



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Laurie B. Jester, Acting Director of Community Development 

BY: Esteban Danna, Assistant Planner 
Erik Zandvliet, Traffic Engineer

DATE: February 24, 2010

SUBJECT: Consideration of a Use Permit Amendment to Discontinue Requirement for a Satellite Parking Facility and to Require Registered Hotel Guests to Use Paid Valet Parking at 3501 N Sepulveda Boulevard (Belamar Hotel)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the public hearing and adopt the attached Draft Resolution **APPROVING** the subject request, with conditions.

APPLICANT

Belamar Hotel, LLC.
125 E. Sir Francis Drake Blvd, Suite 200
Larkspur, CA 94939

PROJECT OVERVIEW

Location

<u>Location</u>	3501 N. Sepulveda Blvd
<u>Area District</u>	II
<u>Legal Description</u>	Lots 7, 8, 9, 10, 11, and 14, portion of lots 12 and 13, Block 1, Tract 1638.

Landuse

<u>General Plan</u>	General Commercial
<u>Zoning</u>	CG – General Commercial
<u>Existing Land Use</u>	127-room hotel, 1,320 square-foot lounge, and 3,575 square-foot conference/dining rooms and restaurant
<u>Neighboring Zoning</u>	North CG – General Commercial
	South RSC – Residential Senior Citizen
	East CG – General Commercial
	West RS – Single Family Residential

ENVIRONMENTAL REVIEW

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 based on staff's determination that the use on the property does not change and thus will not have a significant impact on the environment.

BACKGROUND

The subject site is occupied by the Belamar Hotel and is currently governed by Resolution No. 4814 (Exhibit B). The site consists of a 127 room hotel, 1,320 square foot lounge, and 3,575 square feet of conference/dining rooms and restaurant. The parking study submitted by the applicant states that the site has 74 marked parking spaces and 36 valet aisle spaces. The hotel holds an agreement with the adjacent property located at 3621 N. Sepulveda Boulevard to provide an additional 17 spaces in a parking easement area that is available in evenings, weekends, and holidays, for a total of 110 spaces during weekdays and 127 spaces on weeknights and all day on weekends and bank holidays.

On November 4, 2009, the applicant submitted an application (Exhibit C) to amend the current use permit which, among other requirements, requires the hotel to provide complimentary valet parking to all patrons as well as reserve 50 parking spaces at an off-site parking facility (formerly the Allied-Signal, Inc. site at 850 S. Sepulveda Boulevard in El Segundo). The applicant proposed to remove the condition prohibiting them from charging for valet parking (condition no. 4) and the condition requiring off-site parking (condition no. 7).

In December, the City Traffic Engineer reviewed the draft parking study, determined it was incomplete and additional information was requested (Exhibit D). The applicant resubmitted a revised parking study (Exhibit E) and modified their original request to allow the hotel to charge only registered over-night guests for valet parking and provide complimentary valet parking to all other patrons. The Traffic Engineer determined that the revised parking study was satisfactory and recommends approval of the revisions with conditions (Exhibit F).

DISCUSSION

Parking Study

The applicant states that the required 50-space parking facility located at 850 S. Sepulveda Boulevard in El Segundo (now developed as part of Plaza El Segundo) as required by the governing resolution is no longer available for the use of the hotel. The hotel currently has a 17-space parking agreement at the adjacent property (3621 N. Sepulveda Boulevard) which allows the hotel use of said parking spaces on evenings, weekends, and bank holidays. Eliminating the 50-space off-site parking requirement will not change the current parking conditions at the subject site as the 50-space offsite facility has not been available since construction of Plaza El Segundo begun several years ago.

The City Traffic Engineer analyzed the parking study and concluded that while the existing parking supply does not meet City parking codes, the existing parking lots can

satisfy all peak parking demand times on weekdays and weekends for a fully occupied hotel under worst-case conditions as long as a valet system is utilized. Therefore, the existing condition requiring an agreement to maintain 50 off-site parking spaces could be suspended as long as the hotel operation remain significantly the same as the present condition and the parking easement for 17 evening and weekend spaces at 3621 N. Sepulveda Boulevard continues.

It is the opinion of the City Traffic Engineer that the valet parking charge would not significantly change parking habits for overnight registered guests. However, a valet parking fee for lounge, restaurant or banquets/special event guests would discourage many hotel visitors from utilizing the on-site parking spaces and thus increase the use of street parking spaces. Since the request for paid parking is only limited to overnight hotel guests, this situation could be allowed on a conditional basis, as long as the City reserves the right to review and modify the operations if street parking conditions worsen. In addition, since the number of striped spaces does not meet either the minimum parking code or actual parking demand, a valet must be used to accommodate additional parking capacity in the aisles.

It should be noted that the parking study assumes that the current hotel operation and clientele would remain the same. For this reason, the City Traffic Engineer has recommended several special conditions that should be tied to the specific use of the property, as follows:

1. Employees shall not be permitted to park on City streets. Evidence of employee parking on City streets shall be a violation of the Conditional Use Permit.
2. Employees beginning their work shift after 6pm on weekdays or at any time on Saturdays, Sundays and federal bank holidays shall park in the parking lot easement located at 3621 N. Sepulveda Boulevard unless the easement area is fully occupied.
3. An Employee Rideshare Program shall be instituted and maintained for all employees that encourages carpooling or other alternative transportation modes. The program shall include customary incentives and other features to effectively reduce single-occupancy vehicle usage. The program shall be submitted to the Community Development Department and the City Traffic Engineer
4. A valet parking fee is permitted for overnight hotel guests only and Permittee shall collect the parking charge at the time and in the manner that room or folio charges are collected. Visitors without rooms and others shall not be charged for valet service or parking.
5. All available on-site spaces, including easement parking spaces at 3621 N. Sepulveda Boulevard when available, shall be utilized by the valet service before parking any vehicles in aisles or blocking other vehicles.

6. Appropriate signs stating the free and paid valet service terms shall be posted at all hotel property entrances to the satisfaction of the Community Development Department and City Traffic Engineer.
7. Disabled parking spaces shall not be obstructed by valet service or parked cars at any time.
8. Up to three (3) signs shall be posted along the Oak Avenue property frontage discouraging hotel parking in the residential neighborhood to the satisfaction of the City Traffic Engineer.
9. The project shall be in substantial conformance with the project description submitted to, and approved by the Planning Commission on February 24, 2010. Any other substantial deviation from the approved plans and project description must be reviewed by the Director of Community Development to determine if review and approval by the Planning Commission is required.
10. The City reserves the right to modify valet parking operations if parking conditions on City streets worsen as determined by the City Traffic Engineer and/or Police Department.

Use Permit Findings

In order to approve a Use Permit Amendment, the Planning Commission must make the following findings:

1. *The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;*

The proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located. The building is located within the CG district. The proposed uses are consistent with Section 10.16.010 of the Manhattan Beach Municipal Code which states that the district is intended to provide opportunities for commercial retail uses for a full range of retail and service businesses as well as professional office uses. The proposed changes to the use permit will not change the current use of the property. A hotel use and the incidental activities associated with such use is allowed at the subject location.

2. *The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;*

The proposed changes to the use permit is consistent with the General Plan, is not detrimental to the public health, safety or welfare or persons residing or working on the proposed project site or in the adjacent neighborhood of such use: and is not detrimental to properties or improvements in the vicinity or to the general welfare of the City since the proposed changes to the use permit are not deemed detrimental to properties in the vicinity since there will be no change in current operational and parking conditions.

The General Plan of the City of Manhattan Beach poses certain goals and policies which reflect the expectations and wishes of the City with respect to land uses. Specifically, the project is consistent with the following Goals and Policies of the General Plan:

Goal LU-6.1: Support and encourage small businesses throughout the City.

Goal LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

Goal LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.

Goal LU-6.4: Recognize the unique qualities of mixed-use areas and balance the needs of both the commercial and residential uses.

Goal I-3: Ensure that adequate parking and loading facilities are available to support both residential and commercial needs.

3. *The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and*

The existing uses comply with the conditions required for the district in which it is located. There will be no changes to the current use at the subject site.

4. *The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

The proposed amendment to the use permit does not adversely impact nearby resident or commercial properties as they related to traffic, parking, noise, vibration, odors, personal safety, aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated. Based on the City's Traffic

Engineer analysis, the existing parking lots can satisfy all peak parking times on weekdays and weekends for a fully occupied hotel under worst-case conditions as long as the parking agreement with the property at 3621 N. Sepulveda Boulevard remains and a valet system is utilized.

Public Input

A public notice for the project was mailed to the property owners within 500 feet of the site and published in the Beach Reporter newspaper. Staff received two letters in opposition to the proposed amendments (Exhibit G).

CONCLUSION

The applicant proposes to amend the current use permit to eliminate the required 50-space satellite parking facility and to charge overnight guests for valet parking. Upon review, the City's Traffic Engineer determined that as long as parking or operational conditions do not change the current number of parking spaces available to the hotel are sufficient to meet its parking needs. The Draft Resolution rescinds and replaces all of the previous resolutions of approval on the site and incorporates all of the applicable conditions of those resolutions as well as modified and new conditions.

Staff recommends that the Planning Commission **CONDUCT** the public hearing and adopt the attached Draft Resolution **APPROVING** the subject request.

Alternatives

Other than the stated recommendation, the Planning Commission may:

1. Provide direction to Staff and **CONTINUE** the item.
2. **DENY** the project subject to public testimony received, based upon appropriate findings, and **DIRECT** Staff to return a new draft Resolution.

Attachments:

- Exhibit A – Draft Resolution No. PC 10-XX
- Exhibit B – City Council Resolution Nos. 4814 and 3441
- Exhibit C – Application Materials
- Exhibit D – Traffic Engineering Comments, December 1, 2009
- Exhibit E – Belamar Hotel Parking Study
- Exhibit F – Traffic Engineering Comments, February 9, 2010
- Exhibit G – Public Notice and Comments

RESOLUTION NO. PC 10-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AMENDMENT AND RESCIND CITY COUNCIL RESOLUTION NOS. 3441 AND 4814 FOR AN EXISTING HOTEL LOCATED AT 3501 SEPULVEDA BOULEVARD, IN THE CITY OF MANHATTAN BEACH (BELAMAR HOTEL)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Board of Zoning Adjustment of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider the revocation or modification of a Conditional Use Permit Amendment, with companion Zone Variance, previously approved for conversion of a 448 square foot storage room to a full service kitchen, and utilization of an existing 2,220 square foot recreation/meeting room, commonly known as the Garden Room, and a 2,468 square foot patio for private dining/banquets.
- B. The subject Conditional Use Permit Amendment granted said use in addition to the continuation of use of a 128 room hotel, with incidental 6,000 square foot public restaurant/lounge, including an overpass room spanning Valley Drive.
- C. After duly processing said application and holding a public hearing thereon, the Board of Zoning Adjustment adopted its Resolution No. 91-8, on April 23, 1991, approving the Conditional Use Permit and Zone Variance Amendments with certain conditions.
- D. Within the time permitted by law and pursuant to the provisions of former section 10-3.1614 of the Manhattan Beach Municipal Code, Barnabey's (Belamar) appealed certain conditions imposed by the decision of the Board of Zoning Adjustment as reflected in Resolution No. 91-8.
- E. The Council of said City pursuant to the provisions of former section 10-3.1614 of the Municipal Code held a public hearing on June 4, 1991, receiving and filing all written documents and hearing oral argument for and against, and thereafter on said June 4, 1991, sustained the decision of said Board and granted approval for said Conditional Use Permit and Zone Variance Amendments.
- F. That the said Conditional Use Permit and Zone Variance applications were properly made to the Board of Zoning Adjustment pursuant to the provisions of former section 10-3.1608 of the Manhattan Beach Municipal Code, and thereafter the appeal was timely filed.
- G. The Council of said City adopted Resolution No. 4814 on June 18, 1991.

