurant will go the same way as Club Saffire.

1. Only issue a new liquor license when one expires or is abandoned and only after extensive public hearings.
2. Reduce the number of licenses to a number more realistic for Hermosa Beach.

We would like to think that the residents count, but as one attends the various City Commissions and Committees it is easy to lose faith. The Pavilion has consumed hundreds if not thousands of hours of time for city employees as well as residents. The Pavilion project is oversized and one wonders how the owner was able to increase the usable inside space by more than 40% from 1998. We really would like some quality of life type of businesses in the building. The will never happen because the building owner has a financial interest in the new businesses including the new bar/restaurant.

During Planning Commission meetings a large number of residents clearly detailed the many problems that the Pavilion has brought to the area. I actually presented pictures of the traffic and parking problems and later was rebuffed by a Planning Commission member for staging the pictures. They were not staged and were snapped at random from my patio. The Pavilion owner, Shook, had an opportunity to meet with each of the Planning Commission members outside of the public hearing (as stated by them in the Planning Commission public meeting) and subsequently they approved the license request. The residents were not offered such an opportunity. We thank the City Council for allowing us to provide input for the October 10th meeting. Also:

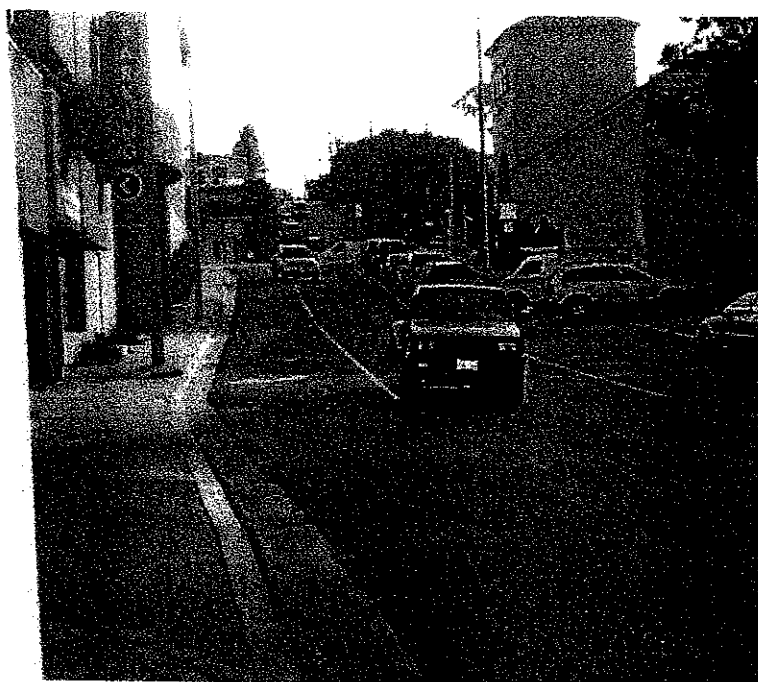
1. We invite each of the City Council members to come to 16th street and spend a couple of hours (try 5-7 pm) viewing and listening to the noise from the Pavilion Parking Structure and the traffic on the street.

The installation of the traffic light at PCH/16th street has routed thousands of cars down 16th street (west of PCH) so they can avoid the congestion created by the traffic light at 16th and PCH and the traffic light at Pier Ave and PCH. Traffic counts taken by the city Public Works and the consultant's report did not consider 16th street west of PCH, only east of it. The counts from the Public Works consultant indicated that some 4000+ cars a day use the one block long 16th street west of PCH. Traffic counters were removed last week so new counts should be available now.

Speed levels have increased on 16th street. At times during the day, namely 5 pm – 8 pm., the traffic is so heavy that cars turning into the Pavilion parking garage are blocking 16th street. Tonight at one time I counted 32 cars trying to move on the street. The traffic light at PCH and 16th street creates long lines on 16th street. The north most lane (turning lane) on 16th street along side of the Pavilion Parking structure is not usable by cars turning into the Pavilion parking garage because of the tight turns necessary to enter the narrow openings of the garage. Some suggestions:

1. Remove street light next to entrance of Pavilion garage entrance.
2. Widen the entrances to the garage.
3. Make the north turn lane the only lane to enter the garage from.
4. No left turn into the Pavilion parking garage for cars going east on 16th street

Note photo of pickup and auto turning into the Pavilion parking garage from center lane:



Opening up the parking garage with 2 hour free parking was supposed to reduce parking problems locally but can not work when the 'parking full' sign is posted outside of the entrance. Traffic is so bad that parking elsewhere and walking is easier than waiting to enter the parking garage.

The Pavilion Parking Garage has increased the noise levels from the street dramatically, and at all hours. The new restaurant will only add to that noise. A simple solution is to deny the CUP and let us correct the current problems/issues. We personally are getting pricing for installation of sound reduction door/windows for our condo. Maybe the Pavilion would opt to pay for them. Suggestions:

1. Make valet parking available (free) when general parking is full
2. City should not allow Pavilion 'event parking' which reduces available parking.

3. Review the CUP and the Parking Plan to find out why the Pavilion garage open parking is full and only valet parking is available. Maybe an allocation problem?

If a parking problem exists now how can an additional 200-400+ cars (over several hours) be figured in the building planning without impacting the local parking or increasing the traffic on 16th street. Solutions do exist.

1. Deny the CUP request for a liquor license
2. Create a parking district requiring stickers for resident cars.
3. Place speed strips on 16th street.
4. Consider making 16th street one-way

Thank you for your consideration,

Ron and Linda Miller
1600 Ardmore #213
Hermosa Beach, CA 90254
310-937-9052
ron_wamba@verizon.net

September 12, 2006

City of Hermosa Beach
Mayor and Council Members
1315 Valley Drive
Hermosa Beach, CA 90254

RECEIVED
SEP 14 2006

**RE: REQUEST FOR APPEAL OF CUP 06-04
"PAVILION" 1601 PCH.**

Dear Mr. Mayor and Members of Council:

I respectfully disagree with the assessment made by the Planning Commission on August 15, 2006. An appeal is requested.

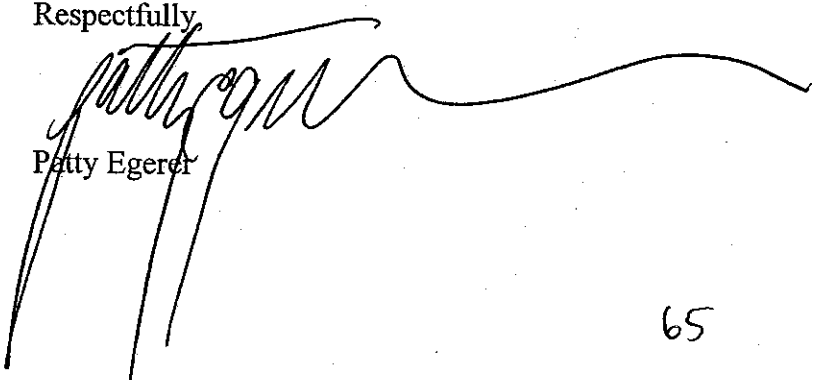
There are a combination of variables that require consideration;

1. The general plan fails to protect residential neighborhoods or acknowledge the concentration of alcohol outlets within our community. The "plan" is an inadequate planning tool, because its outdated. This proposed usage is not "compatible" with our neighborhood. (Tavern style restaurants, entertainment venues, late night clubs with disc jockeys, amplified music and dancing all of which are allowed along PCH poses conflict with residential.)
2. Public safety is reduced by the proliferation of alcohol outlets. Our police services are burden with alcohol related disturbance calls. This creates a dependence on "mutual aid" support, when a disturbance call is received.
3. Misrepresentations are contained in the CUP. Statements that purport existing and future impacts to the surrounding neighborhood have been mitigated, lack basis and must be stricken.
4. The "conditions of approval" contained in the CUP are inadequate in scope.
5. The restaurant's scale is excessive. If alcohol is permitted at this location nuisance conditions will develop. These negative impacts will create turmoil, and progressively threaten the quality of life for surrounding residents.
6. The parking structure still operates in violation of municipal code 17.44.050. A reconfiguration of the Parking Plan is necessary. The lack of standard parking stalls needs study.

Question: How does a "non-conforming" building that was originally overbuilt in 1986 expand its leaseable sq.ft. by 51%?

Thank you for allowing these issues surrounding PC Resolution 06-04 to be heard on appeal.

Respectfully,


Patty Egerer

FACSIMILE COVER SHEET AND MESSAGE

Total number of pages including this cover sheet 10

Date WED 9-6-06 Time

To Hermosa Beach City Council
Fax number 372-6186

From James Lissner, Hermosa Beach, CA 90254
Fax number: (310) 376-2287
Voice number: (310) 376-4626

Venue: Council Meeting of 9-12-06, Consent Calendar, Planning
Commission Action Minutes

Subject: 1601 PCH, CUP for Restaurant with Alcohol

Honorable Councilmembers:

At their August 15 meeting the Planning Commission recommended 12 midnight, 7-days-a-week closing hours for Stillwater. That decision will become final unless the City Council holds an appeal hearing.

Some argue that a midnight closing is early enough to guarantee no impact on the city or the neighborhood. I believe that there is a good argument that at least the weekday closing times could be earlier.

At an earlier meeting, the applicant partners distributed copies of a Mother's Day Brunch menu from one partner's restaurant in San Juan Capistrano. They also brought with them their French chef, in full chef's regalia.

Recently, I obtained a copy of the regular dinner menu from their San Juan Capistrano branch. I have attached a copy of it as well as of the Mother's Day menu they previously distributed.

When I reviewed those menus, they reminded me of the sophisticated menus submitted by some other CUP applicants in Hermosa Beach. I keep a file folder with old menus and have attached, for your review, copies of old menus from Patrick Molloy's and Pointe 705. The similarities (other than the prices) are striking.

1b

My point, in case it is not already clear, is that a sophisticated menu provides us no assurance as to how the place will be operated later on.

But if we accept, for sake of argument, the developers claim that 1601 PCH will remain a fine-dining restaurant, then based upon his statement it would be fair to compare the proposed hours to the actual operating hours of other fine dining restaurants in the South Bay.

Fleming's Steak House: open 'til 11 weekends, 10 weekdays.
Chez Melange: open 'til 10, seven days.

We can also look at the closing times Manhattan Beach has set for its four most-recent new full liquor approvals.

Shade Hotel: open 'til 12 weekends, 11 weekdays.
Juniors DeliBoys: open 'til 12 weekends, 11 weekdays.
Petros Greek Cuisine: open 'til 12 weekends, 11 weekdays.
Corkscrew Café: open 'til 11, seven days.

The Planning Commission has recommended midnight hours, seven days a week. I would like to suggest that those hours be only on weekends, with earlier closing during the week, like Manhattan Beach is doing.

Specifically, I would suggest a three-tier arrangement, like Manhattan used with Fonzs, with these hours:

Sun - Wed close at 10 pm
Thu - close at 11 pm
Fri - Sat close at 12 mid

Thank you for your consideration.

Sincerely,



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StillWater Bistro 2006**Mother's Day Brunch****Starters***(your choice of one)****Yves' Homemade Granola****Vanilla infused yogurt, fresh berries.****StillWater House Salad****Field greens, Maytag blue cheese, candied pecans, dried Bing cherries, balsamic vinaigrette.****Baby Spinach Salad****Dried apricots, pistachios, feta cheese, caramelized onion, raspberry vinaigrette.***Entrees***(your choice of one)***All entrees come with breakfast potatoes****Chamomile and Hickory Smoked Rainbow Trout****Sweet potato hash, poached eggs, chipotle coulis.****Eggs Benedict - StillWater Style****Applewood smoked bacon, poached egg, English muffin, blue crab salad, hollandaise.****New Orleans Scramble****Scrambled eggs, Andouille sausage, crawfish, red bell peppers, red onion, smoked Gouda.****Pain Perdue****Caramelized apples, vanilla bean infused cream.****Belgium Waffles****Fresh strawberries and bananas, vanilla bean infused cream.****Hickory Smoked Pork Tenderloin****Bing cherry reduction, roasted garlic potato, asparagus.****Harris Ranch Ribeye and Frites****Maytag blue cheese crumbles, lemon zest aioli.***Dessert*****An Assortment of Fine Pastries*****All mother's get bottomless Mimosas****Price:******Adults: \$55 per person plus tax******Children (12 and under): \$15 per person plus tax (Entrée and Dessert)***

Stillwater, SJC 2006

Palate Teasers

Beer Battered Green Beans

Lemon Zest-Caper Aioli, Spicy Tomato Fondue.
\$7.

Beef Satay Skewers

Sweet Soy Reduction.
\$9.

Maryland Style Crab Cakes

Blue Crab, Crawfish Tails, Celeriac Slaw, Cajun Aioli.
\$11.

Shanghai Shrimp in Lettuce Cup

Pan Seared Shrimp, Crimini Mushrooms, Pine Nuts, Cilantro, Soy Lime Sauce.
\$11.

Tomato Basil Bisque

Goat Cheese Toast Points.
\$9.

Soup and Salad

French Onion Soup

Traditional Favorite.
\$7.

Stillwater House Salad

Organic Mixed Greens, Bing Cherries, Maytag Blue Cheese,
Candied Southern Pecans, Balsamic Vinaigrette.
\$8.

Caramelized Bosch Pear and Montrachet Goat Cheese Salad

Organic Field Greens, Red Onions, Carrots, Fried-Parsnips, Lavender Infused Ranch.
\$9.00

Traditional Caesar Salad

Romaine Hearts, Parmesan Regianno, Focaccia Croutons, Kris' Caesar Dressing.
\$8.

Stillwater, S.J.C., 2006

Extras

Pan Seared New Zealand Sea Bass

Grilled Corn and Black Bean Relish, Chipotle Beurre Blanc, Seasonal Vegetables.
\$26.

Grilled Organic Australian Lamb Strip Loin

Horseradish Mashed Potatoes, Green Bean-Tomato Fondue, Tarragon Demi Glace.
\$28.

Wasabi Root Crusted Alaskan Halibut

Pineapple Beurre Blanc, Lemongrass Couscous, Sautéed Spinach.
\$26.

Organic Chicken Pasta Primavera

McGrath Organic Vegetables, Light White Wine Cream Sauce, Spinach Fettuccini.
\$20.

Barbeque Braised Prime Beef Short Ribs

Garlic Mashed Potatoes, Tropical Slaw.
\$25.

Natural Omaha New York Steak

Melted Blue Cheese, Potatoes O'Brien, Grilled Zucchini
\$30.

Chamomile Smoked Duck Breast and Confit

Sautéed Baby Spinach, Mandarin Coulis, Imported Brie Infused Orzo.
\$28.

Grilled Hawaiian Mahi Mahi

Indonesian Fried Rice, Roasted Pineapples, Grilled Asparagus, Curry Coconut Sauce.
\$26.

Organic Grass Fed Filet Mignon

Mango Steak Sauce, Asparagus Risotto, Seasonal Vegetables.
\$33.

1/2 Roasted Shelton Chicken

Natural Herb Jus, Black Wax Cheddar Macaroni and Cheese, Sautéed Rocket.
\$20.

Pistachio Crusted Wild Salmon

Brie and Sun dried Tomato Orzo, Sugar Snaps, Strawberry Balsamic Reduction.
\$26.

Still water SJC, 2006

StillWater Bistro Specials

Wildlife Lake Elk

Gouda and Andouille Sausage Gratin, Glazed Carrots, Grilled Onion Demi Glas.
\$30.

Sour Fruit Braised Ono

Steamed Rice and Sautéed Spinach
\$26.

Veal T-Bone

Baked Potatoe, Garlic Green Beans, Exotic Apricot Mushroom Demi.
\$35.

Hearty Seafood Saffron

Mussels, Shrimp, Bay Scallops, Calamari, Fish Stock, Rustic Toast Points.
\$26.

Pointe 705, 2001

Small Plates

<i>Cocomut Shrimp Skewers with Grilled Pineapple and a Chipotle Vinaigrette</i>	\$9.95
<i>Barbecue Spiced Scallops, Garlic Mashed Potatoes and a Roasted Corn Sauce</i>	\$8.95
<i>Miso Soup, Soy Broth served with Tofu, Scallions and Seaweed</i>	\$2.95
<i>Shrimp Tempura with Sticky Rice and Soy Chili Sauce</i>	\$7.95
<i>Calamari Roll, Papaya Salsa & Wasabi Crème Fraiche</i>	\$7.95
<i>Rock Shrimp Poistickers, Vegetable Slaw, Oriental-Butter Sauce</i>	\$9.95
<i>Soft Shell Crab Tempura Style with Mirin Glaze served with Wasabi Mashed Potatoes</i>	\$8.95
<i>Fresh Mixed Vegetable Tempura served with Sticky Rice</i>	\$4.95
<i>Seared Ahi, Sesame-Chili Noodles, Mirin Glaze</i>	\$8.95
<i>Crab Cakes with Roasted Red Bell Pepper Cream</i>	\$12.95
<i>Rainbow Plate- Salmon, Ahi, Shrimp, Yellowtail, Sticky Rice with Chili Dipping Sauce</i>	\$10.95

Greens

<i>Charred Ahi, Baby Greens, Roasted Red Bell Pepper Vinaigrette, Olives, Onions, and Tomatoes</i>	\$10.95
<i>Baby Greens, Tomato Concasse, Hot House Cucumbers, Red Onions, Balsamic Herb Dressing</i>	\$5.95
<i>Arugula & Baby Greens- Goat Cheese, Roasted Pecans, Tomatoes & An Herb Dressing</i>	\$7.95
<i>Romaine and Radicchio, Garlic Bruschetta, Parmesan & Romano with Caesar Dressing</i>	\$6.95
<i>705- Baby Greens, Artichokes, Tomatoes, Feta Cheese Herb Vinaigrette, Olive Flat Bread</i>	\$7.95
<i>Chinois Chicken, Chopped Greens, Vegetables, Wontons, Spicy Thai Dressing</i>	\$8.95

Pizza

<i>Italian Sausage, Caramelized Onions, Tomatoes, Marinara Sauce</i>	\$8.95
<i>Margherita Pizza- Basil, Tomatoes, Mozzarella & Tomato Sauce</i>	\$6.95
<i>BBQ Pizza- Red Onion, Grilled Breast of Chicken, Mozzarella, Tomatoes, & Cilantro Leaves</i>	\$8.95
<i>Proscutto Pizza- Mozzarella, Tomatoes, Fresh Black Pepper & Basil Oil</i>	\$8.95
<i>Thai Chicken Pizza- Scallions, Carrots & Mozzarella Cheese</i>	\$8.95
<i>Pepperoni and Mozzarella</i>	\$6.95

Pastas & Noodles

	<i>Mixed Vegetables, Crushed Tomatoes, Herbs, Chili Flakes, Fussili Pasta Lunghi</i>	15
	<i>Szechwan Beef Vegetables & Orzo Pasta</i>	\$14.95
	<i>Charred Ahi with Pasta Puttanesca, Olives, Capers, Tomatoes, and Onions</i>	\$16.95
	<i>Chicken Penne, Roma Tomatoes & Romano in a Garlic Cream Sauce</i>	\$12.95
	<i>Spicy Cashew Shrimp, Stir Fry Vegetables, & Noodles in a Cilantro Thai Sauce</i>	\$14.95
	<i>Lobster Ravioli- Pesto Cream, Roasted Red Bell Pepper Coulis</i>	\$15.95

Large Plates

	<i>Filet Mignon, Tempura Onions, Spinach and Bordelaise Sauce, Roasted Garlic Mashed Potatoes</i>	\$19.95
	<i>Sautéed Barbecue Spiced Salmon, Sautéed Mixed Mushrooms, Roasted Corn Salsa, Mashed Potatoes with Barbecue Butter</i>	\$17.95
	<i>Seared Ahi, Mirin-Butter Sauce, Roasted Shiitake Mushrooms, Cucumber Relish, Sushi Rice</i>	\$17.95
	<i>Pan Roasted Scallops over Wild Mushrooms and Cannellini Stew, with Creamy Parmesan Asparagus</i>	\$16.95
	<i>Teriyaki Breast of Chicken, Steamed Rice, Cashew Broccoli</i>	\$15.95
	<i>Five Pepper Roasted Chilean Seabass, Cucumber Tomato Relish, Crab Green Onion Mashed Potatoes</i>	\$18.95
	<i>Sautéed Shrimp, Garlic Mashed Potatoes, Roasted Sweet Tomatoes, Spinach, Creole Butter Sauce</i>	\$16.95
	<i>Mongolian Beef Tenderloin Stirfry, Sizzle Sauce, Assorted Vegetables, Steamed Rice</i>	\$14.95
	<i>Honey BBQ Glazed Chicken Breast, Sautéed Spinach, Roasted Garlic Mashed Potatoes and Mesquite Potato Chips</i>	\$15.95
	<i>Blackened Ahi, Sake Sauce, Sesame Vegetable Stirfry and Wasabi Mashed Potatoes</i>	\$17.95

Chef Special:

<i>Cucumber Salad, Miso Soup, (2) Coconut Shrimp, Stir-Fried Mixed Vegetables, Steamed Rice and Flavored Mochi</i>	\$24.95/person
<i>Sliced Petite Filet seasoned Mongolian Style</i>	\$22.95/person
<i>Teriyaki Chicken Breast</i>	

