



City of Hermosa Beach

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

****PUBLIC MEETING/DRAFT EIR INFORMATIONAL SESSION RESCHEDULED TO Oct 1st, 2018****

Notice is hereby given that the City of Hermosa Beach Community Development Department has released a Draft Environmental Impact Report (Draft EIR) for the proposed Strand and Pier Hotel Project. The Draft EIR is available for review for a 60-day period ending on October 15, 2018. Comments on the Draft EIR may be submitted to the City during this period.

PROJECT TITLE: Strand and Pier Hotel Project

PROJECT APPLICANT: Mr. Mark Bolour, Strand and Pier Holding, LLC, 8383 Wilshire Boulevard, Suite 290 Beverly Hills, CA 90211

PROJECT DESCRIPTION: The proposed Project would involve the construction and operation of a three-story mixed-use hotel, including public-oriented ground floor retail and restaurant uses. The proposed Project would include a publicly accessible second-floor courtyard terrace and a rooftop terrace as well as two subterranean basement levels, with underground valet parking and hotel support uses. The Project site comprises approximately 39,950 gross square feet (sf), including a request for the City to permanently vacate public rights-of-way along Beach Drive and 13th Court to allow for the construction of the proposed mixed-use hotel within those areas. Additionally, the proposed Project includes the Applicant's request to the use City-owned Parking Lot B (Lot B) as a heavy haul truck delivery and turnaround point as well as a construction staging and laydown area. The use of Lot B for these purposes would result in prolonged closure of this 38-space parking lot to the public for the entire 24- to 30-month duration of construction. The proposed Project would include approximately 155,030 sf of total gross floor area and would provide approximately 100 hotel rooms, 178 on-site parking spaces, and 22,461 sf of retail, restaurant, and public uses.

PROJECT LOCATION: The Project site is located adjacent to The Strand between 13th Street and Pier Plaza. Specifically, 11, 19, and 21-25 Pier Avenue; 1250, 1272, & 1284 The Strand; and 20, 30, & 32 13th Street, Hermosa Beach, CA, 90254. (Assessor Parcel Numbers: 4183-002-001; 4183-002-002; 4183-002-003; 4183-002-004; 4183-002-017; 4183-002-018; and 4183-002-019).

SIGNIFICANT EFFECTS OF THE PROJECT: Based on the analysis in the Draft EIR, the proposed Project would result in potentially significant effects to aesthetics and visual resources, air quality, recreation, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, public services, transportation and traffic, and utilities. Other than prolonged construction-related impacts to noise and transportation and traffic as well as significant operational impacts at the intersection of Hermosa Avenue & Pier Avenue, the proposed Project's potentially significant impacts can be reduced to below a level of significance with proposed mitigation measures. Mitigation is proposed for significant construction-related impacts to noise and transportation and traffic; however, these impacts would remain significant and unavoidable during the 24- to 30-month construction period. No feasible mitigation measures are available for the long-term operational impacts at the intersection of Hermosa Avenue & Pier Avenue.

REVISED PUBLIC MEETING DATE: An information session on the proposed Project and Draft EIR will be conducted at a special meeting of the Hermosa Beach Planning Commission on October 1, 2018. The meeting will start at 7:00pm. The meeting will be held at the Hermosa Beach City Council Chambers at 1315 Valley Drive, Hermosa Beach, California, 90254.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The Draft EIR is available at the Community Department, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, California, 90254, or online at <http://www.hermosabch.org/index.aspx?page=504>.

The period for submitting comments on the Draft EIR is August 16, 2018, to October 15, 2018. All comments must be mailed or submitted no later than October 15, 2018. Comments may be submitted by U.S. Mail to or by e-mail to:

Ken Robertson, Community Development Director, City of Hermosa Beach, 1315 Valley Drive, Hermosa Beach, CA, 90254
hotelEIR@hermosabch.org

All comments will become part of the public record.

Ken Robertson, Director of Community Development Department