EXHIBIT A
PC 10-XX 2/24/10

- H. Pursuant to applicable law, the Planning Commission of the City of Manhattan Beach advertised and conducted a public hearing, where testimony was invited and received on February 24, 2010 to consider an application for a Use Permit Amendment to discontinue requirement for a satellite parking facility and to charge registered hotel guests valet parking at 3501 N. Sepulveda Boulevard.
- I. Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, this application is Categorically Exempt, Class 1, Section 15301, California Environmental Quality Act (CEQA) Guidelines.
- J. The proposed change will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- K. The property is located within Area District II and is zoned CG Commercial General. The surrounding private land uses consist of General Commercial to the north and east, Senior Citizen Residential to the south, and single-family residential to the west.
- L. The General Plan designation for the property is General Commercial.
- M. This Resolution, upon its effectiveness, constitutes the Use Permit for the subject hotel and supersedes all previous resolutions, including Resolution Nos., 4814, 4489, 4488, 3441, BZA 88-12, BZA 88-11, BZA 83-48, BZA 83-47, and BZA 75-38.
- N. Based upon State law, and MBMC Section 10.84.060, relating to the Use Permit application for the hotel and its related uses, the following findings are hereby made:

a) *The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;*

The proposed location of the use is in accord with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located. The building is located within the CG district. The proposed uses are consistent with Section 10.16.010 of the Manhattan Beach Municipal Code which states that the district is intended to provide opportunities for commercial retail uses for a full range of retail and service businesses as well as professional office uses. The proposed changes to the use permit will not change the current use of the property. A hotel use and the incidental activities associated with such use is allowed at the subject location.

b) *The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;*

The proposed changes to the use permit is consistent with the General Plan, is not detrimental to the public health, safety or welfare or persons residing or working on the proposed project site or in the adjacent neighborhood of such use; and is not detrimental to properties or improvements in the vicinity or to the general welfare

of the City since the proposed changes to the use permit are not deemed detrimental to properties in the vicinity since there will be no change in current operational and parking conditions.

The General Plan of the City of Manhattan Beach poses certain goals and policies which reflect the expectations and wishes of the City with respect to land uses. Specifically, the project is consistent with the following Goals and Policies of the General Plan:

Goal LU-6.1: Support and encourage small businesses throughout the City.

Goal LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

Goal LU-6.3: Recognize the need for a variety of commercial development types and designate areas appropriate for each. Encourage development proposals that meet the intent of these designations.

Goal LU-6.4: Recognize the unique qualities of mixed-use areas and balance the needs of both the commercial and residential uses.

Goal I-3: Ensure that adequate parking and loading facilities are available to support both residential and commercial needs.

- c) *The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and*

The existing uses comply with the conditions required for the district in which it is located. There will be no changes to the current use at the subject site.

- d) *The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

The proposed amendment to the use permit does not adversely impact nearby resident or commercial properties as they related to traffic, parking, noise, vibration, odors, personal safety, aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated. Based on the City's Traffic Engineer analysis, the existing parking lots can satisfy all peak parking times on weekdays and weekends for a fully occupied hotel under worst-case conditions as long as the parking agreement with the property at 3621 N. Sepulveda Boulevard remains and a valet system is utilized.

Section 2. The Planning Commission of the City of Manhattan Beach hereby APPROVES the subject use permit amendment application subject to the following conditions:

1. Condition No. 1 of Resolution No. 4814 is incorporated into this resolution unmodified to read: The hours of operation for private dining use in the Garden Room and outdoor patios shall be restricted to Sunday through Thursday, 9:00 a.m. to 10:00 p.m. and between 9:00 a.m. and 11:00 p.m. Friday and Saturday. The use of the Garden Room and outdoor patio areas shall be restricted to private parties only and said use shall be limited to total occupancy of 125 persons at any one time.
2. Condition No. 2 of Resolution No. 4814 is incorporated into this resolution unmodified to read: The applicant shall obtain an Entertainment Permit for the entire site in accordance with Ordinance 1775 adopted by the City Council, February 2, 1988.
3. Condition No. 5 of Resolution No. 4814 is incorporated into this resolution unmodified to read: The hotel management shall provide a valet attendant in the vicinity of the driveway adjacent to Oak Avenue at peak hours of business to direct patrons to on-site parking and to discourage patron parking in the residential neighborhoods.
4. Condition (a) of Resolution No. 3441 is incorporated into this resolution unmodified to read: Indemnify and hold harmless the City of Manhattan Beach from any and all liability for injury to persons or property arising out of such use.
5. Condition (b) of Resolution No. 3441 is incorporated into this resolution unmodified to read: Obtain an insurance policy designating the City of Manhattan Beach as an additional insured providing public liability and property damage insurance in a combined single liability of one million dollars and a certificate as to said insurance filed with the City at all times that the permit is in effect; failure to maintain said policy of insurance shall be grounds for revocation of this permit.
6. Condition (c) of Resolution No. 3441 is incorporated into this resolution unmodified to read: Acknowledge that by use of the conditional use permit the permittee owns the overpass structure; if the permit is cancelled, revoked or abandoned, the permittee shall remove the structure.
7. Condition (d) of Resolution No. 3441 is incorporated into this resolution unmodified to read: Permit is subject to cancellation or revocation upon determination by the City Council that any conditions of the permit are either not met or violated.
8. Condition (e) of Resolution No. 3441 is incorporated into this resolution (modified) to read: All noise emanation from the subject property across residential property lines shall not exceed the noise level set forth in the Municipal Code.
9. Condition (f) of Resolution No. 3441 is incorporated into this resolution (modified) to read: Payment of a monthly charge or levy for use of public right of way shall be required as determined by the Director of Finance Department.
10. Condition (g) of Resolution No. 3441 is incorporated into this resolution unmodified to read: No entertainment in or on the overpass will be permitted.

11. Condition (j) of Resolution No. 3441 is incorporated into this resolution (modified) to read: Hotel and City shall enter into an overpass agreement containing the foregoing conditions originally included in Resolution No. 3441.
12. Employees shall not be permitted to park on City streets. Evidence of employee parking on City streets shall be a violation of the Conditional Use Permit.
13. Employees beginning their work shift after 6pm on weekdays or at any time on Saturdays, Sundays and federal bank holidays shall park in the parking lot easement located at 3621 N. Sepulveda Boulevard unless the easement area is fully occupied.
14. An Employee Rideshare Program shall be instituted and maintained for all employees that encourages carpooling or other alternative transportation modes. The program shall include customary incentives and other features to effectively reduce single-occupancy vehicle usage. The program shall be submitted to Community Development Department and to the City Traffic Engineer.
15. A valet parking fee is permitted for overnight hotel guests only and Permittee shall collect the parking charge at the time and in the manner that room or folio charges are collected. Visitors without rooms and others shall not be charged for valet service or parking.
16. All available on-site spaces, including easement parking spaces at 3621 N. Sepulveda Boulevard when available, shall be utilized by the valet service before parking any vehicles in aisles or blocking other vehicles.
17. Appropriate signs stating the free and paid valet service terms shall be posted at all hotel property entrances to the satisfaction of the Community Development Department and City Traffic Engineer.
18. Disabled parking spaces shall not be obstructed by valet service or parked cars at any time.
19. Up to three (3) signs shall be posted along the Oak Avenue property frontage discouraging hotel parking in the residential neighborhood to the satisfaction of the City Traffic Engineer.
20. The project shall be in substantial conformance with the project description and plans submitted to, and approved by the Planning Commission on February 24, 2010. Any other substantial deviation from the approved plans and project description must be reviewed by the Director of Community Development to determine if review and approval by the Planning Commission is required.
21. The City reserves the right to modify valet parking operations if parking conditions on City streets worsen as determined by the City Traffic Engineer and/or Police Department.

Procedural Requirements

22. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
23. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code
24. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 11.4(c), the project is not operative, vested or final until the required filing fees are paid.
25. The applicant agrees, as a condition of approval of this project, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal action brought against the City within 90 days after the City's final approval of the project, other than one by the Applicant, challenging the approval of this project, or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, the City shall estimate its expenses for the litigation Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.
26. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of **February 24, 2010** and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

LAURIE B. JESTER

Acting Secretary to the Planning Commission

Sarah Boeschen

Recording Secretary

RESOLUTION NO. 4814

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, APPROVING THE DECISION OF THE BOARD OF ZONING ADJUSTMENT MADE IN ITS RESOLUTION NO. 91-8, AS MODIFIED, AND GRANTING A CONDITIONAL USE PERMIT AMENDMENT AND A ZONE VARIANCE AMENDMENT, PERMITTING A BANQUET DINING USE FOR AN EXISTING HOTEL LOCATED AT 3501 SEPULVEDA BOULEVARD, IN THE CITY OF MANHATTAN BEACH (BARNABEY'S HOTEL)

WHEREAS, the Board of Zoning Adjustment of the City of Manhattan Beach conducted a public hearing pursuant to applicable law to consider the revocation or modification of a Conditional Use Permit Amendment, with companion Zone Variance, previously approved for conversion of a 448 square foot storage room to a full service kitchen, and utilization of an existing 2,220 square foot recreation/meeting room, commonly known as the Garden Room, and a 2,468 square foot patio for private dining/banquets; and

WHEREAS, the subject Conditional Use Permit Amendment granted said use in addition to the continuation of use of a 128 room hotel, with incidental 6,000 square foot public restaurant/lounge, including an overpass room spanning Valley Drive; and

WHEREAS, after duly processing said application and holding a public hearing thereon, the Board of Zoning Adjustment adopted its Resolution No. 91-8 (which is on file in the office of the Secretary of said Board in the City Hall of said City, open to public inspection and hereby referred to in its entirety and by this reference incorporated herein and made part hereof), on April 23, 1991, approving the Conditional Use Permit and Zone Variance Amendments with certain conditions; and

WHEREAS, within the time permitted by law and pursuant to the provisions of former section 10-3.1614 of the Manhattan Beach Municipal Code, Barnabey's appealed certain conditions imposed by the decision of the Board of Zoning Adjustment as reflected in Resolution No. 91-8; and

WHEREAS, the Council of said City pursuant to the provisions of former section 10-3.1614 of the Municipal Code held a public hearing on June 4, 1991, receiving and filing all written documents and hearing oral argument for and against, and thereafter on said June 4, 1991, sustained the decision of said Board and granted approval for said Conditional Use Permit and Zone Variance Amendments, as modified;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. That the said Conditional Use Permit and Zone Variance applications were properly made to the Board of Zoning Adjustment pursuant to the provisions of former section

EXHIBIT
B

1 10-3.1608 of the Manhattan Beach Municipal Code, and thereafter
2 the appeal was timely filed.