Corkage fee: \$10
 We gladly accept American Express, MasterCard and Visa
 1/2 Price Mondays: Half Price Sushi 5-10, 2 for One U Can It Bar
 Tuesdays: Prime Rib dinner for two \$38
 Tues.-Sat. 5:00-7:00pm 1/2 price Sushi
 Sundays: All U Can Eat Sushi \$19.95 per person
 Shane and Scott McColgan, Proprietors
 Rick Reyes, Executive Chef

PATRICK MOLLOY'S Circa 1998

APPETIZERS

- SEASONAL SOUP OF THE DAY 4.25
- SHRIMP FILLED WONTONS over a cucumber salsa 6.00
- FRESH BAKED CHICKEN POT PIE with grilled corn bread 5.25
- GRILLED CHICKEN KABOB with a Thai peanut sauce 5.95
- BREADED MARYLAND CRAB CAKES with grilled pear and a whole grain mustard sauce 8.25
- SEARED AHI TUNA and two bean salad with fall greens 8.75

SALADS

- SPINACH SALAD with white mushrooms and a warm bacon vinaigrette 6.00
- PIER AVE. CHOPPED SALAD iceberg and romaine lettuce with cucumber, tomato, mushrooms, garbanzo beans, Asiago cheese & a red wine vinaigrette 6.00
- WARM GOAT CHEESE SALAD over baby greens with walnuts and a champagne vinaigrette 6.50

PASTA/RISOTTO

- CAPELLINI with wild mushrooms and sun-dried tomatoes 7.25
- SPINACH AND RICOTTA RAVIOLI with brown butter and pine nuts 7.95
- LINGUINI with Manilla clams and a white wine-garlic sauce 8.50
- ROAST DUCK RISOTTO with a blend of fresh herbs 10.95

ENTREES

- GRILLED/STEAMED SEASONAL VEGETABLES with herb basmati rice and a light vegetable puree 10.25
- FREE-RANGE CHICKEN served with potatoes and Chef's choice vegetables 13.50
- FRESH GRILLED SALMON with basmati rice, black beans, green onions and an avocado-cilantro salsa 13.00
- SEABASS marinated in mirin over stir-fried vegetables and curried rice 14.25
- CALIFORNIA HALIBUT crusted with hazelnuts and sage over a tomato coulis with steamed spinach 14.95
- RIB-EYE STEAK with rustic roast potatoes and blue-lake green beans 16.50
- RACK OF AUSTRALIAN LAMB with a roasted garlic crust, mashed potatoes and steamed asparagus 17.95
- FILET MIGNON with mashed potatoes and a wild mushroom sauce 18.25
- GRILLED PORTERHOUSE STEAK with a twice baked potato and corn-on-the-cob with herb butter 19.95

Exec. Chef: Chris Bocchino



MOLLOY'S
WINE LIST

circa 1998

WINE BY THE GLASS

Domaine Ste. Michelle Brut Champagne	4.75
Belvedere Chardonnay	4.00
DeLoach 'Sonoma Cuvee' Chardonnay	4.75
Silverado Sauvignon Blanc	4.75
Grove Street White Zinfandel	4.00
Sonoma Creek Pinot Noir	4.75
Fetzer 'Eagle Peak' Merlot	4.75
Seghesio Zinfandel	4.25

WINE BY THE BOTTLE

Champagne/Sparkling Wine

Domaine St. Michelle Brut	19.00
Roederer Estate	29.00
Veuve Cluquot 'Yellow Label' Brut	46.00
	1/2 bottle 24.00
Veuve Cluquot 'Gold Label Vintners Reserve', 88	65.00

White Wine

Robert Mondavi Fume Blanc	22.00
Ferrari-Carano Fume Blanc	25.00
Sanford Sauvignon Blanc	24.00
Caymus Sauvignon Blanc	28.00
Kettmeir Pinot Grigio	16.00
Ronco del Gnemiz 'Friuli' Pinot Grigio	31.00
Beaulieu Vinyards 'Carneros' Chardonnay	18.00
Raymond Chardonnay	22.00
Sanford Chardonnay	26.00
Kendall Jackson 'Camelot' Chardonnay	35.00

Red Wine

Raymond Pinot Noir	18.00
Kendall Jackson 'Vintners Reserve' Pinot Noir	26.00
Michel Lynch Bordeaux	16.00
Cain Cuvee 'merlot-cabernet blend'	28.00
Les Jamelles Merlot	17.00
Shafer Merlot	34.00
Stag's Leap Petite Syrah	33.00
Beaulieu Vinyards 'Rutherford' Cabernet	24.00
Kendall Jackson 'Vintner's Reserve' Cabernet	32.00
Charles Krug 'Vintage Selection' Cabernet, 88	42.00
Far Niente Cabernet	58.00
Nuit St. George Burgundy	27.00
	1/2 bottle 14.00

***Please have this communication agenized for the next council meeting on September 12, 2006.

September 3, 2006

City of Hermosa Beach
Mayor and Council Members
1315 Valley Drive
Hermosa Beach, CA 90254

**RE: CODE VIOLATION & RECISSION OF CUP
HERMOSA PAVILION, 1601 PCH.**

Dear Mr. Mayor and Members of Council:

During the Labor Day weekend, the owner of the Hermosa Pavilion solicited "event parking" for \$10. This violates the PDP, Parking Plan, and Municipal Code. A chamber event is not an excuse to operate this garage as an auxiliary parking lot. Compliance issues have been at issue since August of 2005, and continue.

Code prohibits the "reducing diminishing or elimination of existing required off-street parking." **Municipal Zoning Code 17.44.050 (Unlawful to reduce available parking)**

A commission's decision in April of 2006 was upheld in July of 2006. The city required owner to provide 2-hour free parking to all patrons. SHOOK, owner of the "Pavilion" refused to implement this policy voluntarily. Forcing residents to cope with conditions over an **(11) month** period.

Once again, the owner of the Pavilion is in direct violation of municipal zoning code by diminishing parking availability. Shook's parking garage has created a marked increase in vehicular traffic along 16th Street. A review of the PDP and Parking Plan is essential. Nuisance conditions have become a chronic pattern, action needs expediting.

Rescind CUP 06-04 (Conditional Use Permit for on-sale general alcohol in conjunction with restaurant, together with amendment to Parking the Plan) of which modifies the allocation of uses within the Hermosa Pavilion. This document approved by commissioners contains misinformation. For multiple reasons this proposal for an 8,000 sq ft mega restaurant-bar will burden residents, and is an incompatible use for the area.

Rescind CUP 06-04 Parking Plan amendment: The parking plan is flawed by design, and deters and reduces one's ability to self-park their vehicle. The "double parking" or "valet parking" of vehicles is a counter productive strategy. By design it **diminishes** parking availability on city streets, causing spillover. The general public prefers to retain control over the keys to their vehicle, not valet park, or waste time waiting upon an attendant to retrieve their vehicle, prior to exiting the building. The policy will displace customers who will resort to parking on surface streets within residential neighborhoods. The "approved" parking plan is flawed by design. **MODIFY THE PARKING PLAN TO ALLOW ALL CUSTOMERS AND EMPLOYEES TO SELF PARK THEIR VEHICLES.**

A restaurant usage with alcohol consumption compounds impacts. Hours of operation that extend beyond 9:00pm are undesirable for neighborhood. Tenants should NOT have authority to operate later than 9:00pm, on any night of the week with the exception of the gym tenant due to the building's proximity to residential neighborhoods.

1a

A neighborhood street (16th Street) is being converted into a main traffic artery to service the commercial corridor. Chronic impacts such as traffic noise, traffic volume, traffic flow, and parking impacts are progressive, and disruptive. On August 16, 2006, a public works hearing was conducted. A large number of residents from the "Hermosa Hills" attended this meeting. The consultant's report and recommendation defied creditability. The consultant from AAE and the Director of Public Works concluded the installation of the traffic signal had not changed traffic volumes entering 16 Street east of PCH. In addition, "*Since NO significant volume change has occurred further analysis is not warranted.*"

Once again, residents were denied consideration, and resolution.

Consistently, the city has acted to accommodate, enhance, and safeguard the economic interests of Mr. Shook, owner of the Pavilion, without consideration to the quality of life or property rights of residents in the surrounding area. The imbalance is very disturbing, and results in negative impact for residents residing in the surrounding area. For over a year, we have invested our time, and have encountered a charade of committee meetings, delays and counterfeit reports.

This communication is evidence of a formal written complaint, which requires attention of council at the next meeting on September 12, 2006.

Respectfully,

Patty Egerer
Resident

Lisa Brannan & Daniel Brannan
1610 Raymond Ave.
(Northeast corner of 16th & Raymond)
Hermosa Beach, CA 90254

September 11, 2006

Mayor & City Council: Peter Tucker, Michael Keegan, J.R. Revicsky, Sam Edgerton, Kit Bobko and Steve Burrell, City Manager
1315 Valley Drive
Hermosa Beach, CA 90254

Re: Appeal the Planning Commission Decision

Gentlemen,
Please consider appealing the Planning Commissions decision to grant the C.U.P. for the Hermosa Pavilion.

I am writing to share my thoughts regarding the lack of concern for the residential areas adjacent to the Hermosa Pavilion building. It was clear at the Planning Commission meeting that there was a strong sense among the residents in the adjacent neighborhoods, that we are extremely concerned about the impacted by this building's potential restaurant facility. Our concerns are about the city granting yet one more potential problem in our community a liquor license, lengthy hours of operation, and massive square footage with a lack of required parking. It seems that our concerns are not being heard.

I am asking again, DO YOU NOT HEAR US? PLEASE LISTEN TO OUR CONCERNS AND ACT UPON THEM WITH THE SAME REGARDS THAT YOU ARE WITH THE OWNER OF THE HERMOSA PAVILION.

The problems already exist down at the Pier Plaza and at the nightclub 705 underneath the Vons Parking. Why knowingly would you want another neighborhood to endure the same problems you are currently aware of?

I have, in a previous letter, mentioned an incident that occurred at the Kid's Kabaret. My understanding is that multiple bands were invited to perform at the Kid's Kabaret for the younger teenage crowd as this facility appropriately has no liquor license. The word got out about this particular performance on "My Space" on the internet and it brought an older crowd. My understanding is that the owner and the security they hired were unable to handle the swelling crowd. The Fire Department and Police Department were called in. The event was shut down and the owner was fined and arrested for having too many occupants. If this can occur at the Kid's Karbaret without the influence of alcohol, just imagine the chaos that could occur when alcohol is introduced.

I urge you to please work with us in keeping Hermosa neighborhoods a great place to live, raise families and feel safe.

With Great Frustration,

Lisa Brannan and Daniel Brannan

SUPPLEMENTAL
INFORMATION **2k**

944 15TH PLACE
HERMOSA BEACH, CA 90254
SEPTEMBER 12, 2006

HERMOSA BEACH CITY COUNCIL
1315 VALLEY DRIVE
HERMOSA BEACH, CA 90254

RE: CLOSING HOURS FOR STILLWATER

DEAR H.B. CITY COUNCIL MEMBERS:

THE HERMOSA BEACH PLANNING COMMISSION HAS APPROVED 12 MIDNIGHT, 7-DAYS-WEEK CLOSING HOURS FOR STILLWATER. IN MY OPINION, THE CLOSING HOURS NEED TO BE EARLIER SO AS TO GUARANTEE LOW IMPACT ON THE CITY OR NEIGHBORHOOD.

THEREFORE, I WOULD LIKE TO RESPECTFULLY REQUEST THAT YOU APPEAL THE PLANNING COMMISSION'S DECISION. SEVERAL OTHER FINE DINING RESTAURANTS IN THE SOUTH BAY CLOSE AT 12 MIDNIGHT ON WEEKENDS AND AT 11 P.M. ON WEEKDAYS. I WOULD LIKE TO SEE STILLWATER DO THE SAME.

SINCERELY,

.....

BARBARA ROSS

SUPPLEMENTAL
INFORMATION

2k

9.7.06

Councilmembers:

We feel there is no
reason for Stillwater to remain
open till midnight 7 days per week.
All other "fine dining establishments
in the area close by 10-11 week-
days. Most 11:00 PM weekends.

SAVE OUR NEIGHBORHOODS!

Sybil & Maurie Wolfe

930 17 St. H.B.

(310) 937. 3902

SUPPLEMENTAL
INFORMATION

2k



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

September 13, 2006

RECEIVED

SEP 13 2006

Gene Shook, President
Shook Development Corporation
1601 Pacific Coast Highway, Suite 300
Hermosa Beach, CA 90254

RE: REVIEW AND RECONSIDERATION OF PLANNING COMMISSION DECISION ON AUGUST 15, 2006, TO APPROVE, WITH MODIFICATIONS, A CONDITIONAL USE PERMIT FOR ON-SALE GENERAL ALCOHOL IN CONJUNCTION WITH A RESTAURANT, STILL WATER CONTEMPORARY AMERICAN BISTRO, AND PARKING PLAN AMENDMENT TO MODIFY THE ALLOCATION OF USES WITHIN THE HERMOSA PAVILION AT 1601 PACIFIC COAST HIGHWAY.

Dear Mr. Shook:

This letter is to inform you that a request for a review and reconsideration before the City Council has been filed by Councilmember Tucker and Mayor Edgerton of the decision described above by the Planning Commission at its meeting on August 15, 2006.

The request, filed September 12, 2006, has been set for a Public Hearing before the Hermosa Beach City Council on Tuesday, October 10, 2006, at 7:30 P.M., or as soon thereafter as the matter may be heard. This hearing will be held in the Council Chambers of City Hall at 1315 Valley Drive.

If you wish to submit any written evidence to be considered by the City Council at this meeting, we request that these items be received by the Planning Division of the Community Development Department by noon on Wednesday, October 4, for inclusion in the City Council agenda packets.

Legal notification and posting of the property will be handled by staff on or before September 28, 2006.

A staff report may be obtained on or about Thursday, October 5, 2006, at the end of the business day, from the Planning Division of the Community Development Department. On or about Friday, October 6, it will be on the City's website at www.hermosabch.org. Please address any questions to the Community Development Department at 310-318-0242.

Sincerely,

A handwritten signature in cursive script that reads "Jackie Drasco".

Jackie Drasco
Deputy City Clerk
310-318-0204

cc: City Council
Community Development Director
City Manager

Charles and Carole Doherty
1600 Ardmore Avenue Unit 234
Hermosa Beach, CA 90254
310 318 7979
charles.f.doherty@att.net

RECEIVED
AUG 15 2006
COM. DEV. DEPT.

August 14, 2006

Planning Commission
Hermosa Beach, CA

Re: Making 16th Street one-way west

In evaluating the pros and cons of making 16th Street one-way West between Prospect and PCH you should consider the impact on 16th Street between PCH and Ardmore.

1. There has been a significant increase in traffic in both directions since the 24 Hour Fitness Center opened.
2. Southbound drivers on PCH are using 16th Street and Ardmore as a bypass around the light at Pier Avenue.
3. There is a student crossing for Hermosa Valley School at 16th and Ardmore. Any additional traffic increases the possibility of any accident.

With all that is going on in this area I think it would be poor planning to reduce the traffic flow options by making 16th Street one-way.

Charles Doherty
Hermosa Beach

Charles Doherty
Hermosa Beach, CA

SUPPLEMENTAL
INFORMATION

6

Jackie Drasco

From: ronwamba@aol.com
Sent: Wednesday, July 26, 2006 7:02 PM
To: Jackie Drasco
Subject: Problems on 16th Street

I am requesting that the following email and attached pictures be forwarded to the City Manager and if appropriate the City Council. I also request that an agenda item be added to a forthcoming meeting that will deal with the issues contained in this email. The issues below have been brought to the Planning Commission and they indicated that many of these types of issues need to be forwarded to either the City Manager or the City Council. If for some reason the pictures do not appear or there is a problem I can deliver a hard copy to the City Clerk. Therefore, based upon statements at the Planning Commission meeting I am requesting that the following issues be addressed and resolved.

I am a resident residing at 1600 Ardmore #213 at the Commodore Condo's. My home is the closest to the parking structure of the new building housing the Pavillion's parking structure. Sixteenth street (16th st) has become a virtual drag strip, raceway, and new parking lot. I have attached a number of pictures taken from my balcony which clearly illustrate the increase in the volume of traffic and the disregard for parking regulations. We also see few police patrols on the street. Last night at 6 pm I turned at the new PCH traffic light west onto 16th street and headed down the hill. I traveled about three car lengths and the traffic was stopped in both directions as people tried to get into the Pavillion parking garage. When I finally had a clear road in front of me, I continued down the hill when a pickup truck heading east and trying to turn into the Pavillion parking garage pulled across the road and blocked the entire road while he waited to get into the parking structure. He tried to block the entire street. I was able to go around the front of his truck and he started swearing at me and was trying to come after me, but traffic stopped him. Cars turning into the Pavillion refuse to let cars going straight down 16th street go through. There is a parking turn lane on the north side of 16th street but it is not used because cars can not make the tight turn into the garage. They think there is a 3 way stop in the front of the Pavillion parking garage. I am 66 and who needs this. Meanwhile, the street remained blocked in both directions and other cars were waiting/parking in the VON's loading area. We are aware that both the Planning Commission and the City Council approved the changes to the parking in the Pavillion that require 2 hours free parking. That was a positive move but it is just not working. It is too hard to enter the Pavillion parking garage. Come out for a few days and see for yourself.

The worst time of the day is 5 pm to 7 pm but the problems continue up to 2am in the morning. Customers of the Pavillion's parking garage peel their tires in and out of the parking garage and tear up and down sixteenth street. Car horns are continuously blaring in the early evening and that continues until 2 am in the morning. Truck drivers of 18 wheelers have started blowing their horns (very loud) in order to get cars parking in the Von's loading area moved. This is right outside our windows. Car owners are allowed to run their radios wide open, like boom boxes, while in the Pavillion garage and upon leaving. Night before last someone was working on their car at 2 am which was parked across the street. This woke me up and I watched a person go between the Pavillion garage and the car which was under the street light. The guy working on the car at 2 am in the morning was wearing a shirt that had 'SECURITY' across the back. The Planning Commission was assured both verbally and

in writing that the garage has staff who oversee it. What are these 'parking professionals' doing? Fitness Center patrons are also walking and standing outside the parking garage on the streets up to and past 2 pm. These people are really noisy and they yell right outside our windows. Can't get much sleep anymore. Last Monday, the HB Police had someone on the curb right outside our window at 11 pm. Guess they were dealing with a drinking issue as we have many that go up and down our streets between 11pm and 3am in the morning. Another late night for us.

The above issues go on every day of the week.

The Pavillion Parking Garage has cars on the right side trying to exit to the left and cars from both east and west trying to get into the garage. What a mess. The design of the garage entry is surely lacking and the existing turn lane is not usable. Maybe our city engineer should evaluate the access at 6 pm in the evening and propose a better solution.

Cars and semi's trucks park in the red zone on 16th street in front of the Commodore Condo's. Appears there has been little or no effort on the part of the Pavillion ownership to encourage their patrons to use the parking garage. Because of the problems and wait lines getting into the garage, patrons are parking elsewhere. They park all over the streets in front of residences. If the Pavillion has so much parking available why don't the patrons use it? When I place calls to the police they may or may not show up and it might be an hour later. Does not help much when a semi is outside your window with its engine running or cars are in the Von's loading area late at night with their lights on shining in our windows. Parking control has been doing a fair job but many times they also take an hour to show up. If there is an emergency in the city it must come first, but I have seen city police cars go around illegally parked cars and trucks after I have called in an issue and they just continue down the street. Guess that is not their job? I was assured by the Police Chief and Lt. Lance Jaakota that our problems would be addressed in a timely manner when we requested assistance. Service was good for a while but lately response has been very slow or non existant. Unless our area has increased police patrols problems will only increase.

We need relief on 16th street right now. Some citizen suggestions:

1. Position an unmarked police car on the street to ticket the speeders, the noise makers, and the drunks. Fines could be used to hire an officer.
2. Lower the speed limit on 16th street to some reasonable value such as 15 or 20 mph and enforce it.
3. Make 16th street a one way street. Not ideal but a solution that has worked in other areas in Hermosa Beach.
4. Require Parking Control to make some passes up/down the street at prime times and ticket people parking in illegal parking areas such in the Von's truck unloading area.
5. Consider placing speed strips/bumps on 16th street so that both the trucks and cars have to slow down.
6. Make parking on 16th street resident sticker parking only and on Pacific Coast Hwy in front of residences/condo's resident sticker parking only.
7. Make 16th street a quiet zone so the patrons of the Pavillion and cars or trucks using horns can be ticketed at any hour and enforce it.
8. Make responding to a problem reported by the community regarding parking, speeding or the Pavillion a priority. No one appears to be doing anything right now.

We know that this is not a perfect world and change does take time. We only ask that some cares enough to address issues that are real and continuing and that has been expressed by so many local residents in the last few planning and council meetings. The last Planning Commission meeting brought out at least 40+ people to speak to the parking, speeding, and other issues related to the Pavillion and the area surrounding it, including the request to open a lounge and restaurant in the Pavillion. Right now selling liquor at that location should be the last choice for the City Council. The residents of the area do not support this and seek relief from current problems before addressing any new issues. We want our former quality of life back.

Attached are a few pictures taken from my balcony of the numerous illegally parked cars and trucks and the confusion on the street that they cause. Sorry for the quality, but if requested I can provide many more and of a higher quality. I provided approximately 70 pictures to the Planning Commission. I would be happy to provide any additional information that is needed and would also be available for more details.

Thank you for listening,

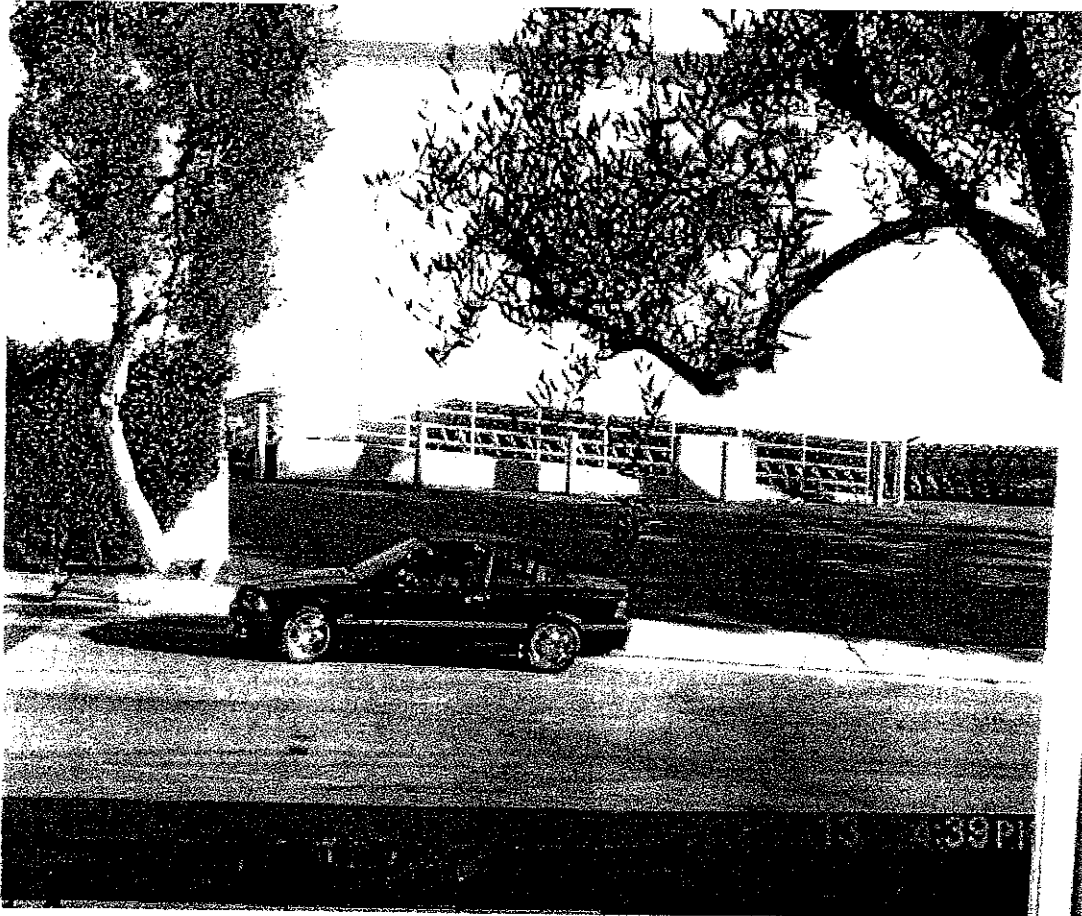
Ron Miller
1600 Ardmore #213
Hermosa Beach, CA 90254
310-937-9052
ron_wamba@verizon.net
ronwamba@aol.com



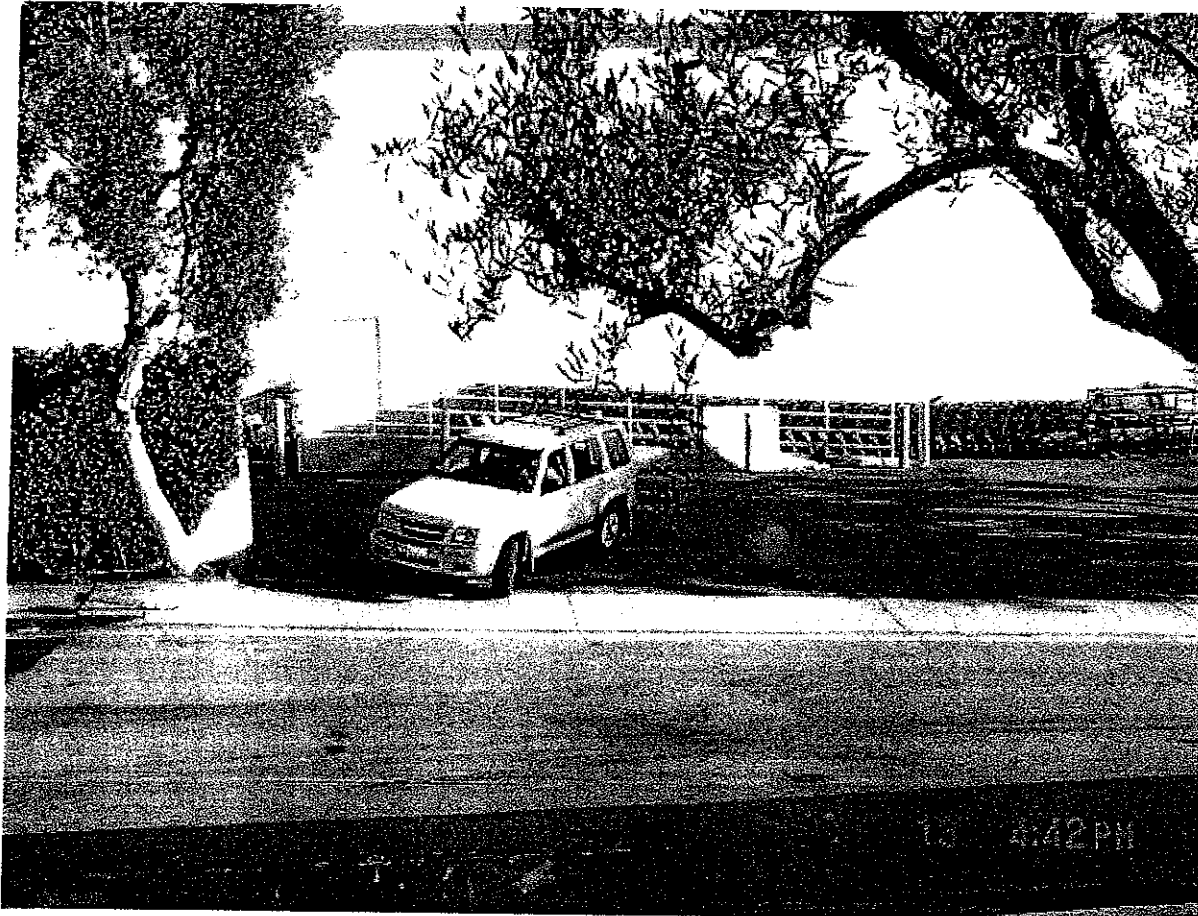
Traffic at 6 pm or so. Note SUV illegally parked.



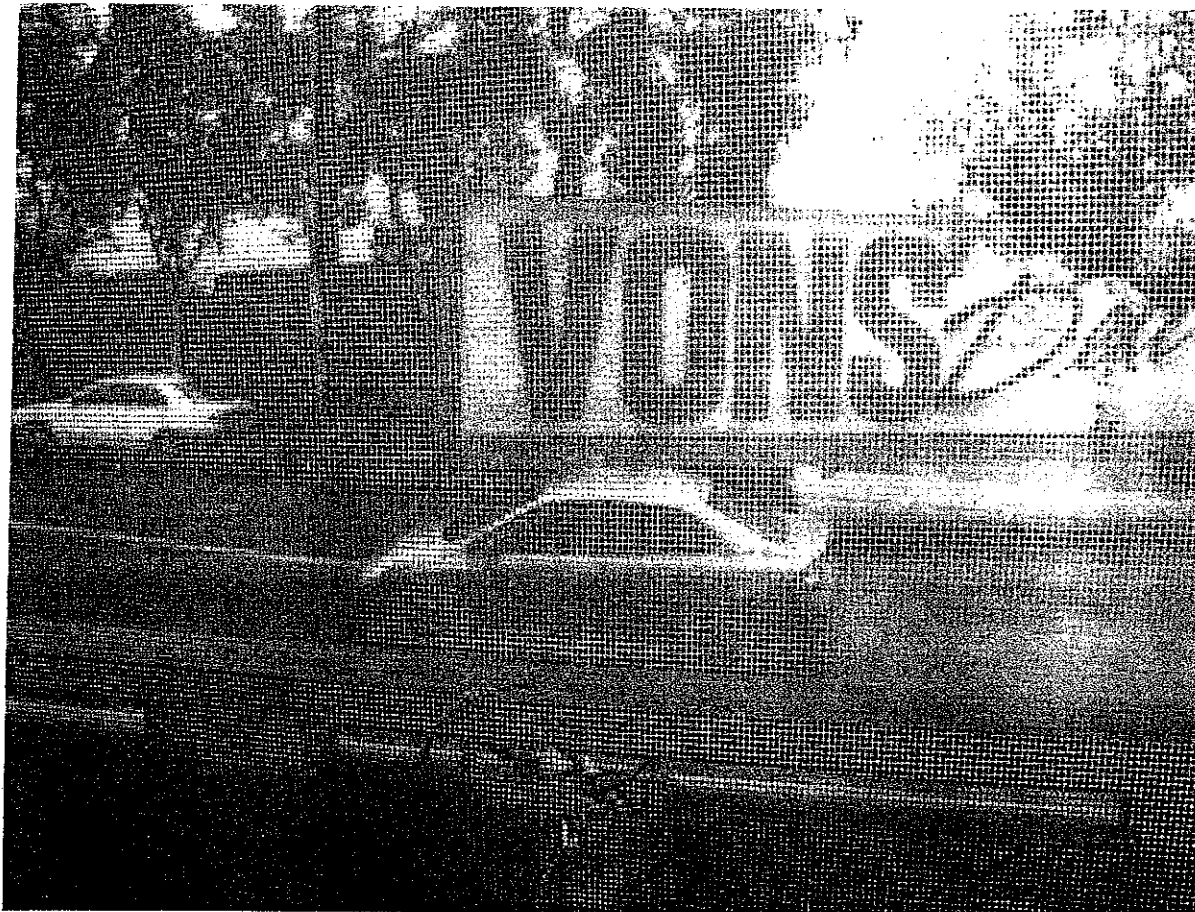
One of the many traffic jams on 16th St.



Car parking illegally in Von's loading area



Car parking illegally in Von's loading area



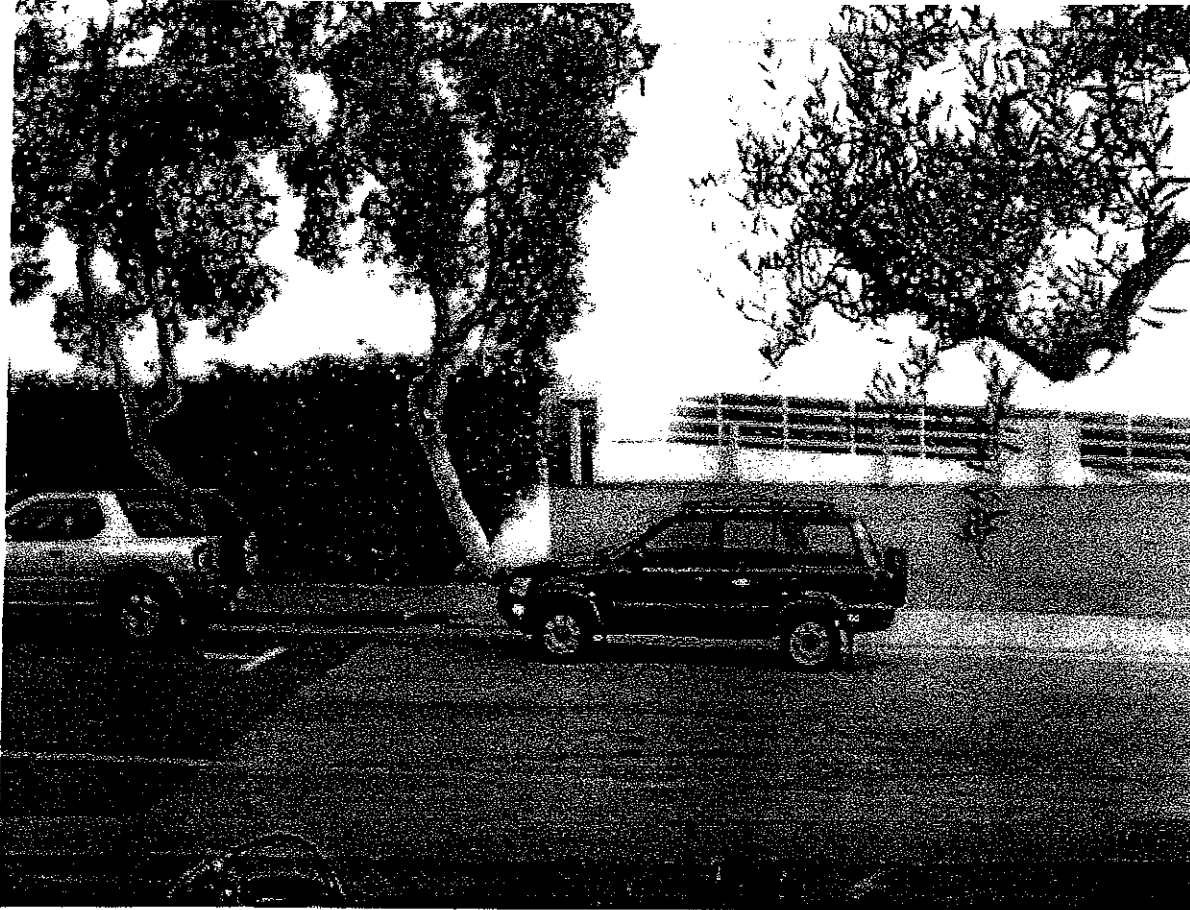
Truck blocking the street in the Morning.



More pictures of the traffic on 16th



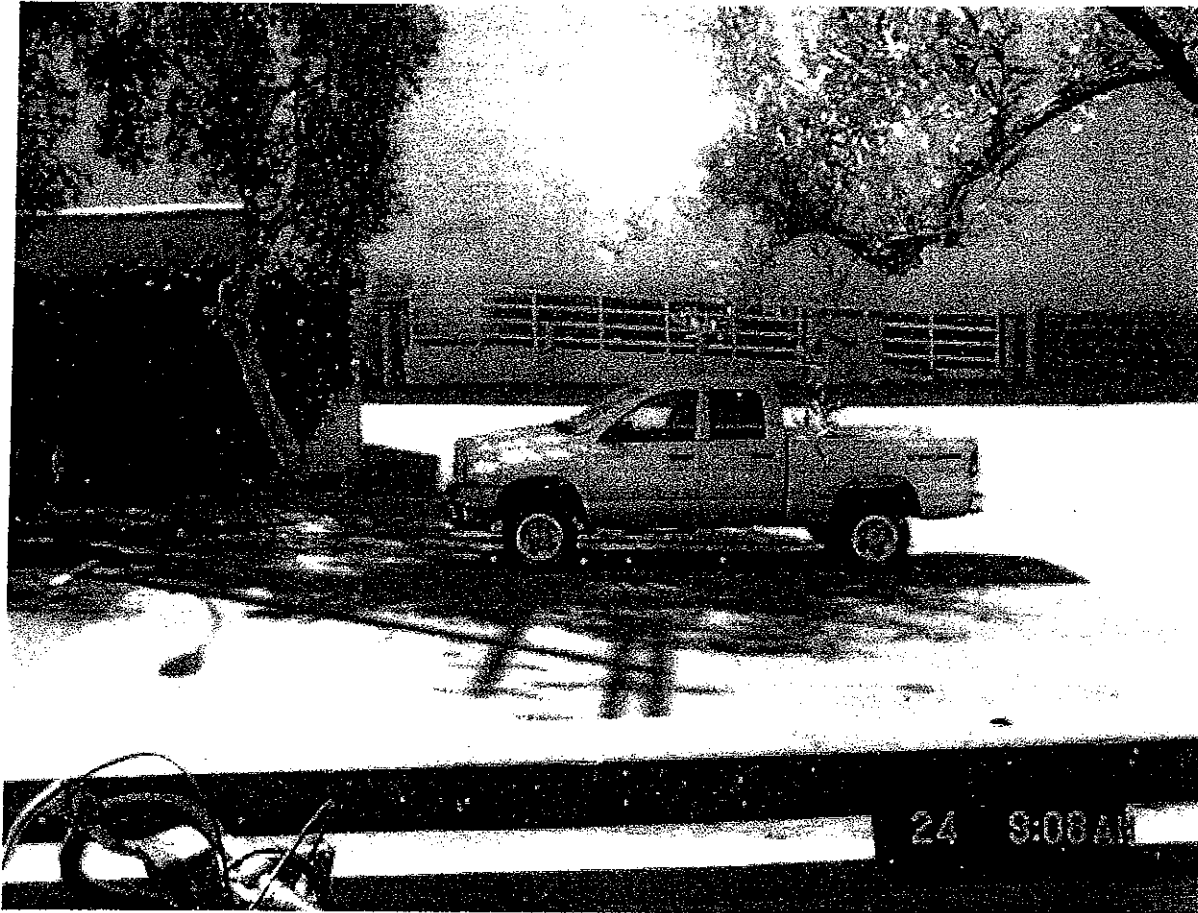
This is part of the 5:30 pm crowd



Car parking illegally in Von's loading area



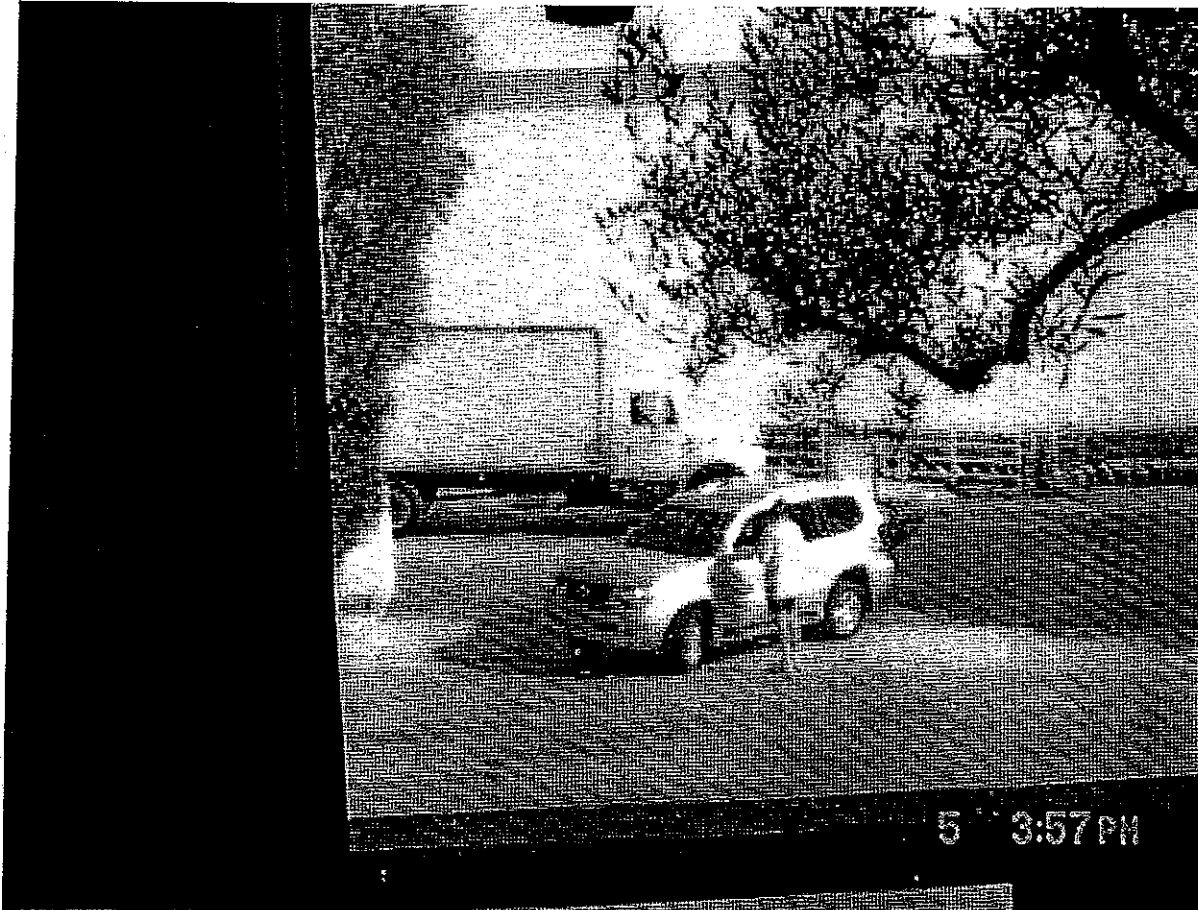
Car parking illegally in Von's loading area in morning