3 SECTION 2. That the Conditional Use Permit Amendment
4 and Zone Variance applied for and the real property affected
5 thereby are set forth in the application as follows:

6 Request: Request to allow continued use of
7 a 448 square foot storage room as
8 a full service kitchen, and
9 utilization of an existing 2,220
10 square foot recreation/meeting
11 room, commonly known as the
12 Garden Room, and a 2,468 square
13 foot patio for private
14 dining/banquets.

15 Legal Description: Lots 7,8,9,10,11, and 14, portion
16 of lots 12 and 13, Block 1, Tract
17 1638, in the city of Manhattan
18 Beach.

19 SECTION 3. That the City Council does hereby make
20 the following findings:

21 1. The subject business, known as Barnabey's Hotel,
22 operates under a Conditional Use Permit as amended under
23 Resolution No. 4488 and a Zone Variance, Resolution No. 4489,
24 granted by the City Council on May 3, 1988. Resolutions 4488
25 and 4489 required as a condition of approval, that in the event
26 approximately 43 off-premise parking spaces are no longer
27 available for use by Barnabey's, a review/revocation public
28 hearing shall be scheduled.

29 2. The review/revocation hearing was initiated by the
30 City because of the removal of 43 off-premise parking spaces at
31 the former Men's Athletic Club of Manhattan Beach, located at
32 3421 Sepulveda Boulevard. These parking spaces were accessible
to Barnabey's for overflow parking at the time of approval of
said Conditional Use Permit Amendment and Zone Variance in 1988
and have been removed in conjunction with the construction of a
nearby 48-unit senior citizen housing project.

3. Barnabey's currently has a Variance for on-site
parking as granted in Resolution No. 4489. The Variance permits
Barnabey's to operate with only 115 on-site spaces plus the 43
off-site spaces, for a total of 158 spaces. However, while
Resolutions Nos. 4488 and 4489 recognized that 115 spaces were
available on-site, it has now been determined that only 108
spaces can be located on the site, and in fact 108 spaces are
currently present. The approved uses would by the code in
effect at the time of adoption of Resolutions Nos. 4488 and 4489
require 298 parking spaces, while the site currently provides
only 108 spaces, including tandem spaces used in a valet-
assisted program.

4. Written and verbal testimony has been received on
both sides of the question of whether the continued use of the
subject site, in particular the Garden Room, without further
modification, would result in nuisances imposed on the

1 residential neighborhood adjoining the site, including noise,
2 and traffic and parking congestion.

3 5. In accordance with the Manhattan Beach Municipal
4 Code the City Council is empowered to modify or revoke the
5 Amended Conditional Use Permit and Zone Variance, based on
6 findings that the business is in violation of Condition No. 7 of
7 City Council Resolutions Nos. 4488 and 4489, which established
8 the terms and conditions of the Conditional Use Permit and Zone
9 Variance, as amended, and that the continued use would result in
10 nuisances detrimental to the public health, safety and welfare.

11 6. Barnabey's has submitted to the City a report
12 prepared by the firm of Linscott, Law & Greenspan, Engineers,
13 dated March 25, 1991, and entitled "Valet Parking Management
14 Plan, Barnabey's Hotel", with a detailed diagram which indicates
15 on-site areas planned to be used for tandem, valet-assisted
16 parking as well as permanent parking spaces. Said Valet Parking
17 Management Plan indicates that only 108 parking spaces are
18 practical, and currently available, on Barnabey's site, 7 spaces
19 less than the 115 spaces recognized by Resolutions Nos. 4488 and
20 4489.

21 7. 108 spaces available on Barnabey's site still
22 leaves Barnabey's 50 spaces short of the 158 spaces required by
23 Resolutions Nos. 4488 and 4489.

24 8. Barnabey's presented testimony to the City Council
25 at its hearing of June 4, 1991, proposing to obtain and maintain
26 access to fifty (50) parking spaces at an off-site location at
27 property owned by Allied-Signal Inc., at 850 S. Sepulveda
28 Boulevard, El Segundo, California, and estimating that it would
29 take approximately one week from June 4, 1991, to finalize such
30 an agreement with Allied-Signal Inc.

31 9. The current zoning code section 10-3.1602F
32 provides that parking required to serve Barnabey's may be on a
33 different site, provided that said parking shall be within 200
34 feet from Barnabey's for customer/visitor spaces and within 400
35 feet from Barnabey's for employee spaces, measured from the near
36 corner of the parking facility to Barnabey's public entrance via
37 the shortest pedestrian route. The location of the parking
38 facility proposed at Allied-Signal does not meet the criteria of
39 this section.

40 10. The City Council hereby determines that the facts
41 necessary for granting an amendment to the zone variance granted
42 by Resolution No. 4489 are present, to reduce the number of
43 parking spaces required to 158, and further determines that the
44 facts necessary for granting a variance from the distance
45 requirements of current code section 10-3.1602F are also
46 present.

47 11. An initial study/environmental assessment was
48 prepared on May 9, 1991, and a Negative Declaration filed in
49 compliance with CEQA and the City of Manhattan Beach guidelines,
50 finding no significant environmental impacts associated with the
51 amendments.

52 12. The granting of the continuation of the subject
53 Conditional Use Permit Amendment and Zone Variance will not
54 individually or cumulatively have an adverse effect on wildlife

1 resources, as defined in section 711.2 of the State of
2 California Fish and Game Code.

3 SECTION 4. The City Council does hereby approve the
4 Conditional Use Permit Amendment and the Zone Variance Amendment
5 for the subject property for the purposes as set forth in
6 Section 2 of this resolution, subject to conditions enumerated
7 below:

8 1. Condition No. 1 of Resolutions Nos. 4488 and 4489
9 is incorporated into this resolution unmodified to read as
10 follows: The hours of operation for private dining use in the
11 Garden Room and outdoor patios shall be restricted to Sunday
12 through Thursday, 9:00 a.m. to 10:00 p.m. and between 9:00 a.m.
13 and 11:00 p.m. Friday and Saturday. The use of the Garden Room
14 and outdoor patio areas shall be restricted to private parties
15 only and said use shall be limited to total occupancy of 125
16 persons at any one time.

17 2. Condition No. 2 of Resolutions Nos. 4488 and 4489
18 is incorporated into this resolution unmodified to read as
19 follows: The applicant shall obtain an Entertainment Permit for
20 the entire site in accordance with Ordinance 1775 adopted by the
21 City Council, February 2, 1988.

22 3. Condition No. 3 of Resolutions Nos. 4488 and 4489
23 is incorporated into this resolution unmodified to read as
24 follows: All conditions as stated in City Council Resolution
25 No. 3441 shall be incorporated into this resolution by
26 reference.

27 4. Condition No. 4 of Resolutions Nos. 4488 and 4489
28 is incorporated into this resolution unmodified to read as
29 follows: The hotel management shall maintain appropriate
30 signage to indicate "Complimentary parking - do not park in
31 residential neighborhoods". Location of the signs shall be
approved by the Community Development Department.

32 5. Condition No. 5 of Resolutions Nos. 4488 and 4489
is incorporated into this resolution unmodified to read as
follows: The hotel management shall provide a valet attendant
in the vicinity of the driveway adjacent to Oak Avenue at peak
hours of business to direct patrons to on-site parking and to
discourage patron parking in the residential neighborhoods.

6. Condition No. 6 of Resolutions Nos. 4488 and 4489
is incorporated into this resolution unmodified to read as
follows: The hotel management shall encourage its employees to
commute to work by carpool, bus, or bicycle.

7. Condition No. 7 of Resolutions Nos. 4488 and 4489
is hereby modified to read as follows: Within 120 calendar days
of the effective date of this resolution, Barnabey's shall
provide evidence to the City Council that it has finalized an
agreement allowing Barnabey's to make use of fifty (50) parking
spaces at an off-site location at property owned by Allied-
Signal Inc., at 850 S. Sepulveda Boulevard, El Segundo,
California, on weekends and after 6:00 p.m. on weekdays. In the
event that Barnabey's fails to provide such evidence, a
Conditional Use Permit/Zone Variance review/revocation public
hearing shall be scheduled. All conditions of approval shall be

1 reviewed annually for compliance. However, in the event that
2 the fifty spaces at Allied-Signal Inc. are no longer available
3 for use by Barnabey's a Conditional Use Permit review/revocation
4 public hearing shall be scheduled. It shall be the responsi-
5 bility of the management of Barnabey's to notify the City should
6 said parking no longer be available.

7 SECTION 5. This resolution shall take effect
8 immediately.

9 SECTION 6. The City Clerk shall certify to the
10 adoption of this resolution and enter it into the book of
11 original records of the City.

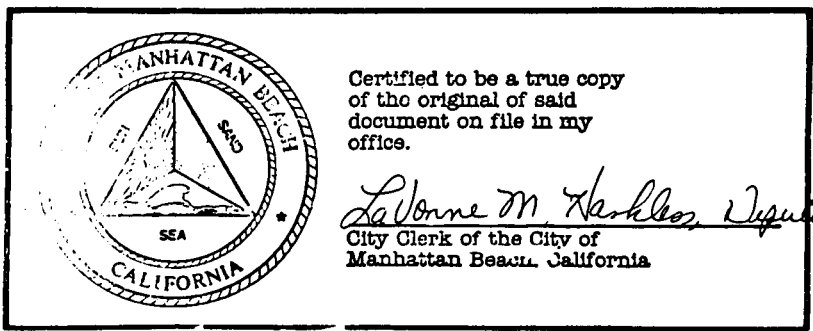
12 PASSED, APPROVED and ADOPTED this 18th day of June,
13 1991.

14 Ayes: Barnes, Collins, Sieber, Stern, Mayor Holmes
15 Noes: None
16 Absent: None
17 Abstain: None

18 /s/ C.R. "Bob" Holmes
19 Mayor, City of Manhattan Beach,
20 California

21 ATTEST:

22 Timothy J. Lilligren
23 City Clerk



RESOLUTION NO. 3441

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, APPROVING THE DECISION OF THE BOARD OF ZONING ADJUSTMENT MADE IN ITS RESOLUTION NO. 76-38, AS MODIFIED, AND GRANTING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 3501 SEPULVEDA BOULEVARD IN SAID CITY.

WHEREAS, there was filed with the Board of Zoning Adjustment of the City of Manhattan Beach, California, on the 18th day of June, 1975, an application by Peppercorn Limited No. 9 dba Pen & Quill Hotel, for a conditional use permit on the real property hereinafter described, pursuant to the provisions of Article 16, Chapter 3, Title 10 of the Municipal Code of the City of Manhattan Beach; and

WHEREAS, after duly processing said application and holding a public hearing thereon, the Board of Zoning Adjustment did duly and regularly adopt its Resolution No. 75-38 (which is now on file in the office of the Secretary of said Board in the City Hall of said City, open to public inspection and hereby referred to in its entirety and by this reference incorporated herein and made part hereof) on the 14th day of October, 1975, granting said request for conditional use permit; and

WHEREAS, the City Council appealed the decision and pursuant to the provisions of Chapter 3, Title 10 of the Municipal Code, held a public hearing on the 2nd day of December, 1975, continued to December 16, 1975, continued to February 3, 1976 and finally continued to March 23, 1976, receiving and filing all written documents and hearing oral argument for and against; thereafter on said 23rd day of March, 1976, the Council directed that the decision of said Board, as reflected in Resolution No. 76-38, be modified and that said conditional use permit be granted subject to amended conditions

Barnabey's Hotel
Feb. 23, 1988
CUP Amendment and Zone Variance
Exhibit C

1 and pursuant to Section 10-5.1617 of the Municipal Code the
2 matter was referred back to the Board of Zoning Adjustment
3 for further report; and

4 WHEREAS, the Board of Zoning Adjustment at its meet-
5 ing of April 13, 1976 received the decision of the City Council
6 and, after review, concurred with said decision of the City
7 Council and affirmed the amended conditions to the conditional
8 use permit;

9 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
10 MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE AND ORDER
11 AS FOLLOWS:

12 SECTION 1. That the said application is an applica-
13 tion which was properly made to the Board of Zoning Adjustment
14 pursuant to the provisions of Sections 10-3.1608 et seq. of
15 the Manhattan Beach Municipal Code.