Car parking illegally in Von's loading area



Car parking illegally in Von's loading area



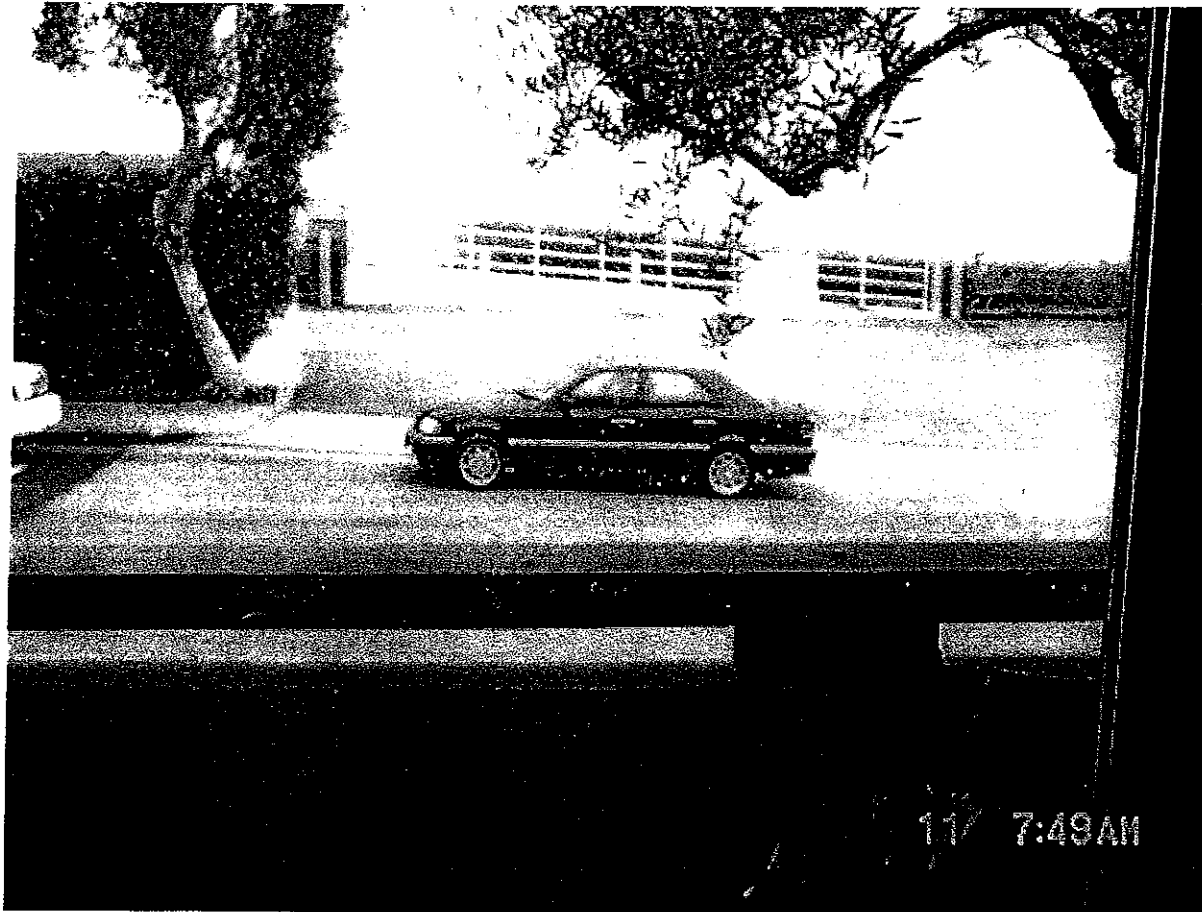
Car parking illegally in Von's loading area



Truck parking illegally in Red Curb zone - police no show



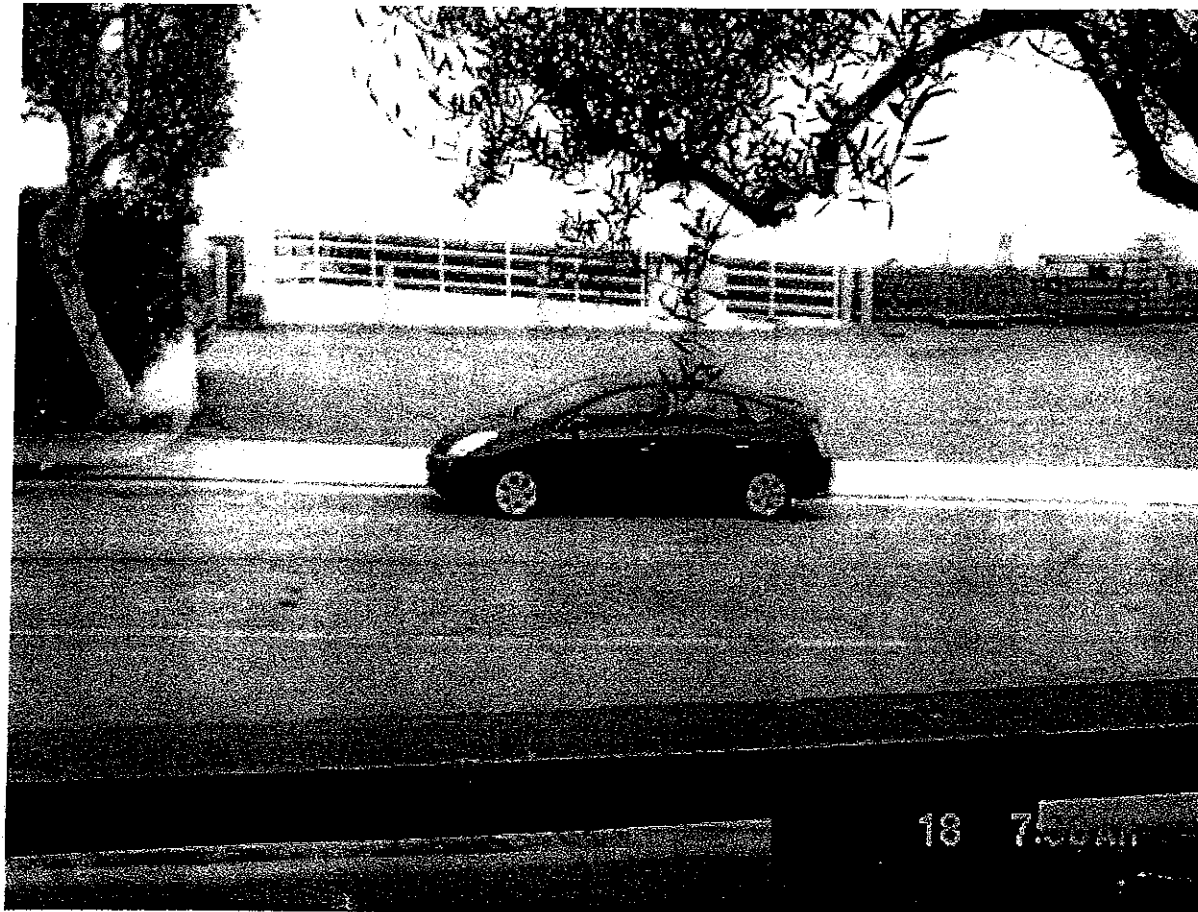
Car unloading illegally in Red Curb zone - police no show



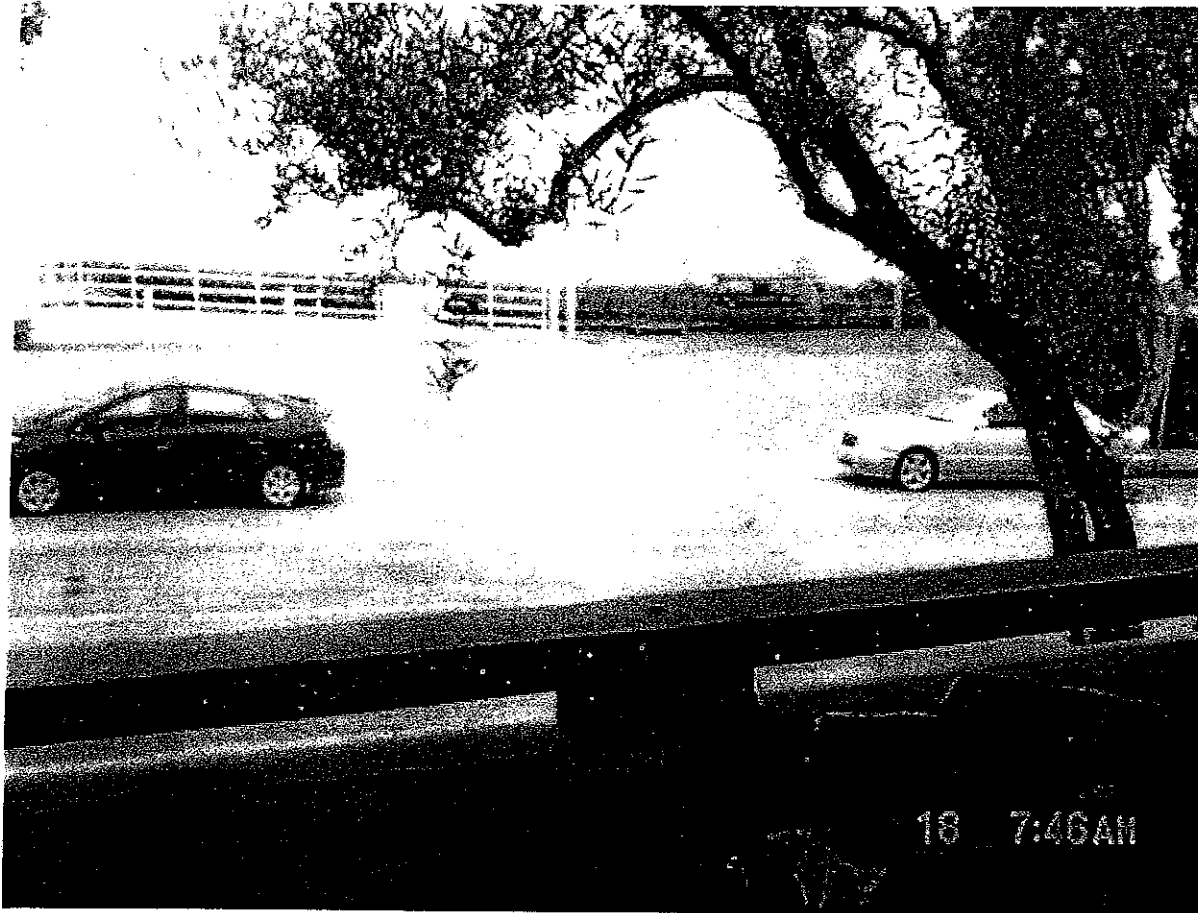
Car parking illegally in Von's loading area



Car parking illegally in Von's loading area



Car parking illegally in Von's loading area



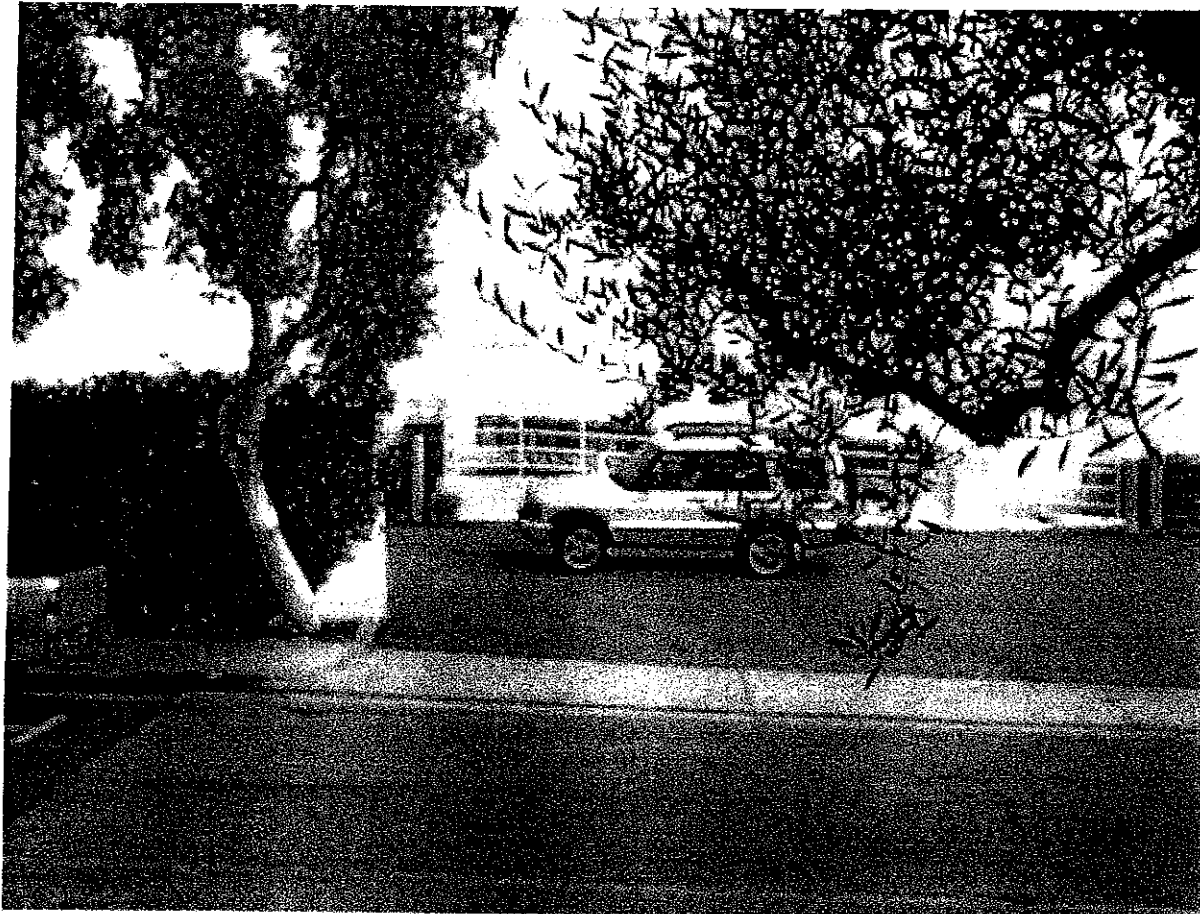
Cars parking illegally in Von's loading area



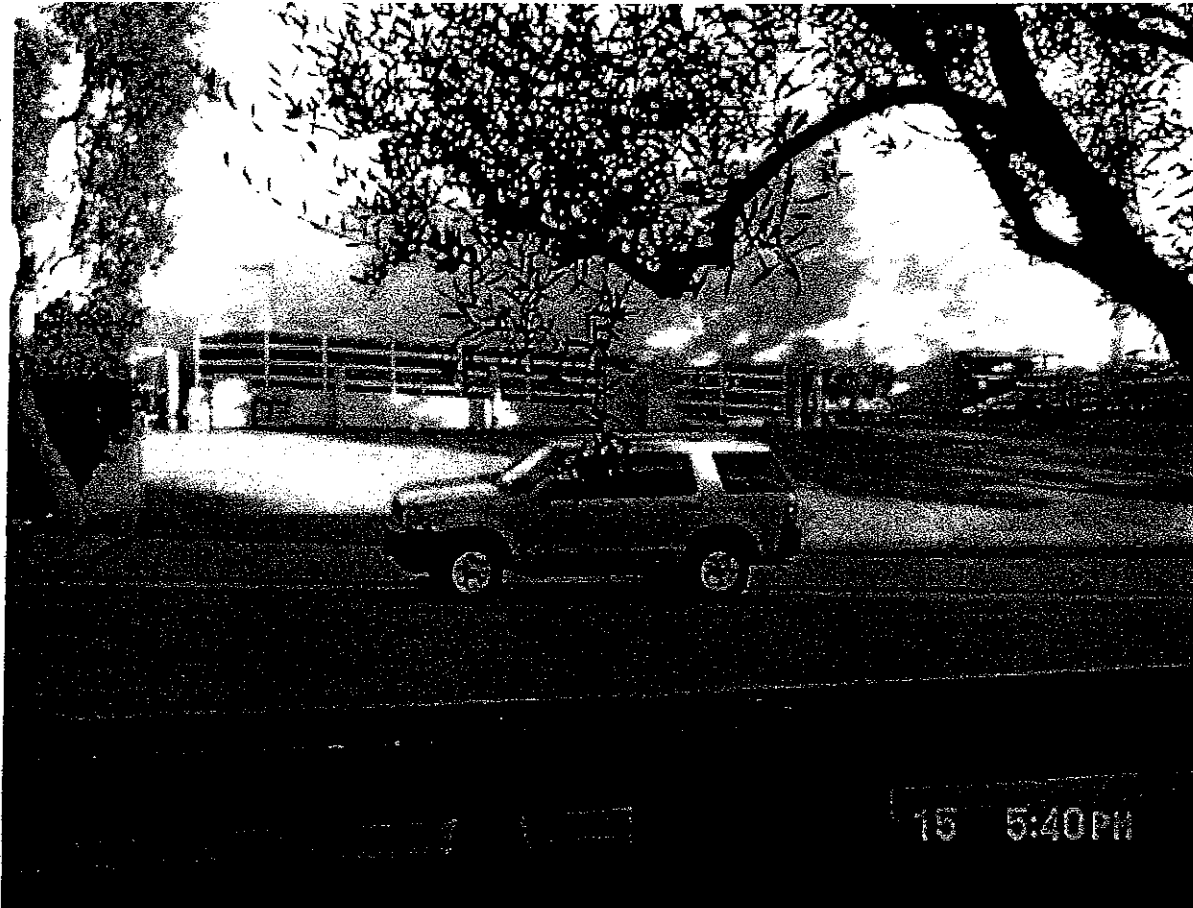
Car parking illegally in Von's loading area



Cars parking illegally in Von's loading area



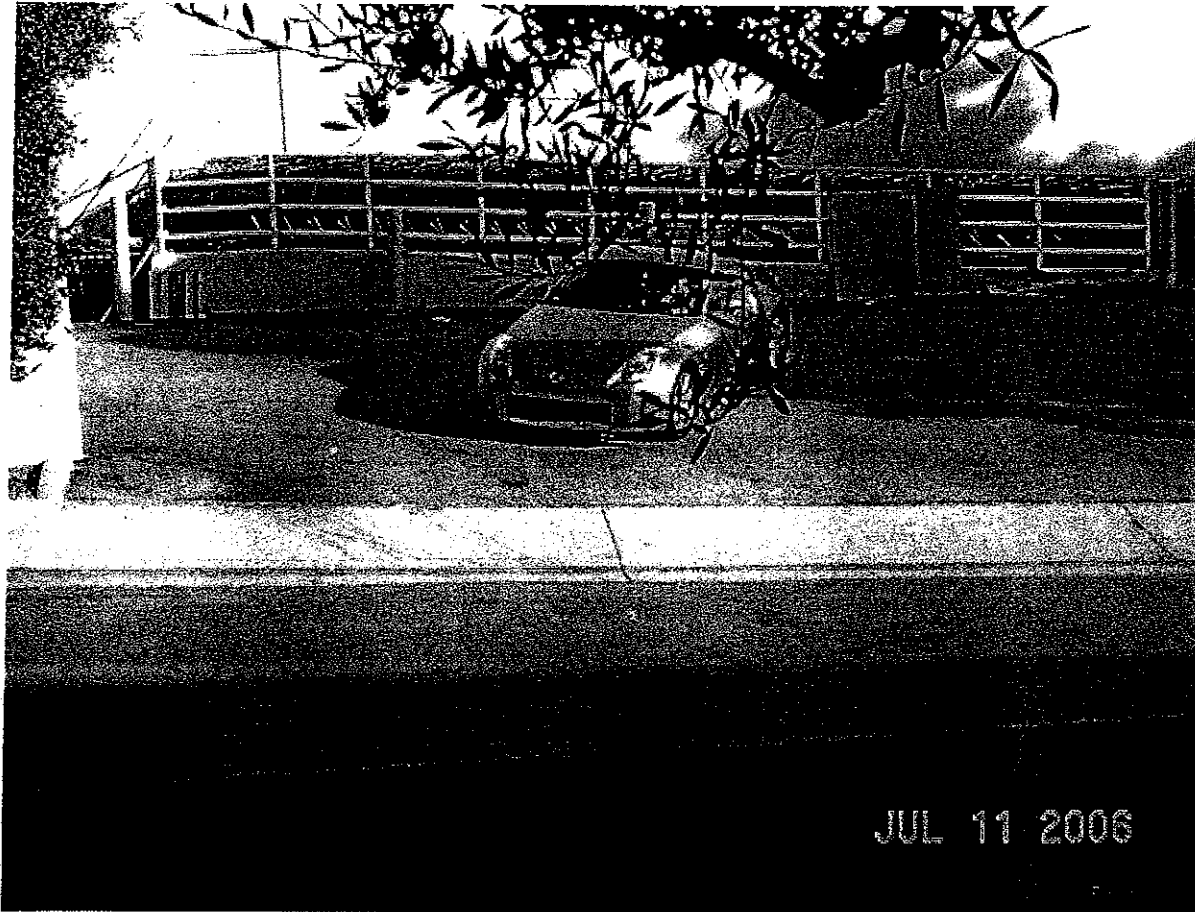
Car parking illegally in Von's loading area



Car parking illegally in Von's loading area



Car parking illegally in Red Curb zone - police no show



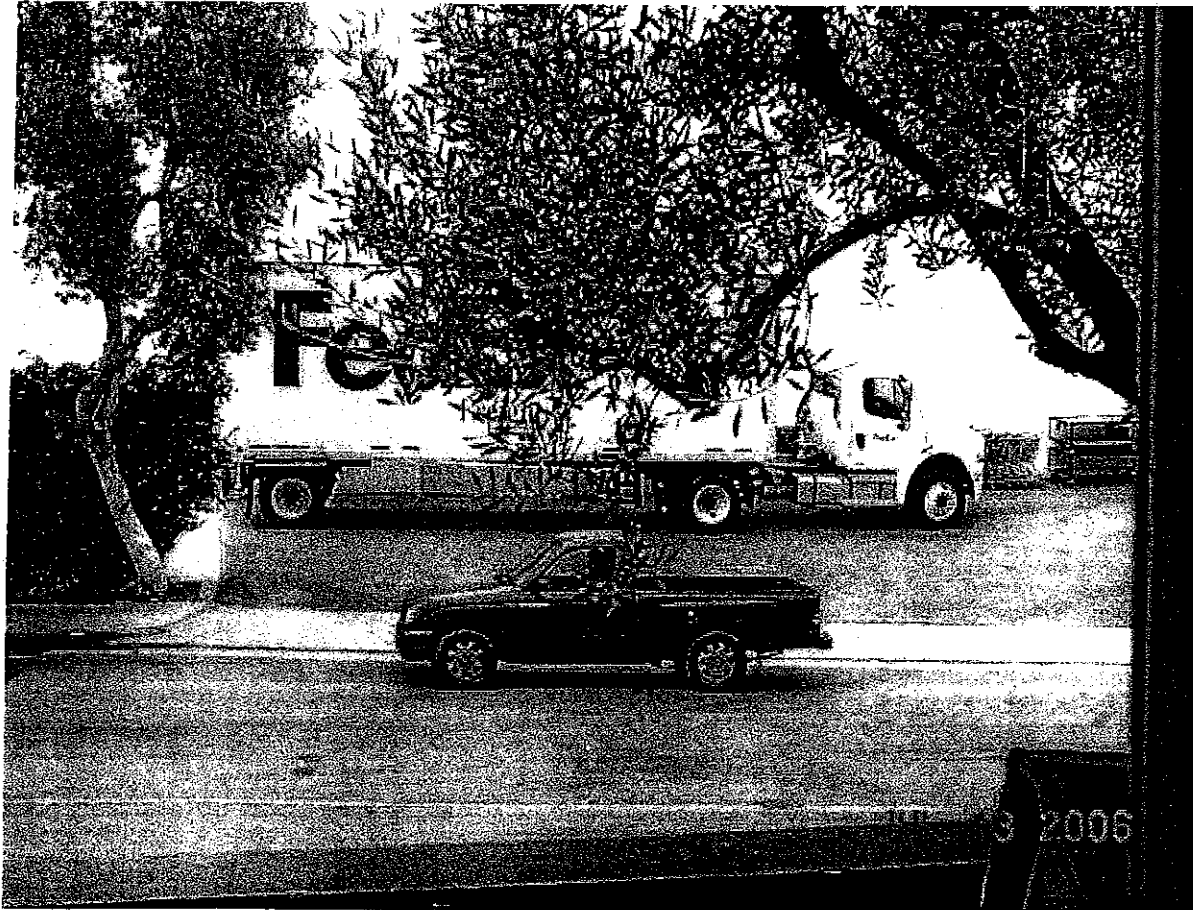
Car parking illegally in Von's loading area



Cars parking illegally in Von's loading area and Red Curb zone

7/27/2006

109



Car parking illegally in Von's loaing area

Check out AOL.com today. Breaking news, video search, pictures, email and IM. All on demand. Always Free.

Sol Blumenfeld

From: Jackie Drasco on behalf of City Clerk
Sent: Tuesday, June 20, 2006 7:39 AM
To: Doug Vikser
Cc: Sol Blumenfeld
Subject: RE: Attention Planning commission

Mr. Vikser - I will forward your email to our Planning Director so that he can provide your email to the Planning Commission for the hearing tonight.

Jackie Drasco
Deputy City Clerk
City of Hermosa Beach

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

From: Doug Vikser [mailto:vik.fam@verizon.net]
Sent: Monday, June 19, 2006 5:50 PM
To: City Clerk
Subject: Attention Planning commission

My name is Doug Vikser and I reside at 963 15th Place.

I just found out that the Planning Commission is considering granting a CUP to a new restaurant at the Hermosa Pavilion that will have bar service until 2:00 am. As if people from the gym parking on 16th Street and speeding up and down the street isn't bad enough? Now you're going to allow "drunks" to walk our street and scream and yell at all hours of the night (in addition to speeding and driving drunk and endangering our children). What's is it going to take for you people to consider our problems? Does a child need to get killed on 16th Street (the way the 15 year boy was killed crossing PCH at 16th Street) to get your attention! After all the problems the neighborhood has had with the parking on 16th Street you are going to exacerbate it by allowing drunks on the street!

You people need to start represent us and not just Gene Shook!!

RECEIVED

JUN 20 2006

COM. DEV. DEPT.

SUPPLEMENTAL
INFORMATION

8

Stephen Burrell, City Manager
All Hermosa Council Members (*Planning Commission*)
1315 Valley Drive
Hermosa Beach, CA 90254

June 16, 2006

RECEIVED

JUN 19 2006

COM. DEV. DEPT.

My name is **Rosalind Bender-Thomen** and I am a resident at **909 - 16th St.** since 1969. My parents owned the International House of Pancakes for 14 years, so I've seen many changes locally. However, Hermosa was always a quiet, safe, and family-oriented city. Residents' safety and satisfaction were always foremost. Thus said, I would like you to please consider my comments, as they are the same feelings as many of my neighbors.

The whole issue of the traffic light placed at *16th St.* and P.C.H. came about quite unexpectedly and without prior notice given to the residents, or there would have been an outpouring of protests right from the beginning. When the residents of (and near) *16th Street* did appear at 2 City Council meetings, we were heard, but **no actions to resolve the on-going problems have been taken yet.**

And we now understand that the next Council meeting on June 20th is going to discuss the newly proposed "Alcohol Outlet Bar/Restaurant"??? If you grant license to an Alcohol Outlet Bar-Restaurant, you will be creating even more problems for the residents of *16th St.* and surrounding areas !! **We already can hear live music coming from Pier Ave. bars, the nearby Hotel, and the beach festivals.** If you grant a new alcohol license on P.C.H., we will be dealing with even more noise, loud music, traffic & safety issues, parking problems, and possibly drunk drivers!

Currently there are four major issues that we see now facing the residents of 16th Street: TRAFFIC, SAFETY, PARKING, & NOISE.

TRAFFIC: Prior to the light, we already had more drive-through traffic going to & from Pacific Coast Hwy. and Prospect Ave. than our narrow, and not safely visible little street could handle! We still have constant traffic from neighboring *Coast Pet Clinic*, 2 schools' traffic, hotel traffic, and daily work traffic cutting to & from Pacific Coast Hwy. Now that the signal has been installed, we additionally have traffic to & from the *Vons Shopping Center* and the *24-Hr. Fitness* members, using our street as a thoroughfare.

SAFETY: Additional traffic has brought additional safety issues to our street. We are living at the crest of *16th St.*, which is a "blind spot" for drivers. **We already had problems getting out of our driveway, but now, thanks to the traffic light, and the 24-Hr. Fitness members, people are speeding up & down our street, sometimes reaching 40-50 m.p.h.!** We see people turning U-turns in the middle of the street, or in our driveways to get an available parking space. In the past, we lost 2 pets to the drive-thru traffic that unsafely speeds up and down our street at all hours. **I can't begin to imagine the constant worry and fear that the parents of our street endure daily concerning their childrens' safety.** And drivers ignore the *Children Safety* signs that have been placed.

Additionally, we are a *Neighborhood Watch* community, but with so many strangers parking on our street now, safety has become an even bigger issue. It is now difficult to know who does not "belong" in our neighborhood, and who should be reported as being "suspicious". One young man was even observed, in the afternoon, completely changing his clothes behind his car!

PARKING: We already have an on-going parking problem, as there is parking on only one side of the

SUPPLEMENTAL
INFORMATION

street. Many of us have very small, narrow driveways that were not built for new & larger vehicles, so we depend upon street parking. Gardeners, service people, contractors, and *Coast Pet Clinic* employees, already take up most of the available resident parking during the day. **Now the 24-Hr. Fitness Gym members are using our street for parking, and walking across the street at the light!!** (see attached listing on last page)

NOISE LEVELS: Additional traffic has also brought additional noise issues to our street. Even with dual-glazed windows throughout our home, we still hear traffic noises, car radios, and people standing outside their cars talking at all hours. The peacefulness of our little neighborhood has been invaded by constant noise and traffic. And adding a Bar-Restaurant on P.C.H. will only intensify the noise and traffic problems we are experiencing.

The residents of 16th Street already have enough traffic problems, without more being created for us!! By installing the traffic light at the bottom of *16th Street*, it is now easier for more people to use our street for parking or drive-through purposes! By doing so, **safety, parking, and noise issues have doubled or tripled.** We invite any or all of you to physically stand on 16th St. (not use a "box"), and witness for yourselves how much daily traffic and parking problems we are having that impact our lives. The hours of 3:00 - 8:00 p.m. are primetime hours for any of you to come and observe those issues about which we speak.

Recently we spoke with Jeff Duclos, a candidate for City Council, who was in our neighborhood. During the 15 minutes that we spoke, he could not believe the amount of traffic and safety issues that we all observed. And twice we were almost run over by speeding drivers, middle-of-the-road drivers, or U-turn offenders racing for a parking space!

As a School Counselor, long-time resident, and tax-payer, I believe, vote and support City government. **And I strongly believe that the Hermosa Beach City Council can quickly resolve these issues facing 16th St. residents should they choose to do so.** The Council has reached speedy resolutions in the past with other Hermosa streets. So please help us now!

Thank you for your time, consideration, and prompt action in this extremely important matter. We hope to see you all at the June 20th meeting.

Sincerely,

Rosalind Thomen

Rosalind and Alan Thomen
909 16th Street.

The following list has been compiled from observations by Rosalind and Alan Thomen, only after observing people park their car on 16th St. or Mira St., walk down the street, cross P.C.H. and walk to the *24 hr. Fitness Center*. All people witnessed had one or more of the following items with them: a towel, a gym bag, a water

bottle. All sightings were taken between 2:00 - 8:00 p.m. on weekdays and weekends:

1/23/06	Silver Toyota Scion	5KTF816	CA
1/30	Grey Chevy 510 Pickup	7J31163	CA
2/03	Maroon Chevy Impala	II KINGS	CA
3/02	Silver Isuzu Trooper	4HLU212	CA
	Yellow Ford Focus	45HP880	CA
	Silver Toyota Scion	5KTF816	CA
3/07	Silver Honda	4NKW381	CA
4/11	Brn Metallic 1971 Plymouth Duster	1BVR813	CA
4/20	Brn Metallic 1971 Plymouth Duster	1BVR813	CA (again)
4/26	Silver Honda	45ND796	CA
4/27	Silver Honda	4TTS686	CA
5/02	Blue/Gray Ford Explorer	42TM420	CA
	Dk Gray/Green Toyota T100	6X69138	CA (loitered 1.5 hrs. - HBPD)
5/03	White Ford Mustang	4YOU161	CA (2 hrs.)
	Red Toyota Celica GTS	4PZL526	CA
5/09	Dk Gray/Green Toyota T100	6X69138	CA
	White Ford Mustang	4YOU161	CA (again)
5/10	Blk Nissan Armada SE	5M22206	CA
5/11	1973 Plymouth Duster	1BYR813	CA
5/15	White Toyota Corolla	55OXO45	CA
	Dk Gray Saab	5MXP047	CA
5/16	Maroon Chevy Impala	5HJW727	CA (2 hrs.)
	Dk Gray Acura TL	5JFL232	CA
	White Mustang	MAK103	CA
5/17	Blk Hummer	DKY1264	NY (comes almost every day)
	White Saturn	4YFY441	CA
5/18	White Dodge Explorer	GJH373	CA
	Maroon Chevy Impala	5HJW727	CA (again)
	Blk Hummer	DKY1264	NY (again)
	1973 Plymouth Duster	1BYR813	CA (again)
5/19	Blue Mercury Lynx	FBM191	CA
5/22	Blue Mercury Lynx	FBM191	CA (again)
	Dk Gray/Green Toyota T100	6X69138	CA (again)
5/24	Blk Hummer	DKY1264	NY (again)
5/25	Blk Hummer	DKY1264	NY (again)
	Blk Saab convertible	5DMM037	CA
5/26	Blk Hummer	DKY1264	NY (again)
5/27	Blk Hummer	DKY1264	NY (again)
5/31	Silver Mustang convertible	YUB214	CA
6/02	Blk Hummer	DKY1264	NY (again)
6/05	Dk Gray/Green Toyota T100	6X69138	CA (hit Stop sign -HBPD called)
	BLK Toyota Paseo	2XHL114	CA
6/09	Blk Hummer	DKY1264	NY (again)

We have repeatedly contacted the 24 Hr. Fitness Center about this on-going problem, and asked that a sign be displayed prominently, for their members, about the parking situation, Many more sightings have been made that were not written down, with many repeat offenders. Keeping a daily list is impossible, but we're hoping this list will assist you to arrive at a quick and positive resolution.

Cupob-4

James Lissner
2715 El Oeste
Hermosa Beach, CA 90254

8-15-06

Hermosa Beach Planning Commission

Venue: Planning Commission Meeting of 8-15-06

Subject: 1601 PCH, CUP for Restaurant with Alcohol

Commissioners:

This is my second letter regarding this matter. I also wrote you on the 10th, and a copy of that letter has been included in your packet materials for today's meeting.

At an earlier meeting, the applicant partners distributed copies of a Mother's Day Brunch menu from one partner's restaurant in San Juan Capistrano.

Recently, I obtained a copy of the regular dinner menu from that restaurant. I have attached a copy of it as well as of the Mother's Day menu they previously distributed.

When I reviewed those menus, they reminded me of the sophisticated menus submitted by some other CUP applicants in Hermosa Beach. I keep a file folder with old menus and have attached, for your review, copies of old menus from Patrick Molloy's and Pointe 705. The similarities (other than the prices) are striking.

My point, in case it is not already clear, is that a sophisticated menu provides us no assurance as to how the place will be operated later on.

Sincerely,



SUPPLEMENTAL
INFORMATION

6

StillWater Bistro 2006
Mother's Day Brunch

Starters

(your choice of one)

Yves' Homemade Granola
Vanilla infused yogurt, fresh berries.

StillWater House Salad
Field greens, Maytag blue cheese, candied pecans, dried Bing cherries,
balsamic vinaigrette.

Baby Spinach Salad
Dried apricots, pistachios, feta cheese, caramelized onion, raspberry
vinaigrette.

Entrees

(your choice of one)

**All entrees come with breakfast potatoes*

Chamomile and Hickory Smoked Rainbow Trout
Sweet potato hash, poached eggs, chipotle coulis.

Eggs Benedict - StillWater Style
Applewood smoked bacon, poached egg, English muffin, blue crab
salad, hollandaise.

New Orleans Scramble
Scrambled eggs, Andouille sausage, crawfish, red bell peppers, red
onion, smoked Gouda.

Pain Perdue
Caramelized apples, vanilla bean infused cream.

Belgium Waffles
Fresh strawberries and bananas, vanilla bean infused cream.

Hickory Smoked Pork Tenderloin
Bing cherry reduction, roasted garlic potato, asparagus.

Harris Ranch Ribeye and Frites
Maytag blue cheese crumbles, lemon zest aioli.

Dessert

An Assortment of Fine Pastries

**All mother's get bottomless Mimosas*

Price:

Adults: \$55 per person plus tax
Children (12 and under): \$15 per person plus tax (Entrée and Dessert)

Stillwater, SJC 2006

Palate Teasers

Beer Battered Green Beans

Lemon Zest-Caper Aioli, Spicy Tomato Fondue.

\$7.

Beef Satay Skewers

Sweet Soy Reduction.

\$9.

Maryland Style Crab Cakes

Blue Crab, Crawfish Tails, Celeriac Slaw, Cajun Aioli.

\$11.

Shanghai Shrimp in Lettuce Cup

Pan Seared Shrimp, Crimini Mushrooms, Pine Nuts, Cilantro, Soy Lime Sauce.

\$11.

Tomato Basil Bisque

Goat Cheese Toast Points.

\$9.

Soup and Salad

French Onion Soup

Traditional Favorite.

\$7.

StillWater House Salad

Organic Mixed Greens, Bing Cherries, Maytag Blue Cheese,
Candied Southern Pecans, Balsamic Vinaigrette.

\$8.

Caramelized Bosch Pear and Montrachet Goat Cheese Salad

Organic Field Greens, Red Onions, Carrots, Fried Parsnips, Lavender Infused Ranch.

\$9.00

Traditional Caesar Salad

Romaine Hearts, Parmesan Regianno, Focaccia Croutons, Kris' Caesar Dressing.

\$8.

Stillwater, S.J.C., 2006

Entrees

Pan Seared New Zealand Sea Bass

Grilled Corn and Black Bean Relish, Chipotle Beurre Blanc, Seasonal Vegetables.
\$26.

Grilled Organic Australian Lamb Strip Loin

Horseradish Mashed Potatoes, Green Bean-Tomato Fondue, Tarragon Demi Glace.
\$28.

Wasabi Root Crusted Alaskan Halibut

Pineapple Beurre Blanc, Lemongrass Couscous, Sautéed Spinach.
\$26.

Organic Chicken Pasta Primavera

McGrath Organic Vegetables, Light White Wine Cream Sauce, Spinach Fettuccini.
\$20.

Barbeque Braised Prime Beef Short Ribs

Garlic Mashed Potatoes, Tropical Slaw.
\$25.

Natural Omaha New York Steak

Melted Blue Cheese, Potatoes O'Brien, Grilled Zucchini
\$30.

Chamomile Smoked Duck Breast and Confit

Sautéed Baby Spinach, Mandarin Coulis, Imported Brie Infused Orzo.
\$28.

Grilled Hawaiian Mahi Mahi

Indonesian Fried Rice, Roasted Pineapples, Grilled Asparagus, Curry Coconut Sauce.
\$26.

Organic Grass Fed Filet Mignon

Mango Steak Sauce, Asparagus Risotto, Seasonal Vegetables.
\$33.

½ Roasted Shelton Chicken

Natural Herb Jus, Black Wax Cheddar Macaroni and Cheese, Sautéed Rocket.
\$20.

Pistachio Crusted Wild Salmon

Brie and Sun dried Tomato Orzo, Sugar Snaps, Strawberry Balsamic Reduction.
\$26.

Still water SJC, 2006

Still Water Bistro Specials

Wildlife Lake Elk

Gouda and Andouelle Sausage Gratin, Glazed Carrots, Grilled Onion Demi Glas.
\$30.

Sour Fruit Braised Ono

Steamed Rice and Sautéed Spinach
\$26.

Veal T-Bone

Baked Potatoe, Garlic Green Beans, Exotic Apricot Mushroom Demi.
\$35.

Hearty Seafood Saffron

Mussels, Shrimp, Bay Scallops, Calamari, Fish Stock, Rustic Toast Points.
\$26.