16 SECTION 2. That the conditional use permit applied
17 for and the real property affected thereby are set forth in
18 the application and conditional use permit as follows:

19 Request: Permit to allow use of the over-
20 pass as a pass-through and cock-
21 tail lounge/meeting room.

22 Legal Description: Lots 7 through 14, Block 1,
23 Tract No. 1638, in the City of
24 Manhattan Beach, County of Los
25 Angeles, State of California,
26 as per map recorded in Book 21,
27 Pages 46 and 47 of Maps, in the
28 office of the Recorder of the
29 County of Los Angeles (3501 Se-
30 pulveda Boulevard).

31 SECTION 3. That the City Council does hereby approve
32 and modify the findings of the Board of Zoning Adjustment con-

1 tained in its Resolution No. 76-38 and does hereby grant the
2 conditional use permit subject to the following conditions:

3 (a) Indemnify and hold harmless the City of Man-
4 hattan Beach from any and all liability for injury to persons
5 or property arising out of such use.

6 (b) Obtain an insurance policy designating the City
7 of Manhattan Beach as an additional insured providing public
8 liability and property damage insurance in combined single
9 liability of One Million Dollars and a certificate as to said
10 insurance filed with the City* at all times that the permit
11 is in effect; failure to maintain said policy of insurance
12 shall be grounds for revocation of this permit.

13 (c) Acknowledge that by use of the conditional use
14 permit the permittee owns the overpass structure; if the per-
15 mit is cancelled, revoked or abandoned, the permittee shall
16 remove the structure.

17 (d) Permit is subject to cancellation or revocation
18 upon determination by the City Council that any conditions of
19 the permit are either not met or are violated.

20 (e) All noise emanation from the subject property
21 across residential property lines shall not exceed the noise
22 level set forth in Ordinance No. 1362 for residential areas.

23 (f) Payment of a monthly charge or levy for use
24 of public right of way to alleviate the question of "a gift
25 of public funds."

26 (g) No entertainment in or on the overpass will
27 be permitted.

28 (h) Compliance to the above conditions shall be
29 verified by the City Attorney and a Building Official prior
30 to issuance of the subject conditional use permit.

31 (i) Annual review to insure compliance to the
32 conditions.

1 (j) Hotel and City shall enter into overpass agree-
2 ment containing the foregoing conditions and Mayor is authorized
3 to execute said agreement on behalf of City.

4 SECTION 4. The City Clerk shall certify to the pass-
5 age and adoption of this resolution; shall cause the same to
6 be entered in the book of original resolutions of said City;
7 shall make a minute of the passage and adoption thereof in
8 the records of the meeting at which the same is passed and
9 adopted; and shall forward a certified copy of this resolution
10 to the Community Development Department of said City.

11 PASSED, APPROVED AND ADOPTED this 4th day of
12 May, 1976.

13
14 STEPHEN K. BLUMBERG
15 Mayor of the City of Manhattan
Beach, California

16 ATTEST:

17

18 JEAN G. McNILLAN
19 City Clerk

20 (SEAL.)

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MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only
Date Submitted: 11/4/09
Received By: [Signature]
F&G Check Submitted: YES

3501 Sepulveda Blvd.

Project Address

APN: 4173-008-029

Legal Description

CG

CG

2

General Plan Designation

Zoning Designation

Area District

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

Project located in Appeal Jurisdiction

Project not located in Appeal Jurisdiction

Major Development (Public Hearing required)

Public Hearing Required (due to UP, Var., etc.)

Minor Development (Public Hearing, if requested)

No Public Hearing Required

Submitted Application (check all that apply)

Appeal to PC/PWC/BBA/CC

Use Permit (Residential)

Coastal Development Permit

Use Permit (Commercial)

Environmental Assessment X

Use Permit Amendment X

Minor Exception

Variance

Subdivision (Map Deposit)4300

Public Notification Fee / \$65

Subdivision (Tentative Map)

Park/Rec Quimby Fee 4425

Subdivision (Final)

Lot Merger/Adjustment/\$15 rec. fee

Subdivision (Lot Line Adjustment)

Other

Fee Summary: Account No. 4225 (calculate fees on reverse)

Pre-Application Conference: Yes _____ No X Date: _____ Fee: _____

Amount Due: \$ ~~5,010.00~~ 5,650 (less Pre-Application Fee if submitted within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Belamar Hotel, LLC

Name

c/o 125 E. Sir Francis Drake Blvd., Suite 200, Larkspur, CA 94939

Mailing Address

Fee Owner

Applicant(s)/Appellant(s) Relationship to Property

John Mackel, General Counsel

(415) 945-5020

Contact Person (include relation to applicant/appellant)

Phone number / e-mail

same as above

Address, Belamar Hotel, LLC

By: [Signature]

(415) 945-5000

Applicant(s)/Appellant(s) Signature

Phone number

Complete Project Description- Including any demolition (attach additional pages if necessary)

CUP Amendment Application For Belamar Hotel

EXHIBIT
C

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We Belamar Hotel, LLC being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

By: [Signature] Karl K. Hoagland III, Authorized Signatory

Signature of Property Owner(s) - (Not Owner in Escrow or Lessee)

Belamar Hotel, LLC

Print Name

c/o 125 E. Sir Francis Drake Blvd., Suite 200, Larkspur, CA 94939

Mailing Address

(415) 945-5000

Telephone

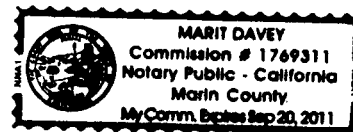
Subscribed and sworn to before me, this 28th day of October, 2009

in and for the County of Marin

State of California (see attached)

Notary Public

[Signature: M. Davey]



Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Department for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit

- Filing Fee (public hearing – no other discretionary approval required): \$ 4,275
- Filing Fee (public hearing – other discretionary approvals required): \$ 815
- Filing Fee (no public hearing required): \$ 560

Use Permit

- Use Permit Filing Fee: \$ 5,200
- Master Use Permit Filing Fee: \$ 8,145
- Amendment Filing Fee: \$ 4,730
- Master Use Permit Conversion: \$ 4,080

Belamar Hotel, LLC Variance

- Filing Fee: \$ 4,925

Minor Exception

- Filing Fee (with notice): \$ 1,095
- Filing Fee (without notice): 547.50

Subdivision

- Certificate of Compliance: \$1,505
- Final Parcel Map / Final Tract Map: 585
- Lot Line Adjustment or Merger of Parcels: 1,010
- Mapping Deposit (paid with Final Map application): 473
- Quimby (Parks & Recreation) fee (per unit/lot): 1,817
- Tentative Parcel Map (less than 4 lots / units) No Public Hearing: 805
- Tentative Parcel Map (less than 4 lots / units) Public Hearing: 3,180**
- Tentative Tract Map (more than 4 lots / units): 3,770**

Environmental Review (contact Planning Division for applicable fee)

- Environmental Assessment: \$ 215
- Environmental Assessment (if Initial Study is prepared): \$ 2,210
- Fish and Game County Clerk Fee²: \$ 75

- Public Notification Fee** applies to all projects with public hearings and covers the city's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable. \$ 65

² Make \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

JURAT

State of California

County of Marin

Subscribed and affirmed before me on this 28th day of October, 2009, by Karl K. Hoagland III, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Seal



Signature

MDavey

Complete Project Description

Applicant is seeking an amendment to Resolution No. 4814, Resolution of the City Council of the City of Manhattan Beach, California, approving the decision of the Board of Zoning Adjustment made in its Resolution No. 91-8, as modified, and granting a Conditional Use Permit Amendment and a Zone Variance Amendment, permitting a banquet dining use for an existing hotel located at 3501 Sepulveda Boulevard, in the City of Manhattan Beach, now known as the Belamar Hotel. The amendment would be to certain provisions of Section 4 of the Resolution. Those amendments would be as follows:

Paragraph 4 of Section 4 would be amended to allow paid valet parking and to require appropriate signage.

Paragraph 7 of Section 4 would be deleted in its entirety and the requirement for the fifty (50) offsite parking spaces at 850 South Sepulveda Boulevard, El Segundo, California would be no longer be required for this Conditional Use Permit/Zone Variance. All other parking for the site could remain in place.

All other operations of the hotel would remain unchanged.



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: Belamar Hotel, LLC
Address: 3501 Sepulveda Blvd.
Phone number: (310) 750-0302
Relationship to property: Fee Owner

Contact Person: John Mackel
Address: c/o 125 E Sir Francis Drake Blvd, #200, Larkspur, CA 94939
Phone number: (415) 945-5020
Association to applicant: General Counsel

PROJECT LOCATION AND LAND USE

Project Address: 3501 Sepulveda Blvd.
Assessor's Parcel Number: 4173-008-029
Legal Description: see attached
Area District, Zoning, General Plan Designation: 2, CG
Surrounding Land Uses:
North gas station/ office West Oak Avenue
South Valley Drive East Sepulveda Blvd.
Existing Land Use: Hotel

PROJECT DESCRIPTION

Type of Project: Commercial Residential _____ Other _____
If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: _____

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: The hotel has
a regional orientation. It is open all day, every day. See parking study for additional details regarding
typical usage.

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: _____



	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>	<u>Removed/ Demolished</u>
Project Site Area:	_____	No change	_____	_____
Building Floor Area:	_____	No change	_____	_____
Height of Structure(s)	_____	No change	_____	_____
Number of Floors/Stories:	_____	No change	_____	_____
Percent Lot Coverage:	_____	No change	_____	_____
Off-Street Parking:	_____	No change	_____	_____
Vehicle Loading Space:	_____	No change	_____	_____
Open Space/Landscaping:	_____	No change	_____	_____

Proposed Grading:
 Cut _____ Fill _____ Balance _____ Imported _____ Exported _____

Will the proposed project result in the following (*check all that apply*):

- | <u>Yes</u> | <u>No</u> | |
|------------|-----------|--|
| _____ | <u>X</u> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| _____ | <u>X</u> | Changes to a scenic vista or scenic highway? |
| _____ | <u>X</u> | A change in pattern, scale or character of a general area? |
| _____ | <u>X</u> | A generation of significant amount of solid waste or litter? |
| _____ | <u>X</u> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| _____ | <u>X</u> | Water quality impacts (surface or ground), or affect drainage patters? |
| _____ | <u>X</u> | An increase in existing noise levels? |
| _____ | <u>X</u> | A site on filled land, or on a slope of 10% or more? |
| _____ | <u>X</u> | The use of potentially hazardous chemicals? |
| _____ | <u>X</u> | An increased demand for municipal services? |
| _____ | <u>X</u> | An increase in fuel consumption? |
| _____ | <u>X</u> | A relationship to a larger project, or series of projects? |

Explain all "Yes" responses (*attach additional sheets or attachments as necessary*):

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: _____

Prepared For: Belamar Hotel, LLC

Date Prepared: 10/27/2009



Belamar Legal Description

Parcel 1:

Lot 7 to 14, inclusive in Block 1, of Tract No. 1638, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 21, Pages 46 and 47 of Maps, in the office of the County Recorder of said County.