Small Plates

21	<i>Coconut Shrimp Skewers with Grilled Pineapple and a Chipotle Vinaigrette</i>	\$9.95
20.119	<i>Barbecue Spiced Scallops, Garlic Mashed Potatoes and a Roasted Corn Sauce</i>	\$8.95
20.118	<i>Miso Soup, Soy Broth served with Tofu, Scallions and Seaweed</i>	\$2.95
20.117	<i>Shrimp Tempura with Sticky Rice and Soy Chili Sauce</i>	\$7.95
20.116	<i>Calamari Roll, Papaya Salsa & Wasabi Crème Fraiche</i>	\$7.95
20.115	<i>Rock Shrimp Potstickers, Vegetable Slaw, Oriental-Butter Sauce</i>	\$9.95
20.114	<i>Soft Shell Crab Tempura Style with Mirin Glaze served with Wasabi Mashed Potatoes</i>	\$8.95
20.113	<i>Fresh Mixed Vegetable Tempura served with Sticky Rice</i>	\$4.95
20.112	<i>Seared Ahi, Sesame-Chili Noodles, Mirin Glaze</i>	\$8.95
20.111	<i>Crab Cakes with Roasted Red Bell Pepper Cream</i>	\$12.95
20.110	<i>Rainbow Plate- Salmon, Ahi, Shrimp, Yellowtail, Sticky Rice with Chili Dipping Sauce</i>	\$10.95
20.109	Greens	
20.108	<i>Charred Ahi, Baby Greens, Roasted Red Bell Pepper Vinaigrette, Olives, Onions, and Tomatoes</i>	\$10.95
20.107	<i>Baby Greens, Tomato Concasse, Hot House Cucumbers, Red Onions, Balsamic Herb Dressing</i>	\$5.95
20.106	<i>Arugula & Baby Greens- Goat Cheese, Roasted Pecans, Tomatoes & An Herb Dressing</i>	\$7.95
20.105	<i>Romaine and Radicchio, Garlic Bruschetta, Parmesan & Romano with Caesar Dressing</i>	\$6.95
20.104	<i>705- Baby Greens, Artichokes, Tomatoes, Feta Cheese Herb Vinaigrette, Olive Flat Bread</i>	\$7.95
20.103	<i>Chinois Chicken, Chopped Greens, Vegetables, Wontons, Spicy Thai Dressing</i>	\$8.95
20.102	Pizza	
20.101	<i>Italian Sausage, Caramelized Onions, Tomatoes, Marinara Sauce</i>	\$8.95
20.100	<i>Margherita Pizza- Basil, Tomatoes, Mozzarella & Tomato Sauce</i>	\$6.95
19.999	<i>BBQ Pizza- Red Onion, Grilled Breast of Chicken, Mozzarella, Tomatoes, & Cilantro Leaves</i>	\$8.95
19.998	<i>Proscutto Pizza- Mozzarella, Tomatoes, Fresh Black Pepper & Basil Oil</i>	\$8.95
19.997	<i>Thai Chicken Pizza- Scallions, Carrots & Mozzarella Cheese</i>	\$8.95
19.996	<i>Pepperoni and Mozzarella</i>	\$6.95

Pastas & Noodles

22.82	Mixed Vegetables, Crushed Tomatoes, Herbs, Chili Flakes, Fussili Pasta Lunghi	15
29.52	Szechwan Beef Vegetables & Orzo Pasta	\$14.95
29.72	Charred Ahi with Pasta Puttanesca, Olives, Capers, Tomatoes, and Onions	\$16.95
29.72	Chicken Penne, Roma Tomatoes & Romano in a Garlic Cream Sauce	\$12.95
29.82	Spicy Cashew Shrimp, Stir Fry Vegetables, & Noodles in a Cilantro Thai Sauce	\$14.95
29.82	Lobster Ravioli- Pesto Cream, Roasted Red Bell Pepper Coulis	\$15.95

Large Plates

29.82	Filet Mignon, Tempura Onions, Spinach and Bordelaise Sauce, Roasted Garlic Mashed Potatoes	\$19.95
29.82	Sautéed Barbecue Spiced Salmon, Sautéed Mixed Mushrooms, Roasted Corn Salsa, Mashed Potatoes with Barbecue Butter	\$17.95
29.82	Seared Ahi, Mirin-Butter Sauce, Roasted Shiitake Mushrooms, Cucumber Relish, Sushi Rice	\$17.95
29.82	Pan Roasted Scallops over Wild Mushrooms and Cannellini Stew, with Creamy Parmesan Asparagus	\$16.95
29.82	Teriyaki Breast of Chicken, Steamed Rice, Cashew Broccoli	\$15.95
29.82	Five Pepper Roasted Chilean Seabass, Cucumber Tomato Relish, Crab Green Onion Mashed Potatoes	\$18.95
29.82	Sautéed Shrimp, Garlic Mashed Potatoes, Roasted Sweet Tomatoes, Spinach, Creole Butter Sauce	\$16.95
29.82	Mongolian Beef Tenderloin Stirfry, Sizzle Sauce, Assorted Vegetables, Steamed Rice	\$14.95
29.82	Honey BBQ Glazed Chicken Breast, Sautéed Spinach, Roasted Garlic Mashed Potatoes and Mesquite Potato Chips	\$15.95
29.82	Blackened Ahi, Sake Sauce, Sesame Vegetable Stirfry and Wasabi Mashed Potatoes	\$17.95

Chef Special:

29.82	Cucumber Salad, Miso Soup, (2)Coconut Shrimp, Stir-Fried Mixed Vegetables, Steamed Rice and Flavored Mochi	
29.82	Sliced Petite Filet seasoned Mongolian Style	\$24.95/person
29.82	Teriyaki Chicken Breast	\$22.95/person

Corkage fee: \$10
 We gladly accept American Express, MasterCard and Visa
 1/2 Price Mondays: Half Price Sushi 5-10 & Two for One U Call It Bar
 Tuesdays: Prime Rib dinner for two \$20
 Tues.-Sat. 5:00-7:00pm 1/2 price Sushi
 Sundays: All U Can Eat Sushi \$19.95 per person
 Shane and Scott McColgan, Proprietors
 Rick Reyes, Executive Chef

PATRICK MOLLOY'S Circa 1998

APPETIZERS

- SEASONAL SOUP OF THE DAY 4.25
SHRIMP FILLED WONTONS over a cucumber salsa 6.00
FRESH BAKED CHICKEN POT PIE with grilled corn bread 5.25
GRILLED CHICKEN KABOB with a Thai peanut sauce 5.95
BREADED MARYLAND CRAB CAKES with grilled pear and a whole
grain mustard sauce 8.25
SEARED AHI TUNA and two-bean salad with fall greens 8.75

SALADS

- SPINACH SALAD with white mushrooms and a warm bacon
vinaigrette 6.00
PIER AVE. CHOPPED SALAD iceberg and romaine lettuce with cucumber,
tomato, mushrooms, garbonzo beans, Asiago cheese & a red wine vinaigrette 6.00
WARM GOAT CHEESE SALAD over baby greens with walnuts and
a champagne vinaigrette 6.50

PASTA/RISOTTO

- CAPELLINI with wild mushrooms and sun-dried tomatoes 7.25
SPINACH AND RICOTTA RAVIOLI with brown butter and pine nuts 7.95
LINGUINI with Manilla clams and a white wine-garlic sauce 8.50
ROAST DUCK RISOTTO with a blend of fresh herbs 10.95

ENTREES

- GRILLED/STEAMED SEASONAL VEGETABLES with herb-basmati rice
and a light vegetable puree 10.25
FREE-RANGE CHICKEN served with potatoes and Chef's choice vegetables 13.50
FRESH GRILLED SALMON with basmati rice, black beans, green onions
and an avocado-cilantro salsa 13.00
SEABASS marinated in mirin over stir-fried vegetables and curried rice 14.25
CALIFORNIA HALIBUT crusted with hazelnuts and sage over a tomato
coulis with steamed spinach 14.95
RIB-EYE STEAK with rustic roast potatoes and blue-lake green beans 16.50
RACK OF AUSTRALIAN LAMB with a roasted garlic crust, mashed
potatoes and steamed asparagus 17.95
FILET MIGNON with mashed potatoes and a wild mushroom sauce 18.25
GRILLED PORTERHOUSE STEAK with a twice baked potato and
corn-on-the-cob with herb butter 19.95

Exec. Chef. Chris Bocchino



MOLLOY'S

circa 1998

WINE LIST

WINE BY THE GLASS

Domaine Ste. Michelle Brut Champagne	4.75
Belvedere Chardonnay	4.00
DeLoach 'Sonoma Cuvee' Chardonnay	4.75
Silverado Sauvignon Blanc	4.75
Grove Street White Zinfandel	4.00
Sonoma Creek Pinot Noir	4.75
Fetzer 'Eagle Peak' Merlot	4.75
Seghesio Zinfandel	4.25

WINE BY THE BOTTLE

Champagne/Sparkling Wine

Domaine St. Michelle Brut	19.00	
Roederer Estate	29.00	
Veuve Cluquot 'Yellow Label' Brut	46.00	
	1/2 bottle	24.00
Veuve Cluquot 'Gold Label Vintners Reserve', 88	65.00	

White Wine

Robert Mondavi Fume Blanc	22.00
Ferrari-Carano Fume Blanc	25.00
Sanford Sauvignon Blanc	24.00
Caymus Sauvignon Blanc	28.00
Kettmeir Pinot Grigio	16.00
Ronco del Gnemiz 'Friuli' Pinot Grigio	31.00
Beaulieu Vineyards 'Carneros' Chardonnay	18.00
Raymond Chardonnay	22.00
Sanford Chardonnay	26.00
Kendall Jackson 'Camelot' Chardonnay	35.00

Red Wine

Raymond Pinot Noir	18.00	
Kendall Jackson 'Vintners Reserve' Pinot Noir	26.00	
Michel Lynch Bordeaux	16.00	
Cain Cuvee 'merlot-cabernet blend'	28.00	
Les Janelles Merlot	17.00	
Shafer Merlot	34.00	
Stag's Leap Petite Syrah	33.00	
Beaulieu Vineyards 'Rutherford' Cabernet	24.00	
Kendall Jackson 'Vintner's Reserve' Cabernet	32.00	
Charles Krug 'Vintage Selection' Cabernet, 88	42.00	
Far Niente Cabernet	58.00	
Nuit St. George Burgundy	27.00	
	1/2 bottle	14.00

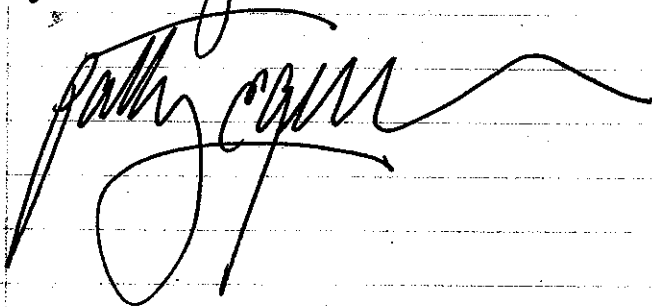
Al Hummerfeld

8-15-06

Re: Conditional Use Permit 06-04 "on sale" alcohol
1601 P.C.H. "Hemlock Parkview"

The attached letters were published in the
Beach Reporter, Aug. 10, 2006. These
letters are to be included in the
commissioner's packet for the
public hearing scheduled Aug. 15, 2006

Thank you



RECEIVED

AUG 15 2006

COM. DEV. DEPT.

SUPPLEMENTAL
INFORMATION

6

RECEIVED

AUG 15 2006

COM. DEV. DEPT.

We Get Letters

Eroding welfare

Directly and indirectly, the welfare of every Hermosan is eroded by the proliferation of alcohol outlets.

The Hermosa Pavilion applicant plans a new 8,000-square-foot drinking destination that will radiate impact throughout our cherished neighborhoods, degrading our safety and living environment.

During a public hearing in July, the applicant's pitch was full of fluffy talk about cuisine, décor and culinary expertise, to distract from the inescapable issues.

An approval if granted would require evaluation in isolation. Aggregate impacts and high concentration of alcohol businesses within our community to be dismissed. Risk variables, complaints, public testimony and police service calls (alcohol-related) all to be dismissed as immaterial, to achieve the goal of increasing alcohol density. What is the benefit of increased alcohol density? The inordinate amount of city staff time to rehabilitate the pink elephant (1601, 1605, 1617 PCH) is a dismal failure if this alcohol land-use permit is granted by the city.

In the interest of neighborhood and community, the pending application submitted by the owner of the Hermosa Pavilion requires rejection-denial. This 8,000-square-foot commercial space then becomes an opportunity for the owner to focus on an ideal leasing option such as a

professional (low-impact) office tenant to offset the popular high-impact gym tenant that operates 24/7.

The next public hearing regarding this matter is scheduled Tuesday, Aug. 15, at 7 p.m., in City Council chambers. Protect neighborhood and your safety.

Patty Egerer
Hermosa Beach

Not enough income

Hermosa Beach has a severe imbalance of late-night liquor-consuming visitors when residents are home. Cash from those visitors is going to restaurant operators, cabs and other associated entities, with a tiny trickle reaching the city to pay for the safe environment provided them.

City spending for policing and public safety is now \$43,000 per day. Citywide, policing is stretched thin as an increasingly large share has to be focused in Hermosa's bar district to prevent riot, serious injury, death and property damage from the interaction of large crowds of intoxicated visitors there.

Council members of the last decade continue to be singularly obsessed in having more restaurant space selling liquor. They refuse to recognize the resident impact and simple arithmetic of how the policing and lawsuit costs related to this type of business continues to escalate while city infrastructure and staffing is in decline. The city is receiving just \$780 per day total from the city's portion of sales tax from all of the full liquor-selling restaurants citywide, yet still the city accepts and encourages applications for new and existing restaurant/bar businesses that want more square footage and with increasingly late liquor-selling hours.

Thus removal at election or by recall of those on council with continuing restaurant and liquor expansion voting records may be the only way Hermosa residents take back their city as this council and administration is not representing the long-term viability of Hermosa Beach as a residential and daytime beach city.

Howard Longacre
Hermosa Beach



"working together to prevent
substance abuse"

August 13, 2006

RECEIVED

Planning Commission
City of Hermosa Beach
Hermosa Beach, CA 90254

AUG 15 2006

COM DEV. DEPT.

Dear Sirs:

The purpose of this letter is to express our concern over the possible issuance of a Conditional Use Permit at the Pavilion location on Pacific Coast Highway.

Our Coalition is a collaborative of many agencies and individuals in the South Bay who are working to prevent substance abuse among youth in our communities. Our members include: the Beach Cities Health District, Thelma McMillen Center for Chemical Dependency Treatment at Torrance Memorial Medical Center, National Council on Alcohol and Drug Dependence, ROAD (Reach Out Against Drugs) El Segundo, school districts, parents, and youth.

As you consider the C.U.P. application at the Pavilion, we ask you to think about the message being sent to children and youth in the community with so much alcohol availability and the pro-alcohol attitude conveyed as a result. Leading children to believe that alcohol is essential in order to have fun is dangerous and irresponsible. Research shows that youth who start drinking early in life are 4 times more likely to become alcoholics and underage drinking costs the U.S. more than \$50 billion annually.

The consequences of alcohol use affect everyone - even those who drink rarely or not at all. Alcohol use is responsible for increased violence and crime, decreased worker productivity, higher health insurance premiums, and deaths and injuries from drinking-driving crashes. Drinkers alone do not pay these costs - everyone splits the bill.

Finally, based on the number of residents who have spoken passionately against the C.U.P., it would seem that denying this application would be a prudent and responsible action. We are hopeful that you will take all of this information into serious consideration and vote against the C.U.P. application. Thank you.

Sincerely,

Karen Carr
Karen Carr, Project Director
South Bay Coalition

Cc: City Clerk, Hermosa Beach, CA
City Manager, Hermosa Beach, CA

320 Knob Hill
Redondo Beach, CA 90277
(310) 714-2967 (310) 792-8187

SUPPLEMENTAL
INFORMATION

6

**Charles and Carole Doherty
1600 Ardmore Avenue Unit 234
Hermosa Beach, CA 90254
310 318 7979
charles.f.doherty@att.net**

**RECEIVED
AUG 15 2006
COM. DEV. DEPT.**

August 14, 2006

**Planning Commission
Hermosa Beach, CA**

Re: Restaurant Liquor License at Hermosa Plaza, 1601 Pacific Coast Highway and Club 705

At your last meeting one of the commissioners commented that upscale restaurants tend to morph into bars in Hermosa Beach and gave the example of Marie Callendar's Restaurant on Pier Ave morphing into Club 705.

By the looks, Club 705 is morphing into an adult entertainment venture. Now we have lingerie parties and next we will have Janet Jackson wanna-be's playing peek-a-booby.

Maybe it's time to review the CUP to see if this type of entertainment is allowed.

**Charles Doherty
Hermosa Beach, CA**

**SUPPLEMENTAL
INFORMATION**

6

To: Sol Blumenfeld
From: Nathan Koher
Date: 7-18-06

Regarding: Restaurant & Parking Plan Amendment to modify the Allocation of uses with the Hermosa Pavilion

Dear Mr. Blumenfeld,

I am writing you this letter stating that I have conducted this research. I have taken pictures as well as walked the neighboring communities of Manhattan, Redondo, and Hermosa Beach. I have found stunning similarities. The similarities are as follows:

Hermosa Beach:

- It takes exactly 2 min 50 sec to legally walk from the front entrance of the Hermosa Pavilion to get to the parking spaces in front of Pet Care.
- It takes exactly 4 minutes (200 paces) to legally walk from the front entrance of the Hermosa Pavilion to get to the free parking space on 829 17th street.



- It takes exactly 118 paces to legally walk from the free parking space by 832 16th street.
- 15th and 16th street have free parking in a residential neighborhood



- The Hermosa Pavilion has neighboring residential areas that offers free parking

- The Commodore, which is located directly behind the Hermosa Pavilion, offers no parking for visitors of their building.
- The Hermosa Pavilion is located adjacent to a Vons shopping center
- There are no restaurants/bars in Hermosa Beach that offer any kind of validated parking.

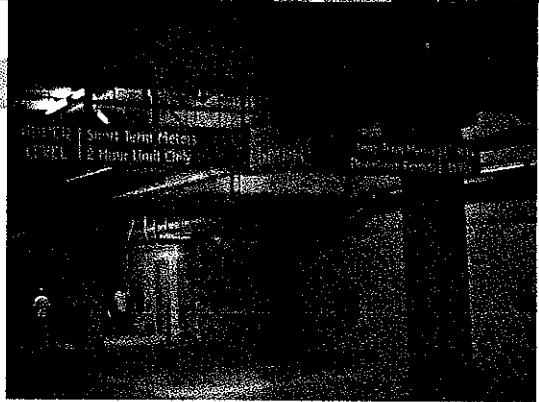


Metlock Center:

- The Metlock Center is approximately 1.5 miles from the Hermosa Pavilion. I'll also add that the Hermosa Pavilion and the Metlock Center are neighboring businesses to Ardmore Street.
- It takes exactly 80 paces to legally walk from 1200 12th street to get to the traffic signal located on Manhattan Beach Blvd and Ardmore Avenue. It takes 130 paces (2 min 30 sec) to legally walk to the Metlock Center property from 1200 12th street.



- The Metlock Center Parking Garage has exactly 463 non valet parking spaces. The Parking Garage also has 31 (lower level) valet spaces giving a total of 494 potential parking spaces.
- The Metlock Center Parking Garage has metered parking priced at 25 cents for every 15min at a maximum of 8 hours for long term meters and a maximum of 2 hours for short term meters. The meters are enforced from 9am to 8pm.



➤ The Parking Garage for the Metlock Center serves a number of the same businesses as the Hermosa Pavilion.



TENANTS
451C&D TERRACE
COLDWELL BANKER
CURVES
SPACE STUDIO - SPIN, YOGA
JANELLE HOLDEN, D.B.A.
BEACH TEETH
ANNE NORRIS OZER, D.D.S.
STEVEN W. OZER, D.D.S.
JILL MICHELLE / S.E.A. DESIGN
WATERLEAF INTERIORS



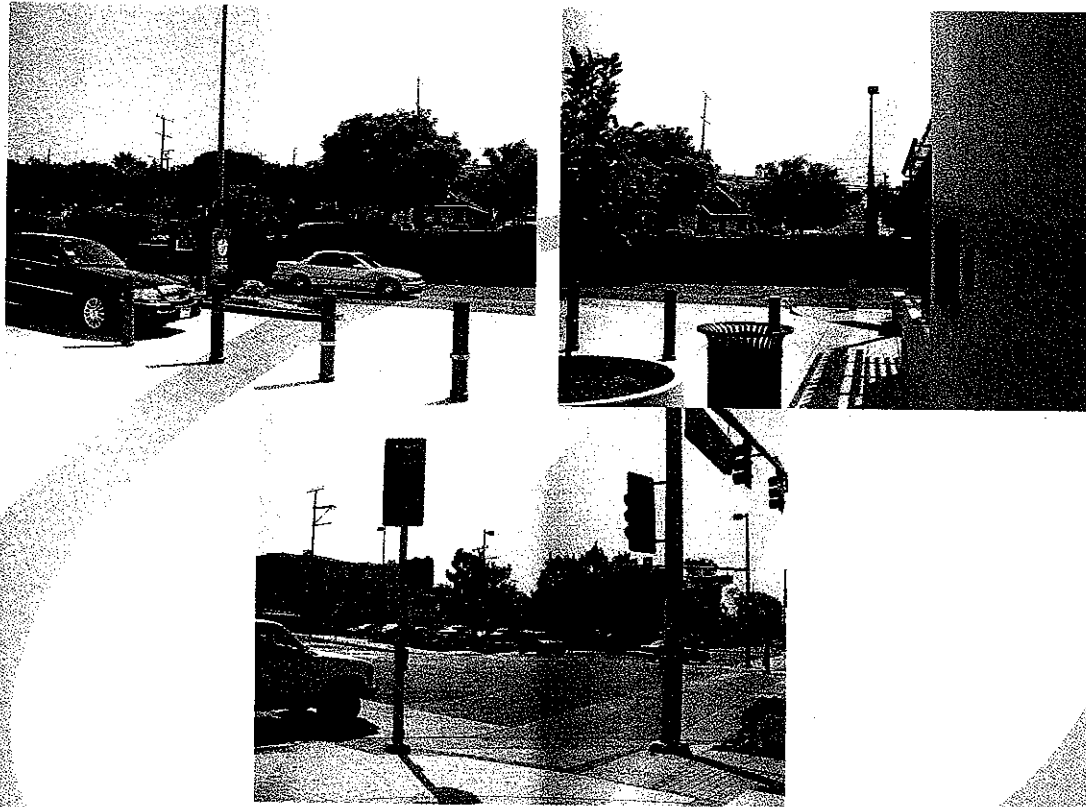
- I will also note that the Metlock Center has multiple restaurants located in their center.
- There is an adjacent condo across the street from the Metlock Center that offers visitor parking.



- Ardmore Avenue has parking that is not restricted
- The Green Build has metered parking.
- The Metlock Center is also located adjacent to a Vons shopping center.