Except that portion of said Lots 12 and 13, lying within the line of the Parcel of land described in the Deed to the City of Manhattan Beach, recorded May 7, 1963 as Instrument No. 3666, in Book D-1945 Page 427, of Official Records, which lies Northerly of the Northerly line of the Southeasterly 5.00 feet, measured at right angles, of said Lots 12 and 13, said Parcel of land being described as follows:

Commencing at the Southeast corner of said Lot 13; thence along the Southeast of said Lots 13 and 12, Southwesterly 104.97 feet to the true point of beginning for this description; thence Northeasterly along a tangent curve concave Northwesterly, having a radius of 95 feet to a point in the Westerly line of existing Sepulveda Boulevard, 100 feet wide, distant along said Westerly line, Northerly 31.46 feet from the intersection thereof, with said Southeast line of said Lot 13; thence along said Westerly line of Sepulveda Boulevard, Southerly 31.46 feet to said line of Sepulveda Boulevard; Southerly 31.46 feet to said intersection; thence along said Southeast line of said Lots 13 and 12, Southwesterly 58.83 feet to the said true point of beginning.

Assessor's Parcel No: 4173-008-029

Parcel 2:

An Exclusive private easement for the use of Seventeen (17) Parking spaces on and across the office property, together with access rights for pedestrians and vehicles to and from the office property as set forth in that certain Parking Easement Agreement by and between LaeRoc Barnabey's 2002 LLC and LaeRoc 3621 Sepulveda 2002, LLC, dated July 10, 2006 and recorded September 12, 2006 as instrument No. 06-2025115.

CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Eric Haaland, Senior Planner
FROM: Erik Zandvliet, Traffic Engineer
DATE: December 1, 2009
**SUBJECT: Belamar Hotel Parking Study
3501 N. Sepulveda Boulevard
Traffic Engineering Comments**



The following comments have been prepared in response to a parking study prepared by Gibson Transportation Consulting, Inc, for the Belamar Hotel, located at 3501 N. Sepulveda Boulevard, dated August 24, 2009. The existing site consists of a 127 room hotel, 1,320 square foot lounge, 3,575 square feet of conference/dining rooms, and restaurant. The parking study is based on a parking supply of 74 marked angle spaces, 36 valet aisle spaces, 16 spaces in a parking easement area adjacent to the Chevron Station at 3623 N. Sepulveda Boulevard and 22 spaces available in evenings and weekends in an off-site commercial property at 3621 N. Sepulveda Boulevard, for a total of 110 spaces during weekdays and 148 spaces on weeknights and all day on weekends.

It should be noted that the existing planning conditions pursuant to Resolution No. 4814 limit the use of the Garden Room and outdoor patios for private use only with not more than 125 persons.

The parking study has been found to be INCOMPLETE, based on the following traffic engineering comments:

Existing Conditions

1. The average and peak number of employees shall be identified in the study.
2. The Parking Study did not identify the size of the existing restaurant and associated dining area(s), or the restaurant occupancy on the study dates. If the restaurant is open to the public, the size of the dining area(s) open to the public shall be identified.
3. The Parking Study did not identify the amount of unoccupied office space that would require additional parking for Lots 1 and 2.
4. The Parking Study must acknowledge that curb parking is unacceptable for parking by hotel patrons or employees.

Parking Demand Rates Comparison

5. The Parking Study must compare observed parking demand to both ITE Parking Generation rates (latest edition), and City Municipal Code requirements for all uses on the site, including uses for the commercial property at 3623 N. Sepulveda Boulevard (Lots 1 and 2).
6. The Parking Study did not determine the parking demand for the existing commercial uses for Lots 1 and 2 at 3623 N. Sepulveda Boulevard. The Parking Study shall provide a separate shared parking analysis for the commercial uses at Lots 1 and 2 for weekday and weekend periods.

Parking Occupancy Study Conditions



7. The size of the special event on July 18, 2009 was not identified. What percentage of wedding guests were also occupying the hotel rooms? Was there unused banquet space?
8. There are missing hourly parking occupancy counts between 9am and 9pm on two study dates, so a valid comparison can not be made to confirm typical hotel parking usage. At least two weekend occupancy counts shall be made on consecutive weekends. The 24-hour period with the maximum demand during these two days shall be used.
9. Since curb parking may not be used for any required or supplemental parking supply, any existing curb parking demand associated with the hotel shall be accommodated on-site and included in the overall parking demand. Therefore, an attempt shall be made to quantify the latent hotel guest and employee parking demand on the adjacent streets, summarize it in a separate column and add it to the on-site parking demand. Alternately, occupancy counts may be made while Temporary No Parking restrictions are in effect on local streets within 200 feet of the hotel property with no adjustment in on-site parking demand.

Parking Analysis

10. The dining/banquet area occupancy rates shall be based on the occupancy load (i.e. number of persons), not occupied square footage.
11. The parking study shall provide separate estimates of fully occupied hotel and dining/banquet parking demands, if full occupancy is not reached during observed counts.
12. The proposed parking supply shall provide sufficient off-street parking for fully occupied hotel and banquet parking demand, and shall identify the number of spaces and time period required to meet this demand. Any unused banquet space must be identified and calculated into a fully occupied and banquet parking calculation.

Valet Parking

13. A discussion of the current operation of valet service and Valet Parking Management Plan must be made part of the Parking Study.
14. The explanation of potential impacts of paid valet service is misleading and fails to recognize the ability to park for free on city streets. The interview failed to ask patrons that used free valet parking if they would use the valet if there was a charge.
15. Valet parking charges are not common in suburban areas where there is free parking available on streets because off-site guest parking would adversely impact surrounding neighborhoods.

The use of paid valet service would likely have a significant impact on the surrounding neighborhood, and could potentially require environmental mitigation measures. Paid valet service is typically avoided by a large percentage of users when alternative free parking is available on public streets near the valet parking. The use of street parking is never to be used to satisfy a parking requirement of a business or residence, since it is not under the control or rights of the private property owner. Therefore, paid valet service is NOT recommended at this location.

In addition, the minimum code required parking is not met by standard parking dimensions, so a valet must be used to accommodate additional parking capacity in the aisles. Under these circumstances, guests and employees must use a valet service, and should not be charged for a varianced condition that is not normally permitted by other similar uses. Paid valet service should only be treated as a convenience for customers and guests, and sufficient on-site free parking should always be available.



MEMORANDUM

TO: Timothy McOsker, Mayer Brown LLP
FROM: Patrick Gibson, P.E.
DATE: August 24, 2009
Revised January 25, 2010
RE: Parking Study for the Belamar Hotel
3501 N. Sepulveda Boulevard
Ref: J1025

Gibson Transportation Consulting, Inc. (GTC) was asked to review the parking conditions at the existing Belamar Hotel in Manhattan Beach, California. The Belamar Hotel is a 127-room luxury boutique hotel located on the southwest corner of Sepulveda Boulevard & Rosecrans Avenue. The hotel is supported by an on-site restaurant and lounge. Six rooms are available for banquets, meetings, and special events. Three of these event venues are small, holding 6-12 people each, while the three other larger rooms total 3,575 square feet (sf) and have capacities of 50, 100, and 200 guests. The lounge totals 1,320 sf and the combined restaurant and conference/dining/meeting rooms total 3,575 sf.

Figure 1 shows the location of the hotel and the parking areas surveyed.

The hotel operates with an average staff of 22 employees during the daytime shift (generally 7 am until 4 pm) and 8 employees on a typical night shift (4 pm until 12 midnight). During peak evening events, the on-site hotel and event staff could increase to as many as 18 employees. Based on the travel patterns of the current employees, the employee parking demand totals 15, 6, and 12 spaces, respectively.

Parking Supply

The parking supply for the project includes the following areas:

74 marked angle spaces in on-site lots
36 spaces in the aisles operated by on-site valets
110 on-site spaces

In addition to the on-site spaces, the hotel has access to the following parking areas:

17 spaces available evenings and weekends at 3621 N. Sepulveda Boulevard (the office development next door to the hotel).
127 spaces available to hotel guests and employees on weeknights and weekends.

Parking Easement

The hotel has an exclusive agreement with the office project next door that allows the hotel to use 17 parking spaces from 6:00 pm until 7:00 am Monday through Friday and all day weekends and bank holidays. The easement is a permanent and exclusive agreement recorded against the property for the benefit of the hotel.

The parking easement, recorded in July 2006, is described as follows in the recorded document:

“The Office Parcel Owner hereby grants and establishes for the benefit of the Hotel Parcel Owner, its successors and assigns, an exclusive easement to use, for parking, seventeen (17) striped non-handicap parking spaces (“Allotted Parking Spaces”) from 6:00 p.m. until 7:00 a.m. Mondays through Fridays and twenty four (24) hours a day on Saturdays, Sundays, and federally banking holidays (collectively, “Non-Business Hours”), together with access rights for pedestrian and vehicles to and from the Office Property (“Parking Rights”) for so long as the hotel shall remain on the Hotel Property.”

Thus, during the weekday evenings and weekends, the hotel has permanent access to 127 parking spaces.

STUDY PURPOSE

The study involved the evaluation of the current parking demand patterns for the Belamar Hotel. The hotel currently has two Conditions of Approval requirements that it is seeking to amend:

- The first requires the hotel to maintain a 50-space off-site parking area because the City believed that a prior hotel owner was conducting events that could not be accommodated by the on-site lots. The location that the hotel used for the past several years is now redeveloped and an alternate site will be difficult to find. The hotel reports that it never uses this lot and the owners are seeking to have this condition removed.
- The second condition involves the current valet parking on-site. In an effort to encourage on-site parking, the City has required that valet parking be provided at no cost to the hotel visitors and guests. The hotel is now seeking the right to modify that condition so that it may charge the registered hotel guests a fee for the valet parking service. The parking charge would be collected at the front desk upon the guest checkout and would not be directly collected by the valet. Restaurant patrons and all event guests would continue to receive valet parking at no charge.

PARKING SUPPLY

Figure 1 shows the location of the on-site and off-site parking areas that are available to hotel employees and guests.

The Belamar Hotel has three on-site parking lots (Lots 3, 4, and 5 on Figure 1) that provide a total of 74 striped parking spaces (including five handicap spaces). With valet parking service, Lots 3,

4 and 5 can add 8, 18, and 10 spaces, respectively, by stacking cars in the center aisles of each lot. This brings the on-site parking supply total to 110 spaces.

Lots 1 and 2 are owned by the commercial building located immediately north of the hotel. The building houses office space and some child-related businesses (tutoring and daytime recreational activities). The lots provide 38 spaces that are used for employees, visitors, and parents dropping off children. The hotel has access to 17 of the spaces in the adjacent parcel (Lot 2) between 6 pm and 7am every weekday and all day on weekends.

Lot 6 contains 16 spaces in a parking area adjacent to the Chevron Station at 3621 N. Sepulveda Boulevard. These spaces belong to the Chevron Station and are not available to the hotel.

Three nearby residential streets have on-street curb parking available with approximately 45 spaces provided. The east side of Oak Avenue (13 spaces) and the north side of Valley Drive (2 spaces) provide 15 curb parking spaces immediately adjacent to the hotel while the other blocks are fronted by residential uses. A total of 45 curb parking spaces are available within easy walking distance of the hotel. These spaces have been included in the parking study not because they should be considered as appropriate parking areas for hotel guests and employees, but, rather, because the City wants to measure the current level of overflow parking that affects the neighborhood.

The City has requested that all of the nearby curb parking spaces and Lots 1 and 6 be included in the parking study so that the total parking demand in the area can be recorded. The City has also requested that the on-site supply and adjacent off-site easement have sufficient capacity to accommodate the total hotel demand without the curb parking supply.

PARKING CODE REQUIREMENTS

Table 1A summarizes the parking requirements for the hotel project when the project is compared to the City of Manhattan Beach Parking Zoning Code (City Code) and to the Institute of Transportation Engineers' (ITE) *Parking Generation*, 3rd Edition rates.

The on-site parking supply for the hotel project falls short of both the City Code and *Parking Generation* rates. The City Code requirements for the hotel treat each element of the hotel property (hotel rooms, restaurant, banquet facility, meeting rooms) as separate land uses even though there is clearly sharing of visitation among the uses. Therefore, the City Code requirements likely overstate the actual demand (as in fact is demonstrated in Tables 2 and 3). *Parking Generation* cites one parking demand rate for the combined facility.

With the off-site parking supplies (17 spaces in the adjacent commercial property), the total hotel project parking supply almost meets the recommended ITE parking supply but still falls short of the City Code.

Table 1B shows the same comparison for the adjacent commercial project. The office building is very close to meeting both the City Code and the ITE recommended parking rate.

PARKING OCCUPANCY PATTERNS

GTC conducted parking occupancy counts on a weekday and a Saturday to determine the peak parking demand for the hotel. The weekday count was conducted on Tuesday, July 7, 2009 because the hotel was fully booked on that day. Saturday, July 18, 2009 was selected for the weekend count because, again, the hotel was fully booked and a large wedding was scheduled for that evening. All of the event areas of the hotel were booked for the wedding on July 18, thus representing the largest event that could be operated at the hotel in combination with full occupancy of the hotel rooms.

The parking occupancy counts included all the spaces shown in Figure 1 so that the pattern of both hotel and neighborhood parking could be determined. The number of cars parked in each lot and along each block face was recorded every hour between 6am and 11pm (until midnight on Saturday)

Supplemental counts were conducted on a second Saturday and a second weekday – Saturday, July 11 and Monday, July 13 (when the hotel was fully booked) – to verify the validity of the first counts. No special events were scheduled on Saturday, July 11. The supplemental counts were conducted at 6, 7, and 8 am and again at 9, 10, and 11 pm to match the peak hours of parking occupancy found during the July 7 parking counts.

Tables 2 and 3 and Appendix A show the results of the parking occupancy counts.

Visitor parking is typically considered to be effectively full when it reaches 85% occupancy levels. This is the occupancy level at which visitors get frustrated looking for the last few available spaces and they tend to visit another store or venue. This target occupancy rate does not really apply to this situation because the Belamar Hotel parking lot is run by valets and visitors to the hotel do not have to look for available parking spaces. Therefore, the Belamar Hotel can effectively utilize its entire supply through the use of the valet service.

Weekday Usage

Table 2 indicates that no hour of the day reached 85% occupancy on either weekday tested. Despite the fact that the hotel rooms were completely sold out, the maximum weekday parking occupancy for the on-site lots was in the 40-50% range during the early morning and late night hours and in the 30-40% range during the mid-day hours.

It is also interesting to note that the adjacent Lots 1 and 2 were approximately 50% utilized during the daytime hours when the businesses in the adjacent building were active, but virtually empty during the night and early morning hours. There were only one or two cars parked in Lots 1 and 2 during the hours when the businesses were closed. This indicates that the hotel was not using these spaces on either weekday tested. Since there was empty office space in the adjacent commercial project during the time of the parking occupancy counts, an additional shared parking analysis was completed assuming that the entire adjacent commercial project was occupied. This analysis is presented in Appendix B.

The spaces on the east side of Oak Avenue were well utilized throughout the entire day as were the two spaces on Valley Drive immediately in front of the hotel. Observations of the parking patterns showed that many of the Oak Avenue parkers were indeed employees or guests of the hotel/lounge, but many of the visitors to the Oak Avenue homes and employees/visitors to the adjacent business to the north of the hotel also used this curb parking. This is especially true at the north end of the block and on the west side of the street.

Other block faces in the area showed light curb parking usage. The hotel is using the curb spaces immediately adjacent to the facility, but hotel guest, visitor or employee parking does not spill into the neighborhood.

Saturday Usage

Table 3 shows that the introduction of a banquet/wedding/event at the hotel increases the parking demand during the late night hours. The hotel lots were 60-70% occupied during the event from approximately 7 pm until midnight. Only during two hours of the evening on an event Saturday did valets have to use the aisle spaces in Lot 4.

Even during these very busy hours, there was no valet overflow to Lots 1, 2, or 6, with fewer than 10 cars parked in these areas even during the busy event hours.

During the hours the hotel lots were very busy, there was still not an overflow into the curb parking spaces that front residential homes except along Oak Avenue. Parking did increase on both sides of Oak Avenue, but the remainder of the neighborhood streets was lightly parked.

These event day occupancy patterns show that:

1. Along Oak Avenue, the east side of the street is heavily utilized by hotel-related vehicles but observations indicated that many of the vehicles parked along the west side of the street were related to the residences fronting that side of the street.
2. With the exception of the portion of Oak Avenue immediately adjacent to the site, the hotel is capturing its demand on the site and is not a significant imposition on the neighborhood.
3. The adjacent lot where the hotel has permission to utilize spaces nights and weekends is lightly used by hotel vehicles.
4. The valet parking of guests to both the hotel rooms and the event were fully accommodated on site.

The Saturday counts when there was no event at the hotel (but the rooms were fully booked) showed patterns much more similar to weekday conditions. The hotel lots were approximately 45-55% occupied and the curb spaces adjacent to the hotel property were well utilized. Spillover into the neighborhood was nonexistent.

Figures 2 and 3 show the hourly usage pattern over the course of a weekday for the hotel parking lots and the adjacent lot, respectively. Figure 4 shows the weekday patterns for the curb parking spaces in the study area. These figures illustrate the available capacity in the hotel lots and the small impact the hotel has on the adjacent neighborhood.

Figures 5-7 show the same information for the Saturday counts. Note the substantial difference between an event Saturday and a typical Saturday. Even on an event Saturday, however, the hotel still manages its parking to the point that neighborhood spillover is minimized and parking in the adjacent business is not affected.

Appendix A shows the hourly parking patterns broken down on a lot-by-lot and curb face basis.

ADJACENT COMMERCIAL LOT USAGE PATTERNS

As described above, the hotel has the right to use up to 17 spaces in the adjacent commercial property (Lot 2) during the weekday evening hours and all day and night on weekends.

The adjacent parcel contains an office building that is a combination of one and two stories. While the land use is primarily office, there are two ground floor businesses that offer child care and student tutoring.

The adjacent office building has approximately 12,750 sf of space, but about one-half of the total square footage is currently vacant. Because of the high proportion of vacant space that was in effect during the parking occupancy counts, the City requested that a separate shared parking study be conducted for the adjacent parcel under the assumption that the project was fully occupied. The intent of this analysis is to make sure that the hotel's use of up to 17 spaces during weeknights and weekends does not adversely affect the operation of the land uses in the adjacent parcel.

The first step of this analysis was to calibrate the Urban Land Institute's shared parking model to replicate existing conditions on the site. Figure 8 shows the hourly pattern of parking demand for the adjacent parcel on a weekday and a Saturday under the current occupancy conditions. The peak parking demand for the currently occupied floor area occurs during the middle of the day with 17 spaces occupied at the weekday peak hour (11am-noon). During the late afternoon, the weekday parking demand on site decreases to fewer than 10 occupied spaces.

Figure 8 shows that the weekend demand at the adjacent parcel is very low, again with fewer than five vehicles parked on site during the midday hours.

The calibrated model results shown in Figure 8 replicate the parking occupancy counts for Lots 1 and 2 shown in Tables 2 and 3.

The calibrated model was used to forecast the parking demand on the adjacent parcel under the assumption that the building was fully occupied. Figure 9 shows the results of this test. Peak occupancy occurs during the weekday midday time period when 35 of the 38 spaces would be occupied by visitors and employees of the building. Note that during these time periods, the hotel does not have access to any of this parking area.

After 5 pm, the parking demand generated by the full occupancy of the adjacent parcel land uses decreases to fewer than 10 vehicles. Similarly, the weekend demand is fewer than 10 spaces. Since the hotel only has access to 17 of the 38 spaces in the adjacent parcel's parking lots during weeknights and weekends, there will always be more than adequate parking to serve the needs of even a fully occupied building. At least 16 spaces would be available to serve a maximum demand of fewer than 10 vehicles.

Appendix B contains more details on the calibrated shared parking model and the application of the calibrated model to the fully occupied site.

ACCOMMODATING FULL HOTEL DEMAND ON-SITE

The City asked for an analysis of the adequacy of the on-site parking demand to accommodate the full parking demand of the hotel under the assumption that the hotel lost the ability to park in any of the curb parking areas or in the parking lot of the adjacent commercial project. As described earlier in this memo, the hotel has an exclusive, permanent easement to use 17 spaces in the adjacent office building during weeknights and weekends. Therefore it is highly unlikely that the hotel would ever lose the ability to park in the adjacent lot. The analysis below presents the hotel parking demand analysis compared to both the on-site parking supply and the on-site plus easement parking supply.

Weekday Demand

Table 4 shows the total parking demand that might be related to the hotel on a sold-out weekday. This total assumes that all curb parking along both sides of Oak Avenue is related to the hotel although much of the parking on the west side of the street is connected with the residential uses. It also assumes that all of the nighttime parking on the adjacent commercial project is hotel-related. These are conservative assumptions that overstate the actual hotel parking demand.

The total weekday parking demand could indeed be accommodated on site. The maximum weekday demand occurs during the late night hours with a maximum parking demand of 90 spaces (82% of on-site capacity and 71% of the on-site plus easement parking capacity). During the hours of 8am until 10pm, the parking demand is 50% or less.

Saturday Demand

The Saturday parking demand assumes that the hotel is fully occupied and that an event has booked all the event space in the hotel. With these peak occupancy levels and the conservative assumptions described under Weekday Conditions, Table 5 shows that only the hour from 10-11 pm would exceed the on-site supply by two spaces (112 spaces – 102% occupancy). The 112-space parking demand assumes that all of the parking along both sides of Oak Avenue is hotel related (an assumption that certainly overstates the actual hotel demand).