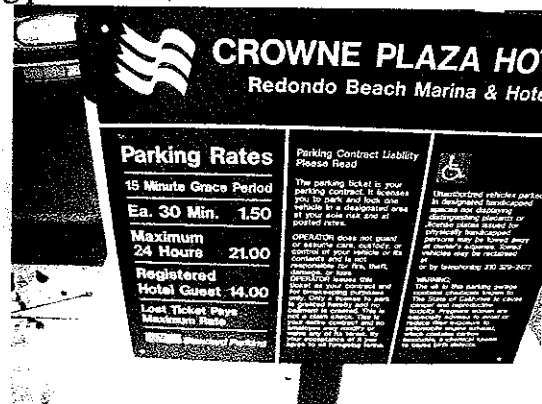


- The Metlock Center also has a hotel business that offers parties and functions that can function till 2am.
- There is not residential permit parking in the residential areas by the Metlock Center.



Redondo Beach:

- The Gold's Gym offers discounted parking for their gym members. The price is 50 cents for the first 4hrs of parking. Gym members can also buy monthly parking passes for \$6 and yearly parking passes for \$72.



- Gold's Gym has a car wash center (that uses water, not steam) located in their parking structure. Gold's Gym members also receive a discounted rate on the service.



In conclusion, the Metlock Center and the Hermosa Pavilion are similar properties and Metlock is not required to validate for restaurants.

FACSIMILE COVER SHEET AND MESSAGE

Total number of pages including this cover sheet 3

Date TH 8-10-06 Time

RECEIVED

To Hermosa Beach Planning Commission
Fax number 937-6235
Voice phone number 318-0235

AUG 10 2006
COM. DEV. DEPT.

From James Lissner, 2715 El Oeste, Hermosa Beach, CA 90254
Fax number: (310) 376-2287
Voice number: (310) 376-4626

Venue: Planning Commission Meeting of 8-15-06

Subject: 1601 PCH, CUP for Restaurant with Alcohol

Commissioners:

Staff is recommending midnight hours, seven days a week. I would like to suggest that those hours be only on weekends, with earlier closing during the week, like Manhattan Beach is doing on its new projects (see survey, attached).

I would suggest a three-tier arrangement, like Manhattan used with Fonzs, with these hours:

- Sun - Wed close at 10 pm
- Thu - close at 11 pm
- Fri - Sat close at 12 mid

Thank you for your consideration.

Sincerely,



Important: The pages comprising this facsimile transmission contain confidential information from James Lissner. This information is intended solely for use by the individual or entity named as the recipient hereof. If you are not the intended recipient, be aware that any disclosure, copying distribution, or use of the contents of this transmission is prohibited. If you have received this transmission in error, please notify us by telephone immediately so that we may arrange to retrieve this transmission at no cost to you.

SURVEY OF DOWNTOWN EATING AND DRINKING ESTABLISHMENTS			
Establishment	Address	Hours of Operation	Alcohol License
900 Manhattan Club	900 Manhattan Ave.	M-Th 11am-12 am F 11am-1 am Sat 9am-12am Sun 9am-12am	Full Liquor
<i>Formerly Bandyam</i> Cdoco Noche	1140 Highland Ave.	Su-Th 6am-10pm F-Sa 6am-11pm	Beer and Wine
Beaches	117 Manhattan Beach Blvd.	M-F 10am-1am Sa-Sun 8 am-1am	Full Liquor
Café Pierre	317 Manhattan Beach Blvd.	Su-Sa 9am-1am	Full Liquor
Pasta Pomodoro	401 Manhattan Beach Blvd.	Su-Sa 7am-11pm	Beer and Wine
Ebizio	229 Manhattan Beach Blvd.	M-Th 6am - 11pm F-Sa 6am-12am	Beer and Wine
El Sombrero	1005 Manhattan Ave.	Su-Th 7am-11pm F-Sa 7am-12am	Beer and Wine
Ercoles	1101 Manhattan Ave.	Su-Sa 11am-2am	Full Liquor
Fonzs	1017 Manhattan Ave.	Su 9am-9pm M-Th 5:30am-10pm F-Sa 5:30am-11pm	Full Liquor
Francesca	1209 Highland Ave.	M-Th 11am-10pm F-Su 7:30am-11pm	Beer and Wine
Good Stuff (closed 9/05)	1300 Highland Ave.	Su-Sa 24 Hours	Beer and Wine
Hennesseys	313 Manhattan Beach Blvd.	Su-Sa 11am-2am	Full Liquor
Fusion Sushi	1150 Morningside Dr.	Su-W 9am -11pm Th-Sa 7am-12am	Full Liquor
Kettle	1138 Highland Ave.	Su-Sa 24 Hours	Beer and Wine
Mama D's	1125 A Manhattan Ave.	Su-Sa 7am-2am	Beer and Wine
Mangiarno	128 Manhattan Beach Blvd.	Su-Sa 8am-12am	Full Liquor
Manhattan Brewing Company	124 Manhattan Beach Blvd.	Su-Sa 7am-12am F-Sat 7am-1am	Full Liquor
Sharks Cove <i>Coolers</i>	309 Manhattan Beach Blvd.	Su-Sa 7am-2am	Full Liquor
Manhattan Pizzeria	133 Manhattan Beach Blvd.	No Reso	Beer and Wine
Michi	903 Manhattan Ave.	Su-T 11am-12am F-Sat 11am-2am	Full Liquor
Octopus	1133 Highland Ave.	M-F 11:30am-2:30pm to 5:30pm-11pm F-Sa 5:30pm-12am	Beer and Wine
Old Venice	1001 Manhattan Ave.	Su-Sa 10am-12am	Beer and Wine
Penny Lane	820 Manhattan Ave.	Su-Th 7am-10:30pm F-Sa 7am-11:30pm	Beer and Wine
Rock N Fish	120 Manhattan Beach Blvd.	Su-Th 7am-12am F-Sa 7am-1am	Full Liquor
Sidedoor	900 Manhattan Ave.	M-Th 11am-12 am F 11am-1 am Sat 9am-12am Sun 9am-12am	Full Liquor
Shellback	116 Manhattan Beach Blvd.	No Reso	Full Liquor
Sun & Moon Café	1131 Manhattan Ave.	Su-Th 6am-11pm F-Sa 6am-12am	Beer and Wine
Talia's	1148 Manhattan Ave.	Su-W 7am-11pm Th-Sa 7am-12am	Full Liquor

Towne	1142 Manhattan Ave.	M-W 11am-11pm Th-F 11am-12am Sa 7am-12am Su 7am-11pm	Full Liquor
Chakra	304 12th Street	Su-Th 10am-12am F-Sa 10am-1am	Full Liquor
Wahoo's	1129 Manhattan Ave.	Su-Th 6am-11pm F-Sa 6am-12am	Beer and Wine
Avenue	1141 Manhattan Ave.	Su-Th 11am-11pm F-Sa 11am-12am	Full Liquor
Shade Hotel	1221 Valley Drive	Lobby Bar- daily 5pm-11pm Courtyard Su-Th 6am-11pm F- Sat 6am-12am Roofdeck daily 6am-10pm	Full Liquor
Petro's	451 Manhattan Beach Blvd Suite B-110	Su-Th 6am-11pm F-Sa 6am-12am	Full Liquor
Jr.'s Deliboy	451 Manhattan Beach Blvd Suite D-126 1200 Morningside	Su-Th 6am-11pm F-Sa 6am-12am	Full Liquor

R M
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R

CURKSCREW 2201 HIGHLAND
CAFE

→ 11 pm FULL LIQ

G:/Planning/Ledger/Downtown Alcohol & Hrs List
07/11/06

Received 7-25-06 by kill the goose.com

R = Recent approvals

M = metlox development



JUL 18 2006

4th Floor | 650 Town Center Drive | Costa Mesa, CA 92626-1993
714-513-5100 office | 714-513-5130 fax | www.sheppardmullin.com

FACSIMILE COVER SHEET

** THIS FACSIMILE TRANSMISSION WILL NOT BE MAILED **

Date: July 18, 2006

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4

If all pages are not received, please call
Maggie Manns at 714-424-2861

TO:**Facsimile No.****Telephone No.**

Planning Commission
c/o Sol Blumenfeld, Director
Community Development Department

310-937-6235

From: Michael D. Stewart, Esq.Re: Hermosa Beach Pavilion

MESSAGE: Letter concurrently being emailed.

NOTE: THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.



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714-513-5100 office | 714-513-5130 fax | www.sheppardmullin.com

July 18, 2006

mstewart@sheppardmullin.com

Our File Number: 0GLC-064504

VIA FACSIMILE
(310) 937-6235

VIA EMAIL
sblumenfeld@hermosabch.org

RECEIVED

JUL 18 2006

COM. DEV. DEPT.

Planning Commission
c/o Sol Blumenfeld, Director Community Development Department
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, California 90254

Re: CUP 06-4 re Sale of Alcohol, Increasing Restaurant Square Footage, and Parking Plan Amendment at the Hermosa Beach Pavilion at 1605 Pacific Coast Highway

Dear Honorable Members of the Planning Commission:

This firm represents Shook Development Corporation ("Shook") and Stillwater, LLC ("Stillwater"). Shook is the owner of the Hermosa Beach Pavilion located at 1605 Pacific Coast Highway in the City of Hermosa Beach (the "Center"). Stillwater owns and operates the existing Green Bar at the Property, and is owned by, among others, Travis Jones and Gene Shook, the applicants for the above-referenced CUP.

Shook has reviewed the Staff Report and the proposed Resolution regarding the CUP, and submits the following comments to be considered at this evening's meeting before the Commission.

Unilateral Conditions of Approval Make Shook's Investment Unlikely

Shook is faced with lending or investing several million dollars in Stillwater to design and build out the space, purchase a first-class wine inventory, hire employees, and open a high-end restaurant. Shook estimates that its investment will likely be \$3 million, which it will only make if the City does not impose the currently onerous and vague conditions proposed in the Resolution.

**SUPPLEMENTAL
INFORMATION**

6

SHEPPARD MULLIN RICHTER & HAMPTON LLP

July 18, 2006

Page 2

As detailed below, several of the Conditions of Approval are onerous, while others are so vague that they allow the City to essentially cease Stillwater's business operations with little showing of any violation. Shook would like to work with the City in crafting a mutually agreeable and beneficial CUP. Absent that, Shook will not go forward with the proposed investment in Stillwater.

Condition 5 vaguely states that Stillwater "shall not adversely affect the welfare of the residents, and/or commercial establishments nearby." The Condition does not state that the effect has to be material or significant, nor does it define the term "welfare," and the usage of "nearby" is obviously open to many interpretations. Condition 8 essentially allows the Police Chief to trigger a review upon undefined grounds, with no materiality requirement. The hours and other requirements regarding the wine shop are not consistent with Stillwater's business plan. Condition 19 appears to require Stillwater to require the auto detail business (West Coast Wash & Wax) to cease business or obtain a CUP before Stillwater will be approved. Stillwater does not control West Coast Wash & Wax, and it is unfair to require Stillwater to satisfy such condition.

The conditions set forth in this letter (above and below) are merely examples of the unilateral "take it or leave it" approach that the City appears to be making. Shook requests that the parties negotiate a mutually agreeable CUP.

Conditions of Approval 15, 16 and 18 Make Shook's Investment Unlikely

Conditions of Approval 15, 16 and 18 essentially allow the City to revoke the CUP for a myriad of reasons, some of which are and will be out of Stillwater's control.

The City has already made Shook provide two-hours free parking for all patrons of the Center even though the City has admitted that the only patrons at issue are those of 24 Hour Fitness. Now the City wants to condition Stillwater's existence on matters that Stillwater does not control. Stillwater is a tenant. Its CUP should not be conditioned on the entire Center complying with the Parking Plan (as set forth in P.C. Resolution 03-45, as amended by P.C. Resolution 06-16, and sustained by the City Council on July 11, 2006). Stillwater should be treated like any other tenant. It should be subject to the normal restaurant operations restrictions that it can control.

Shook recently invested over \$10 million in remodeling the Center and parking garage, with a business plan to recoup some of that investment via charged parking – which was disclosed to the City many times over the last several years. The City required Shook to provide ample parking (actually more spaces than necessary), but then changed the rules arguing that charged parking was "not efficient" because 24 Hour Fitness – which repeatedly told its patrons to park off-site – did not want to pay a dollar charge.

SHEPPARD MULLIN RICHTER & HAMPTON LLP

July 18, 2006

Page 3

Now, because the City has repeatedly refused to take any action against 24 Hour Fitness or its patrons, Shook has been ordered to provide two-hours free parking. Shook cannot risk another seven-figure investment in the Center without some type of assurance from the City that Shook will not be blind-sided by the actions of 24 Hour Fitness or its patrons, or the City's reactions thereto.

Conditions of Approval 15, 16 and 18 Unfairly Intertwine Stillwater and Shook

The proposed Resolution conditions Stillwater's ongoing business upon Shook's compliance with the Parking Plan. Stillwater, the tenant, is owned 55% by Travis Jones, Christine Jones and Yves Chachereau, and 45% by Gene Shook. Shook, the landlord, is owned 100% by Gene Shook.

The City already has ruled on the Parking Plan. The City has all the rights, ordinances, and enforcement mechanisms it needs to require Shook (or any subsequent owner) to comply with the Parking Plan. Shook is not aware of the City conditioning any other tenant's CUP on a landlord's compliance with a City resolution. Here, the City is unfairly intertwining Stillwater and Shook, even though they are separate legal entities. While that may appear fair as long as both entities are under common or overlapping ownership, it restricts the value and ability to sell either the restaurant or the Center.

Perhaps the City has not considered the fact that Shook may choose one day to sell the Center and keep its investment in Stillwater. Given that the proposed expansion of the restaurant will require Shook to invest several million dollars, Shook's sale of the Property would leave Shook's restaurant investment at risk if the new owner failed to comply with the Parking Plan, or allowed other tenants to violate such plan. Alternatively, perhaps the City has not considered the fact that Stillwater may one day sell the restaurant. If so, the restaurant purchaser would discount its price because its entire investment would be subject on a continual basis to the Center owner's compliance with the Parking Plan.

Again, the City already has all its rights under the Parking Plan. There is no need to now condition a tenant's existence (which, given the language of conditions 15, 16 and 18, is not overstating matters) on the landlord's compliance with that Parking Plan.

Thank you for your consideration.

Sincerely,



Michael D. Stewart

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

W02-WEST:NA3\400038366.1

July 18, 2006

City of Hermosa Beach
Sol Blumenfeld, Director
Community Development Department
1315 Valley Drive
Hermosa Beach, CA 90254

MAIL ROOM
JUL 18 2006
COMM DEV DEPT

**RE: HERMOSA PAVILION, 1601 PACIFIC COAST HIGHWAY
LIQUOR LICENSE CUP HEARING**

Dear Mr. Blumenfeld:

A hearing before the Planning Commission is scheduled July 18, 2006. Include this communication as a supplement in the commissioner's packet.

1. Fact Sheet: Effects of Alcohol Outlet Density on Economic Development, www.publicstrategies.org. "High concentration of alcohol outlets in a location can hamper economic development. While such businesses may be heavily patronized, they add little intrinsic value to the community as a whole, and they make the area less attractive to other types of retail business."
2. HB bar plan a threat to public safety, Daily Breeze dated July 16, 2006, letter to editor. "...Weekend policing/patrols and 911 response times are already seriously compromised by the Pier Plaza bar scene, even when things are going smoothly...."
3. Written communication from Patricia Egerer, dated June 13, 2006, RE: HERMOSA PAVILION, 1601 PACIFIC COAST HIGHWAY ALCOHOL CUP, RESTAURANT/BAR. "The economic success of the 8,000-sq.ft. restaurant/bar will hinge upon attracting a bar crowd of non-residents."

Residents are robbed of a tremendous value of living at the beach due to the rabid proliferation of bars. The chief promoter of this ***PARTY-DOWN, GET WASTED, MENTALITY IS THE CITY.*** Euphemistically this 8,000-sq.ft. project is referred to as an "upscale restaurant" this deviates from the actual character of the operation. This is merely another swinging bar with bottle to go services.

Proactive action is needed to rezone the entire business district including upper Pier Avenue to prevent the future growth of more alcohol outlets. Mitigate damage by keeping the bars centralized to the downtown, in an effort to save neighborhood and community.

Respectfully,


Patty Egerer
Resident

**SUPPLEMENTAL
INFORMATION**

6

Effects of Alcohol Outlet Density on Economic Development

East County Community Change Project • February, 2003

Research shows that a high concentration of alcohol outlets in a location can hamper economic development. While such businesses may be heavily patronized, they add little intrinsic value to the community as a whole, and they make the area less attractive to other types of retail business.

In order to ensure the future economic growth of the small business communities of the East County region, as well as preserve the quality of life in the region, limits should be placed on the density of retail alcohol outlets. This requires a collaborative effort among retail business operators, property owners, local residents, community service agencies and local governments.

ECONOMIC DECLINE

The over-concentration of alcohol outlets is often part of a neighborhood's broad economic and social disintegration. An outlet-heavy area's economic base loses its diversity and becomes less attractive to both residents and potential retail customers. The proliferation of alcohol outlets is thus both a symptom of economic decline and a factor that worsens the decline.¹

NEGATIVE NEIGHBORHOOD CLIMATE

High bar density changes the character and environment of the neighborhood and the routine activities of those living or visiting that block. Complaints about alcohol outlets that are most often reported to city planners have to do with noise, traffic or loitering.^{2, 3}

VIOLENCE AND CRIME

"Wetter" neighborhoods have higher levels of accidents and violence.⁴ This includes higher crime rates for murder, rape, assault, robbery, burglary, grand theft and auto theft.⁵ A study done in 1995 in Los Angeles showed that each additional

alcohol outlet was associated with 3.4 additional assaults per year. Adding one bar to a block would result in 3.38 additional crimes committed on that block in a year.³

AUTO CRASHES

According to a study done in Los Angeles, there is a greater number of alcohol-related injury crashes in cities with higher outlet densities. A 1% increase in outlet density means a .54% increase in alcohol-related crashes. Thus a city of 50,000 residents with 100 alcohol outlets would experience an additional 2.7 crashes for each new outlet opened.⁶

This fact sheet was produced by the Institute for Public Strategies, a nonprofit organization advancing public health through changes in policy and community norms. For more information, call (619) 660-6233, email info@publicstrategies.org or visit www.publicstrategies.org.

¹ Maxwell, A. & Immergluck, D. "Liquorlining: liquor store concentration and community development in lower-income Cook County (IL) neighborhoods." Chicago IL: Woodstock Institute, 1997.

² Preventing Problems Related to Alcohol Availability: Environmental Approaches. U.S. DHHS Pub No. (SMA) 99-3298.

³ Runcek, D. & Maier, P. "Bars, blocks and crimes revisited: linking the theory of routine activities to the empiricism of 'hot spots.'" *Criminology* (29) 4: 725-753. 1991.

⁴ Scribner, Richard: *Alcoholism: Clinical & Experimental Research*, February 2000. LaBouvie, E. & Ontkush, M.: "Violent crime and alcohol availability: relationships in an urban community." *Journal of Public Health Policy* 19(3):303-318. 1998.

⁵ "Alcohol availability and homicide in New Orleans: conceptual considerations for small area analysis of the effect of alcohol outlet density." *Journal of Studies on Alcohol*, May 1999.

⁶ Scribner, R., Mackinnon, D. & Dwyer, J.: "The risk of assaultive violence and alcohol availability in Los Angeles County." *American Journal of Public Health* (85) 3: 335-340. 1995.

OPINION

Daily Breeze
SUNDAY
July 16, 2006

Your views

HB bar plan a threat to public safety

This letter represents a plea that the Hermosa Beach Planning Commission and City Council exercise whatever influence they have to deny a permit for a 15,000-square-foot restaurant/bar at the Hermosa Pavilion. I currently own a business in Hermosa — after 33 years in law enforcement for Los Angeles County. There was a time when I didn't think any city could have too many bars. What has happened to our little community shows me I was wrong.

The proposed monster bar at the Pavilion is not planned to meet the needs of the Hermosa drinkers. If every resident drank, we'd still have plenty of bars. It's an effort to draw drinkers and their wallets from out of the area. Make no mistake, that effort will be successful. As a former gang investigator, I found that every unsavory element imaginable between here and Riverside would find his way to the 91 freeway and drive toward the sun. That would drop them right here, about six blocks north of the proposed mega-bar.

This proposal represents a huge public safety issue ripe for a citizen's backlash. Weekend policing/patrols and 911 response times are already seriously compromised by the Pier Plaza bar scene, even when things are going smoothly. Between 1 a.m. and 2:30 a.m., I have to assume the majority of drivers here in Hermosa are drunk and trying to find their way out of town.

This bar is being planned and bankrolled by a truly interesting character, and local officials know it. He has relied on brinkmanship and foot dragging on other issues with the Pavilion, and the notion of a real, viable, restaurant is laughable. If the restaurant doesn't make him money — which it won't — he'll have a bigger bar. If he has entertainment, he can charge a cover, which is cash and under the radar as to reportable revenue.

In terms of planning, let's make some plans for our kids and their kids. This is not Moreno Valley. The folks who can afford to live here are bright, successful and obviously did something right with their lives, or have a trust fund. Please don't allow our elected officials to turn their backs on these people and pander to the developer and an army of horny

twenty-somethings who will descend on our community. They will not be driving down here for dinner.