The parking occupancy would be 70-75% in the early morning hours, 80-95% during the late evening hours, and 40-55% during the midday hours.

These parking occupancy levels assume that the hotel would lose the 17-space easement in the adjacent commercial project. Again, this condition is not expected to occur.

The final row of Table 5 shows that even with the conservative assumptions that overstate the hotel demand, the hotel parking demand can be accommodated by the on-site and the easement parking supply with a maximum occupancy of 88%.

VALET PARKING USAGE

Restaurant and special event guests would continue to receive free valet parking service under the proposed modifications to the conditions now being sought by the hotel.

Most of the parking demand that occurred on the site was related to hotel guests and if the hotel charged for parking, these parking fees would be collected at the front desk upon guest checkout. This is a relatively common hotel charge and not one that should result in additional patrons parking in the neighborhood in order to avoid a parking fee.

CONCLUSIONS

Off-Site Parking Requirement

Based on the parking occupancy counts conducted on four days with completely full occupancy at the hotel (including one with a major event), the hotel does not need a 50-space off-site facility to accommodate its peak parking demand. The hotel currently has a permanent, exclusive easement to use 17 spaces on weeknights and weekends in the adjacent office project.

The hotel satisfies its parking demand on-site through the use of valets and even event parking demand is accommodated on-site through the use of tandem and stacked aisle parking. The hotel does utilize some on-street curb parking, but it is generally limited to the spaces that border the site. During the four days of the occupancy surveys, we did not observe any valets moving cars out of the lots to use the street parking.

Parking spillover into the adjacent neighborhoods is minimal even during event parking conditions, and the adjacent businesses are not adversely affected by hotel parking.

The parking demand from the hotel and all ancillary uses could be fully accommodated on site for all but one hour of a peak Saturday when all rooms were occupied and a major event leased all event space in the hotel. Considering the hotel's permanent, exclusive easement in the adjacent office project, even the peak parking demand could be accommodated without any use of the curb parking.

Valet Parking Fee

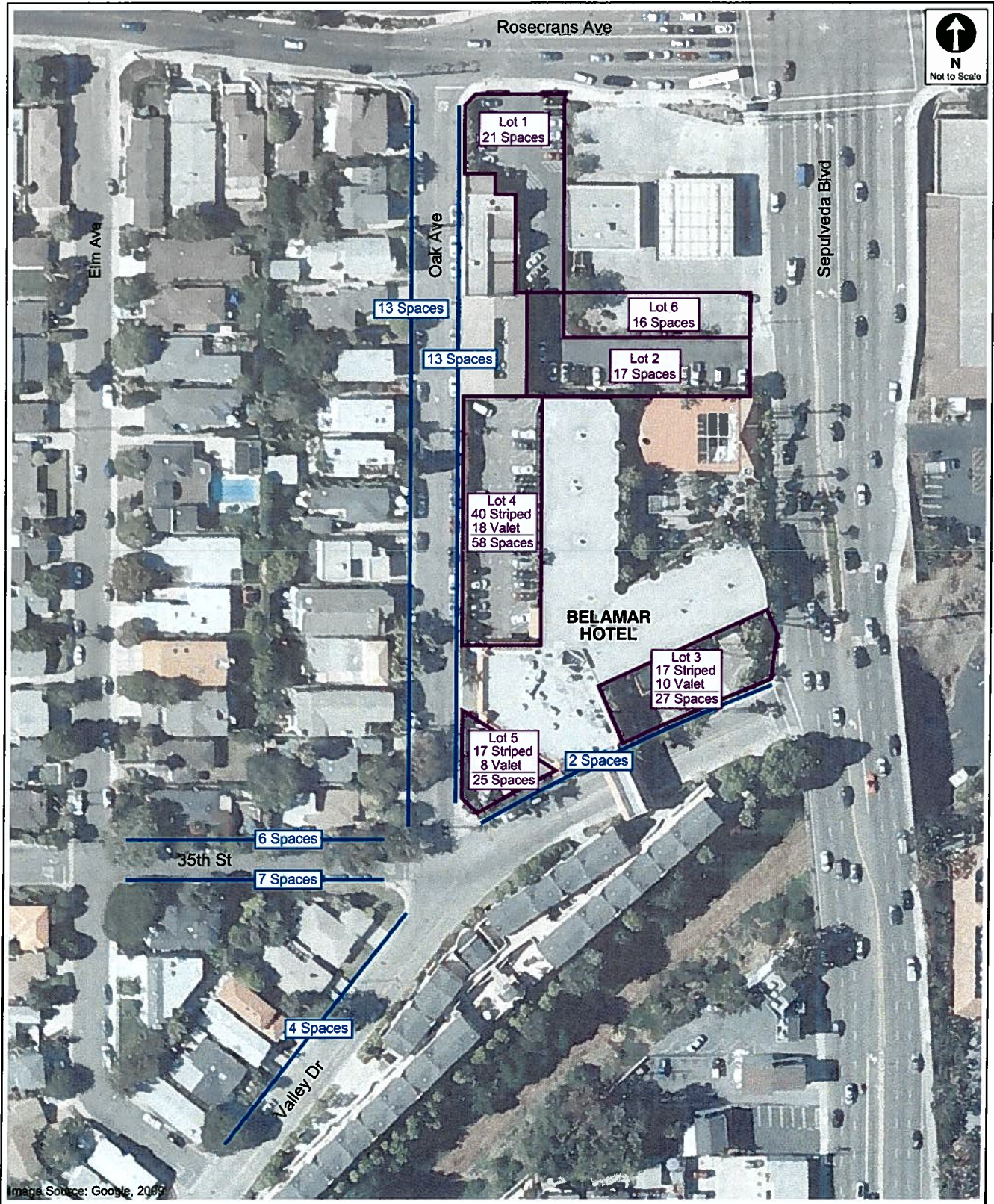
The parking demand levels at the Belamar Hotel are dominated by the hotel guests. A guest parking charge would not change the parking demand or the pattern of parking at the hotel.

Mr. Tim McOsker
August 24, 2009
Revised January 25, 2010
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Restaurant/lounge patrons and special event guests would continue to receive free valet parking service.

We do not expect a shift in parking to off-site locations as a result of the imposition of a reasonable valet parking fee for hotel guests.

In our opinion, the two requests for amendments to the Conditions of Approval are reasonable and supportable by the current conditions at the hotel. There is not the need, from a parking demand perspective, to require the hotel to maintain a 50-space off-street parking lot, and the imposition of a valet parking fee for hotel guests would not result in any dramatic shifts in current parking patterns in the study area.