— RICHARD HALLIBURTON
Hermosa Beach

Torrance in good hands with Scotto

On Tuesday, it was a privilege to see Frank Scotto sworn in as the new mayor of Torrance. It was standing room only, and the City Council chamber was packed.

The residents of Torrance have shown they will have zero tolerance for dirty politics.

As I walked a precinct for Scotto, I heard time after time again that people were so disillusioned with the political process they did not intend to vote. I feel strongly that we get the politicians and government we deserve.

Mayor Scotto has shown us that if you maintain the highest standard of integrity, you can still win. The city of Torrance is in good hands.

— DR. PATTY BOGE
Lomita

Neighbors reduced illegal fireworks

I am responding to two letters appearing back to back from fellow San Pedrans on Wednesday. Regarding the excessive level of illegal fireworks once again experienced by residents on the Fourth of July in San Pedro, I extend a personal invitation to John Fer to attend our next Northwest San Pedro Neighborhood Council meeting on Aug. 14 at Peck Park and to join our Fireworks Reduction Task Force.

Our first-year goal was to significantly reduce the amount of illegal fireworks going off in the weeks both before and after the Fourth, and we believe we achieved that goal. By residents getting the word out to their neighbors and these neighbors both appreciating and responding to these concerns, the Los Angeles Police Department was then able to focus on those few residents who did not care about their neighbors' concerns.

We are starting to make preparations for a public forum at the end of the summer to address how to maintain the improvement and assist the LAPD in addressing the Fourth of July weekend itself. But this has to come from

Reachus

Editorial Page Editor

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Guidet
Opinio

June 14, 2006

City of Hermosa Beach
Sol Blumenfeld, Director
Community Development Department
1315 Valley Drive
Hermosa Beach, CA 90254

RECEIVED

JUN 14 2006

COMM. DEV. DEPT.

**RE: HERMOSA PAVILION, 1601 PACIFIC COAST HIGHWAY
PETITION TO LIQUOR LICENSING AUTHORITY**

Dear Mr. Blumenfeld:

A hearing before the Planning Commission is scheduled on June 20, 2006, on the above reference property. The applicant's request for an "on-sale" and/or "off-sale" alcohol permit is opposed and contested by residents in the surrounding neighborhood. Residents believe it is essential to preserve neighborhood and safeguard our living environment. Due to the close proximity to residential this business operation would be unsuitable and undesirable.

The petition includes 10 signatures of residents in the surrounding neighborhood, east of Pacific Coast Highway.

Please include this communication in the commissioners' packet for the upcoming hearing in June.

Respectfully,



Patty Egerer
Resident

SUPPLEMENTAL
INFORMATION

6

PETITION TO THE LIQUOR LICENSING AUTHORITY, CITY OF HERMOSA BEACH
 RE: 1601 PACIFIC COAST HWY, HERMOSA BEACH "THE HERMOSA PAVILION"

Residents oppose the issuance of a Conditional Use Permit(s) at commercial property located at 1601 Pacific Coast Hwy., Hermosa Beach, "The Pavilion" as follows:

1. We oppose: The selling, pouring, and serving of; wine, beer, hard liquor, or drinks mixed with alcohol.
2. We oppose: The retail sale of bottled wine, beer, or hard liquor.

It is essential to preserve neighborhood, and safeguard our living environment. Due to the close proximity to residential neighborhoods and schools this type of operation would be unsuitable and undesirable.

RECEIVED
 JUN 14 2006
 COM. DEV. DEPT.

	Line A: Signature	Line B: Printed Name	Line C: Street Address
1.	<i>[Signature]</i>	MARICHA A. EBERER	HERMOSA BEACH, CA 90254
		925 16TH PLACE -	HERMOSA BEACH, CA 90254
2.	<i>[Signature]</i>	1ST BROADWAY	HERMOSA BEACH CA 90254
3.	<i>[Signature]</i>	JAY D E	HERMOSA BEACH CA 90254
		JAY ELEMONS	HERMOSA BEACH CA 90254
4.	<i>[Signature]</i>	901 16th ST	HERMOSA BEACH CA 90254
		THOMAS HARPER MILLER	HERMOSA BEACH CA 90254
5.	<i>[Signature]</i>	ALAN THOMAS	HERMOSA BEACH CA 90254
		909 16th ST	HERMOSA BEACH, CA 90254
6.	<i>[Signature]</i>	JIM SIMMONS	HERMOSA BEACH CA 90254
		1623 PARKWOOD AVE	HERMOSA BEACH, CA 90254
7.	<i>[Signature]</i>	MICHAEL TORONELLA	HERMOSA BEACH CA 90254
		1628 PARKWOOD AVE	HERMOSA BEACH CA 90254
8.	<i>[Signature]</i>	CHAD CARROLL	J. THOMPSON
		512 BOWERY AVE	HERMOSA BEACH CA 90254
9.	<i>[Signature]</i>	RICHARD THOMPSON	HERMOSA BEACH CA 90254
		1512 BOWERY AVE	HERMOSA BEACH CA 90254

1/7/2

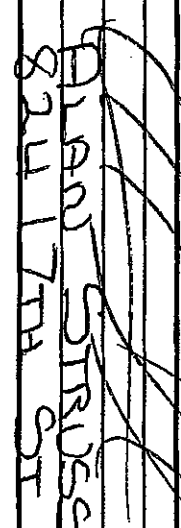
PETITION TO THE LIQUOR LICENSING AUTHORITY, CITY OF HERMOSA BEACH

RE: 1601 PACIFIC COAST HWY, HERMOSA BEACH "THE HERMOSA PAVILION"

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1. We oppose: The selling, pouring, and serving of; wine, beer, hard liquor, or drinks mixed with alcohol.
2. We oppose: The retail sale of bottled wine, beer, or hard liquor.

It is essential to preserve neighborhood, and safeguard our living environment. Due to the close proximity to residential neighborhoods and schools this type of operation would be undignifiable and undesirable.

	Line A: Signature	Line B: Printed Name	Line C: Street Address
1.		DANIEL STRUSSER	8211 7TH ST HERMOSA BEACH, CA 90254
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

June 13, 2006

City of Hermosa Beach
Sol Blumenfeld, Director
Community Development Department
1315 Valley Drive
Hermosa Beach, CA 90254

**RE: HERMOSA PAVILION, 1601 PACIFIC COAST HIGHWAY
ALCOHOL CUP, RESTAURANT/BAR**

Dear Mr. Blumenfeld:

This letter constitutes objection to the project request for a Conditional Use Permit for the above referenced property, submitted by Travis W. Jones and Gene Shook, dated April 26, 2006. Granting approval of "on-sale" and/or "off-sale" alcohol permit at this location would substantially depreciate property values in the vicinity and interfere with the use and enjoyment of property and neighborhood. Material concerns are outlined below.

1. Proposed Project: Applicant's plan would allow for the consumption of alcohol anywhere within the 8,000 sq.ft area, and provide for a liquor store convenience for "wine and cheese." The owners plans re-define restaurant space 2-fold.
2. Space Requested: Space requested is inconsistent with the Precise Development Plan and Parking Plan. Also, the application fails to account for 900 sq.ft of existing restaurant-café. Allocated usage of restaurant if approved would total 8,900 sq.ft.
3. Sensitive Location: The placement of an outlet in close proximity to sensitive areas is undesirable.
 - a. Valley View Middle School (public school) is within 600', to the west.
 - b. Immediately adjacent, on the north and west side of the building are residential condominiums.
 - c. A large well established residential neighborhood is located east of the building.
4. Intensification: **The economic success of the 8,000-sq. ft. restaurant/bar will hinge upon attracting a bar crowd of non-residents.** This creates a high level of (influx) of commercial traffic for extended time frames, into early morning hours. Noise (loud voices, engine noise, & car doors banging) would spill into residential.
5. Saturation of Alcohol Outlets: Retail alcohol outlets within Census Code 6210.01 and throughout Hermosa Beach exceed saturation levels as defined by the Department of Alcoholic Beverage Control. "High bar density changes the character and environment of the neighborhood and the routine activities of those living or visiting that block."¹
6. Commercial Intrusion: Presently, Pavilion patrons canvas our neighborhood (east of PCH) searching for parking. This burdens our streets, displaces residents, and compromises our residential environment. Several incidents have occurred where male Pavilion patrons, have boldly, disrobed (to change into gym clothing) while standing in the street in front of homes where children live and play. The activity is occurring in neighborhoods over 600' away from the Pavilion. This matter is a police issue, requiring patrol.
7. Violence, Crime & Disturbance: Approval of alcohol outlet at this location will make neighborhoods vulnerable to negative impact. Those with criminal intent may be prone to hide in the residential neighborhoods, and disappear quickly because of easy access to Pacific Coast Hwy. This degrades the residential environment, placing residents at risk.
8. Police Resources: Police resources are monopolized by the bar district (lower Pier Avenue area.) The heavy concentration of bars, people, public intoxication, criminal activity, and disturbance conditions, are out of control. The city is unable manage control of merchants who actively encourage problems. Consequently, police services are unavailable to patrol and provide police coverage throughout the community. This disintegration of police services heightens residents' vulnerability to criminal activity. An alcohol outlet at this location will add to the decline.

9. Pathway to School: Children everyday walk along 16th Street, because it is a direct route to school. An alcohol outlet at this location (1601 PCH) would influence and discourage a portion of residents from feeling safe to travel this pathway.
10. Wine & Cheese Retail Use: The Department of Alcoholic Beverage Control pursuant to B&P Code, Section 23817.5 placed a moratorium on the City of Hermosa Beach, for off-sale beer and wine licenses, Type 20.
11. Impact: The neighborhood sustains constant disruption, due to issues unresolved. If granted, this CUP will compound problems.
12. PCH Frontage: The architectural rendering of 1601 Pacific Coast Hwy depicts an outdoor seating area. This concept is non-functional due to the high level of exhaust emissions. Prohibit the serving of food or consumption of alcoholic beverages along this frontage.
13. Parking Plan: Planning Commission (PC 6-16) pertains to mitigation measures that require adoption. Public meetings have been ongoing since December of 2005, to reduce spillover parking.

The Precise Development Plan requires revision. Modifications will incorporate safeguards to avoid negative impact to the surrounding neighborhood, as follows:

- a. No "on-sale" or "off-sale" alcohol licensee to be granted at 1601 Pacific Coast Hwy, "Pavilion."
- b. Restaurant/Retail space (high intensity) to be redefined as 8,000 sq.ft of office space. The existing café which is located on the ground floor, would remain.
- c. Pavilion tenants to be required to close business operations by 8:00 p.m, 7 days a week. This condition would exclude 24-Hour Fitness.
- d. No amplified music, live entertainment, or dance floors.
- e. No amplified music on exterior of building or in premises.
- f. All parking to be free, 7 days a week, 24 hours a day, for both employees and patrons.
- g. Tandem parking to be eliminated, this undesirable parking solution discourages parking within structure.
- h. No loitering in and around premises, including parking structure.

Conclusion: This upcoming hearing presents an opportunity to modify the Precise Development Plan. A heavy burden is borne by residents because the city is unable to control liquor licensees. The spreading of more bars throughout the community defies logic. Aggressive policy change, is the only alternative to save our community from the proliferation of adverse impact. The cumulative effect of alcohol outlets has created conditions damaging to the safety, comfort, character of our environment, and walkability of our streets. The city is entrusted to act on behalf of the community not an individual proprietor. To grant approval of this alcohol outlet at 1601 Pacific Coast Hwy, would promote the disintegration of public safety and turmoil for neighborhood.

Please place this communication on the agenda for the upcoming Planning Commission hearing, scheduled, June 20, 2006.

Respectfully,



Patty Egerer
Resident

¹ Preventing Problems Related to Alcohol Availability: Environmental Approaches U.S. DHHS Pub No. (SMA) 99-3298.

cc: City Clerk

QUERENCIA WOODWINDS



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RECEIVED

JUL 12 2006

COM. DEV. DEPT.

To the attention of the Commissioners

Subject: Proposed Pavilion restaurant/bar

My name is Richard Halliburton. I live at 1567 Golden Ave. and have been a homeowner here for 31 years, a Hermosa resident for 35 years, and in my youth, vacationed here yearly with my parents, as guests of Paul and Dave Schumacher, (Co-workers of my father) since 1951. ...I've spent some time here.

This letter represents a plea that you exercise whatever influence you have to **DENY** a permit for a restaurant bar at the Pavilion. I currently own a business in Hermosa, after 33 years in law enforcement for Los Angeles County. There was a time when I didn't think any city could have too many bars. What has happened to our little community shows me I was wrong.

The proposed monster bar at the Pavilion is not planned to meet the needs of the Hermosa drinkers, If every resident drank, we'd still have plenty of bars. It's an effort to draw drinkers and their wallets from out of the area. Make no mistake, that effort will be successful. As a former Gang Investigator, we found that every unsavory element imaginable between here and Riverside, would find their way to the 91 freeway, and drive toward the sun.dropping them right here.

This proposal represents a HUGE public safety issue ripe for a citizen's backlash. Weekend policing/patrols and 911 response times are already seriously compromised by the Plaza bar scene, even when things are going smoothly. At between 1:00AM, and 2:30 AM, I have to assume the majority of drivers here in Hermosa..... ARE DRUNK. and trying to find their way out of town.

This bar is being planned and bankrolled by a truly unsavory character, and you folks know it. This guy is a real piece of work. He has relied on brinksmanship and foot dragging on other issues with that pavilion, and the notion of a real, viable, restaurant is laughable. If the restaurant doesn't make him money....which it won't, ...**he'll have a bigger bar**. If he has entertainment, he can charge a cover, which is CASH, and under the radar as to reporting issues.

In terms of PLANNING. Lets make some plans for OUR KIDS, and THEIR kids. This is not Moreno Valley. The folks that can afford to live here are bright, successful, and obviously did something right with their lives, or have a trust fund. Please don't allow the Council to turn their backs on these people and pander to the developer, and an army of horny twenty-somethings that will descend on our community. They will not be driving down here for dinner.

Thanks for taking the time to read this.

JULY 9, 2006

TO : HERMOSA BEACH PLANNING COMMISSION

FROM : ALAN STRUSSER / KAMMI HOWLETT
824 SEVENTEENTH STREET
HERMOSA BEACH, CA. 90254
PH # (310) 372 - 3099

RECEIVED
JUL 10 2006
COM. DEV. DEPT.

RE: CONSIDERATION OF A RESTAURANT/LIQUOR ESTABLISHMENT IN THE
HERMOSA PAVILLION

The approval of this establishment is a continued "green light" for business to infringe on the local community and neighborhood. The assault since the opening of the Pavillion has only increased while nothing has been done to alleviate the existing problems. We, and all of our neighbors feel that long list of negatives should be dealt with prior to any other consideration or approval that will definitely add to that list. Not only is our police force presently over extended, and emergency call times increasingly delayed, this approval is only inviting trouble for our community welfare.

We feel that until these issues are addressed and solved, it would be very detrimental to the future of our wonderful community. Please consider the residents and the family environment we are working so hard the nurture and protect. This is our future and unless we get control of it and start making decisions that benefit our community and it residents, it won't be long before we forget the magic Hermosa Beach has had and it is lost to Big Business. We already feel our neighborhoods are becoming increasing overrun with transient elements, but now adding liquor to the mix will make our quality of life extremely vulnerable and full of unnecessary stress and continued assault on our once peaceful neighborhoods.

24 Hour Fitness has already overstepped their boundaries making us on alert 24 hour a day, now with the potential of yet another after hours BAR/CLUB in our community, we are feeling like we are always in protective and defensive mode.

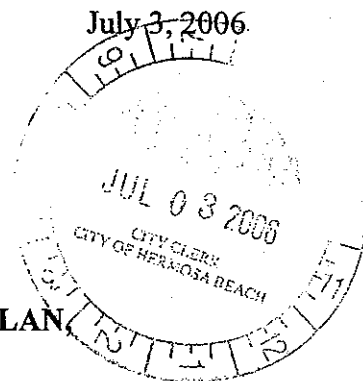
As members and parents of our community, who have taken on the responsibility of directing the future design of our city, you above all should relate to the concerns of your fellow citizens and make Hermosa Beach a place we are all proud to raise our families. It seems the priorities are catering to the party scene, which includes mostly non residents, instead of the true heart and soul of the community, the residents!

Please make us proud of being members of this community once again. We love our schools, our home and our lives in Hermosa Beach but lately it seems like the qualities we once enjoyed and paid for have slipped away to benefit the business and entertainment elements. Please give us back our pride and sense of community.

Sincerely,
Alan, Kammi, Sage and Stella

*Please include this communication in council's agenda packet for July 11, 2006.

City of Hermosa Beach
City Council Members
1315 Valley Drive
Hermosa Beach, CA 90254



**RE: P.C. RESOLUTION 06-16, AMENDMENT TO PARKING PLAN
PAVILION, 1601 Pacific Coast Hwy, H.B.**

Dear Mr. Mayor and Members of Council:

The operational parking plan for business located at 1601 Pacific Coast Hwy, represents a progressive problem for residents in the surrounding area. P.C. Resolution 06-16 provides an opportunity to create an instrument to reduce impact. The resolution requires supplemental changes as identified below.

Supplemental Terms to: P.C. Resolution 06-16

- a) All employees (full & part time) to receive free parking.
- b) Patron parking to be free 7 days a week, 24 hours a day.
- c) The entire parking supply to be "self-park" no tandem parking or parallel parking spaces allowed. When the building is full, a sign would be posted "Garage Full."
- d) Parking structure NOT to be utilized as "special event" parking.
- e) Security: "Active" security personnel to monitor the parking structure, stairwells, and building perimeter 7 days a week, 24 hours a day. Security personnel to be easily identifiable by the public, i.e., security would be uniformed. The security company to be responsible for furnishing HBPD with disturbance reports on regular intervals.
- f) Red Zones: NO vehicle shall stop, stand, or park for any purpose along the dedicated red zones directly in front of the Pavilion, or along 16th Street, this includes vehicles "for hire." The dedicated right-turn lane along PCH, must be maintained clear, to avoid traffic congestion, and hazardous conditions.
- g) TAXIS: Service vehicles are NOT to lurk or park in neighborhoods or take up public parking spaces. Service vehicles are to be contained within the commercial building.
- h) Entry to the proposed "restaurant-bar" to be accessible exclusively via the interior lobby of the main building, not at a side entry located on PCH. This avoids problems with persons congregating outside and causing distraction for motorists.
- i) Tandem parking is not feasible or desirable for employees. Employees would be required to deposit keys with a parking attendant. This creates undesirable conditions by design.
- j) Land Use: NO "adult entertainment" allowed.

The Pavilion's "high impact tenant" opened in August of 2005 creating an influx of commercial traffic and patron parking in residential neighborhood. The gym-tenant occupies about 46,049 square feet (50%) of the building. The surrounding neighborhood and businesses were immediately impacted. Residents are deprived valuable parking, and safety concerns have manifested. Impact is NOT limited to 16th Street. Other interior streets, connecting with 16th Street, i.e., (15th Place, Mira Ave., Raymond Ave., and Bonnie Brae Ave.) all suffer from the same commercial intrusion. The developer has NOT implemented a single mitigation measure during this 10-month period. The city's intervention is required, to deter disruption for residents.

Municipal Zoning Code 17.44.050, Unlawful to reduce available parking. Code specifically prohibits the *"reducing, diminishing or eliminating existing required off-street parking."* Shook's operational-management policy/plan of the garage structure creates a deterrent preventing the effective usage of the structure.

Contrary to representations and assertions made by Gene Shook, the Pavilion's policy is inconsistent and NOT the norm for businesses in the surrounding area. NO other commercial-business location within Hermosa Beach or Manhattan Beach charge customers a "fee" to park. Claims that mitigation measures recommended by the commission *"...unfairly deprives me of my investment expectations..."* (Shook's letter, April 25, 2006) assumes the development project is entitled to adversely impact the surrounding neighborhoods.

The analysis prepared Linscott, Law & Greenspan's engineers is insufficient. Parking demands require recalculation. Parking for this 100,000-sq.ft building to be identified as 100% self-park. This is the standard, preference, and expectation of our community. The freedom and convenience to self-park can not be undermined. Imposing attendant assist parking on both patrons and employees manipulates the quantity of vehicles that can park within the building. The feasibility for "attendant assistance parking" is dubious, at best.

Tandem parking imposed upon employees is unrealistic, one can anticipate vehicles to avoid this method of parking. It is my understanding, this indirectly violates the owner's responsibility to contain parking in accordance with code.

Linscott, Law & Greenspan's engineers previously submitted plans on behalf of their client that strategically aim to convert a residential artery to service commercial traffic. Once again, their analysis prepared in February 2006 (LLG Parking Report, Reference 1-06-3625) aggressively advocates Mr. Shook's interests. Conclusions made by the firm undermine residents, and offer no understanding or concept of solutions, acceptable to the residential community. Additionally, the report fails to represent all of the building's business uses (conforming and nonconforming.) The city needs to investigate, review, and assess all noncompliance issues prior to rendering a decision.

The proprietor has missed every opportunity to voluntarily implement mitigation measures. Everyday strangers from the Pavilion case and intrude upon our residential living environment. This destructive intrusion presents dramatic change to the character of our neighborhood. In effort to preserve and protect neighborhood, the supplemental terms defined herein require adoption into P.C. Resolution 06-16.

Thank you for your attention to this detail.

Respectfully,


Patty Egerer
Hermosa Beach, Resident