PARKING LOCATIONS

FIGURE 1

FIGURE 2
HOTEL LOTS WEEKDAY PARKING OCUPANCY - LOTS 3-5

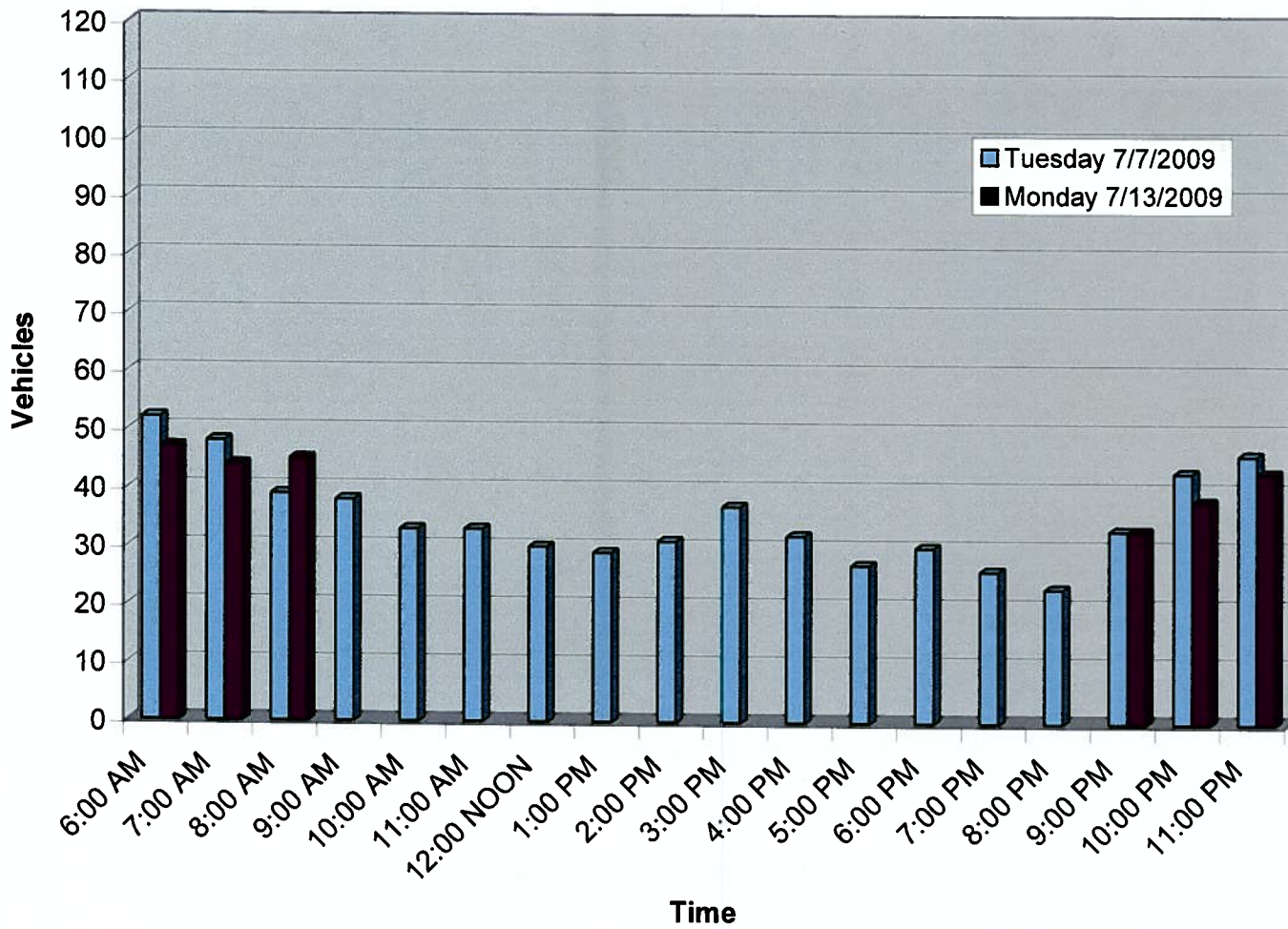


FIGURE 3
ADJACENT BUSINESS LOTS WEEKDAY PARKING OCCUPANCY - LOTS 1-2

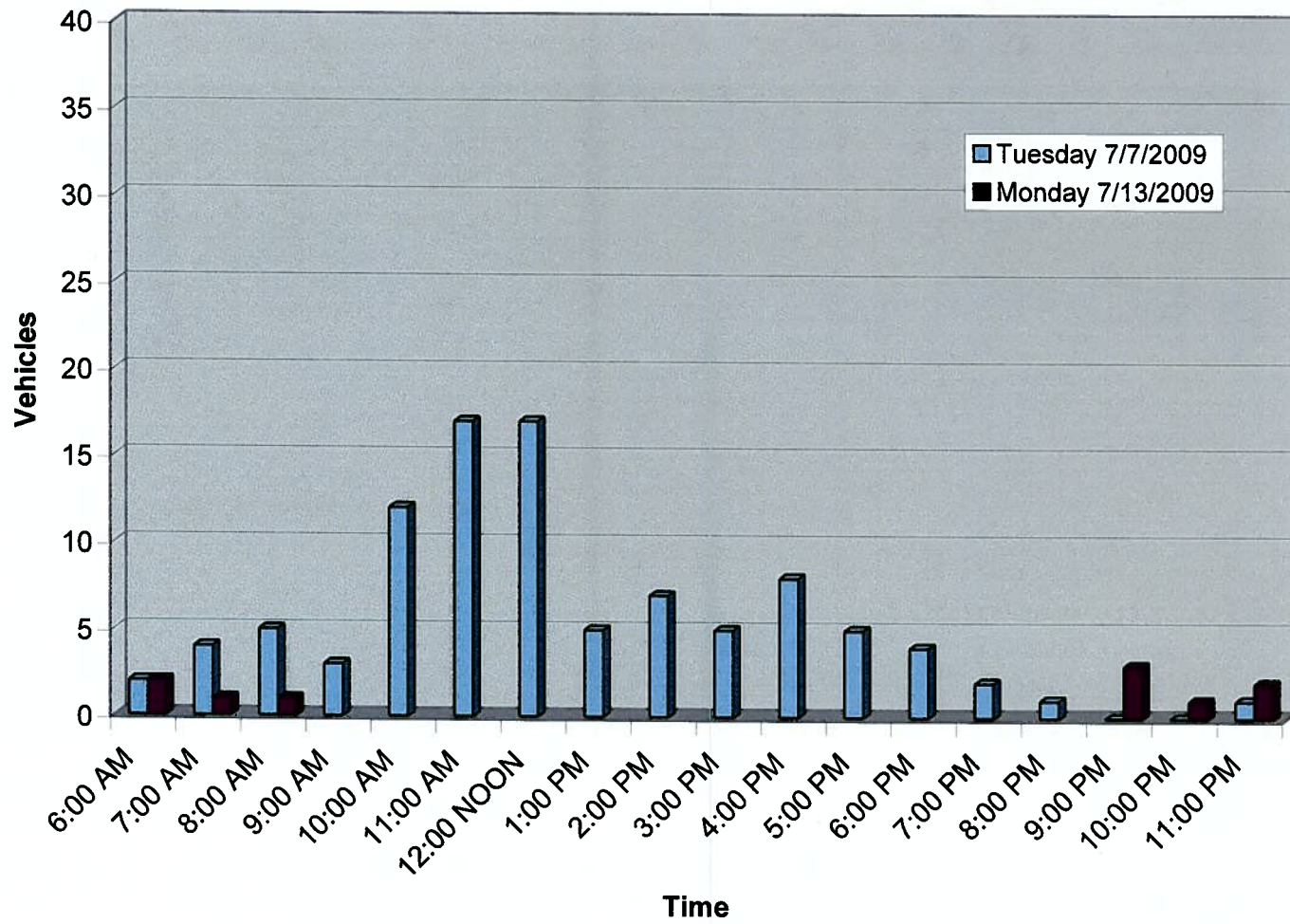


FIGURE 4
ON-STREET PARKING WEEKDAY PARKING OCCUPANCY

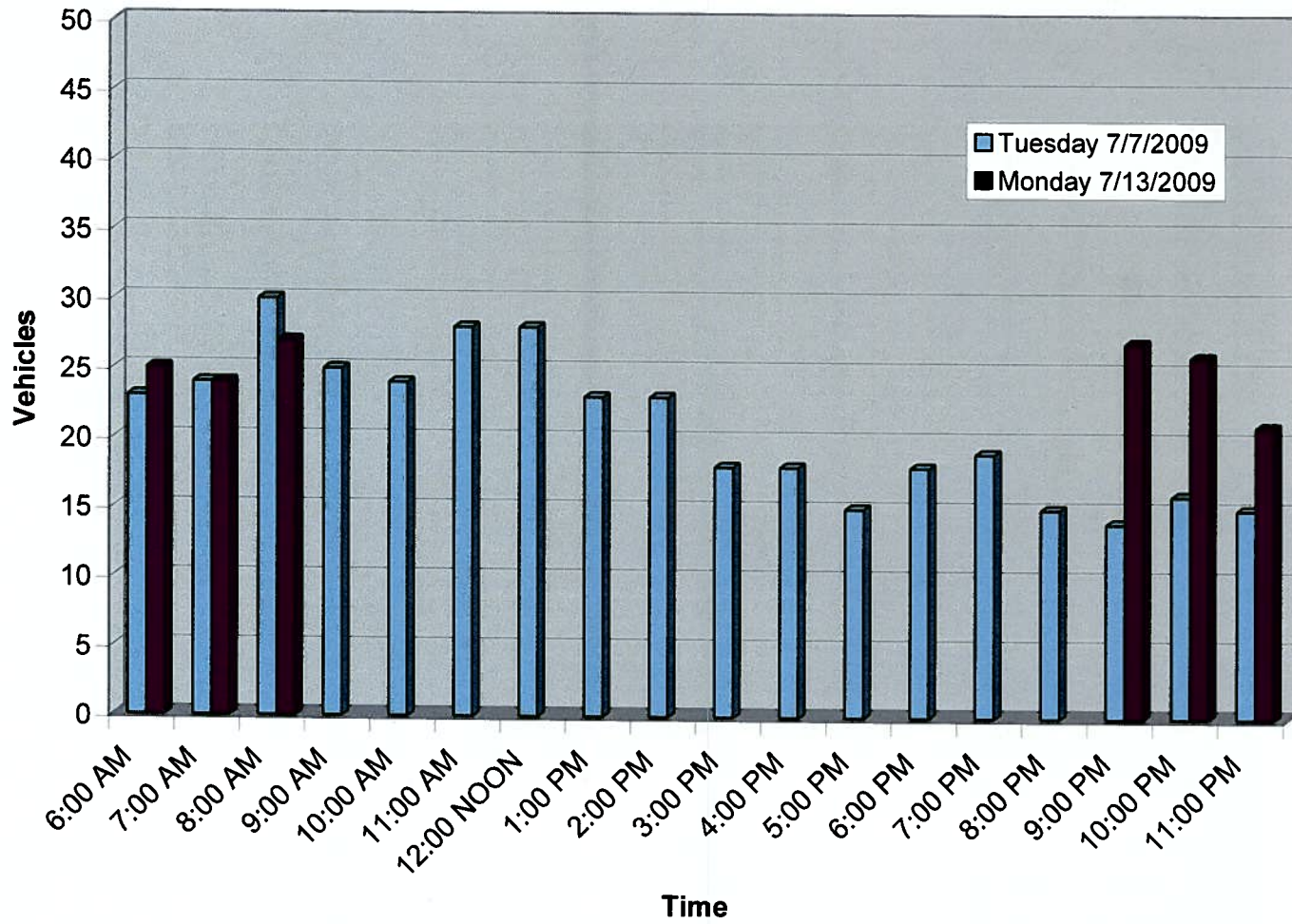


FIGURE 5
HOTEL LOTS SATURDAY PARKING OCCUPANCY - LOTS 3-5

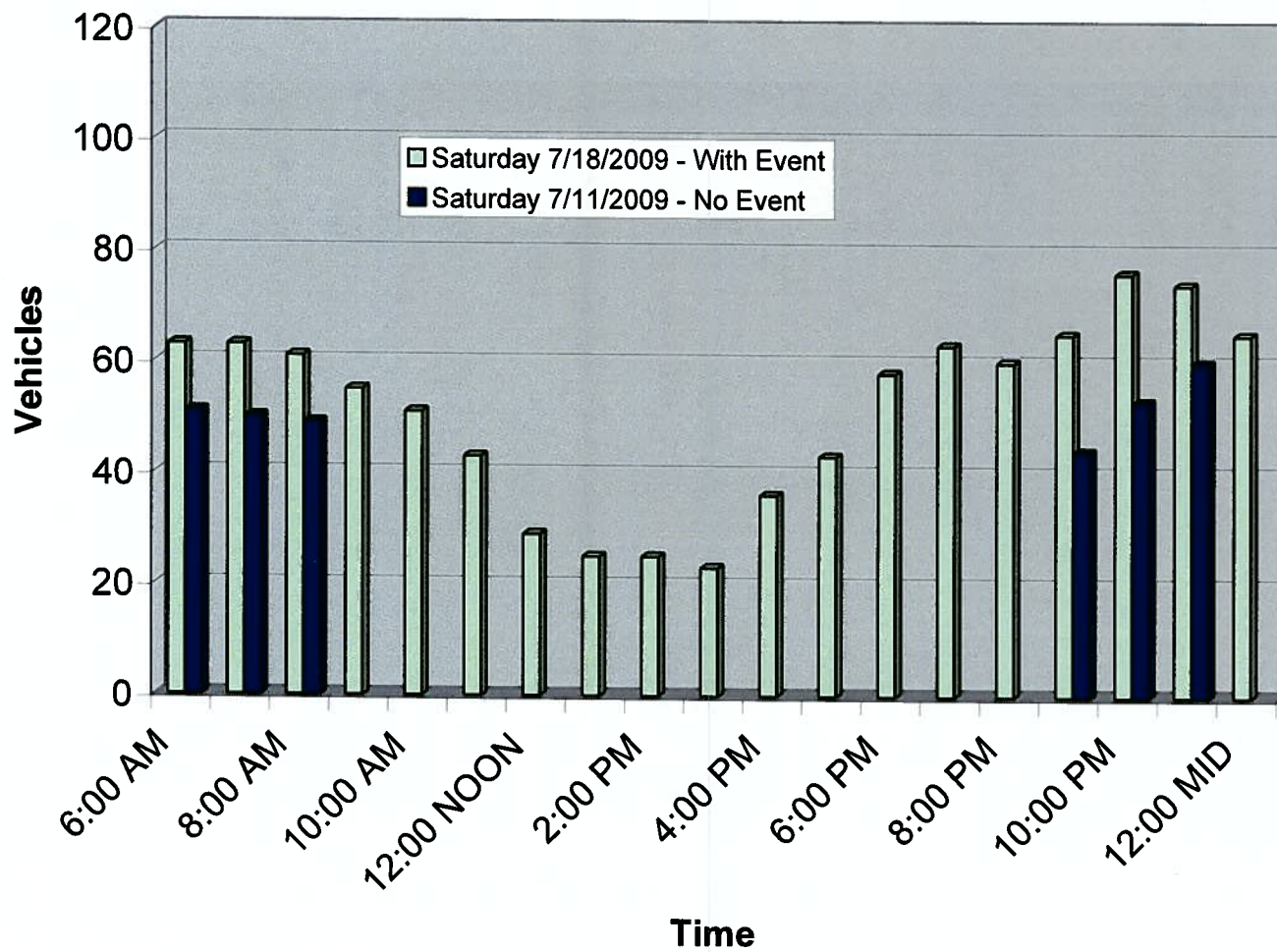


FIGURE 6
ADJACENT BUSINESS LOTS SATURDAY PARKING OCCUPANCY - LOTS 1-2

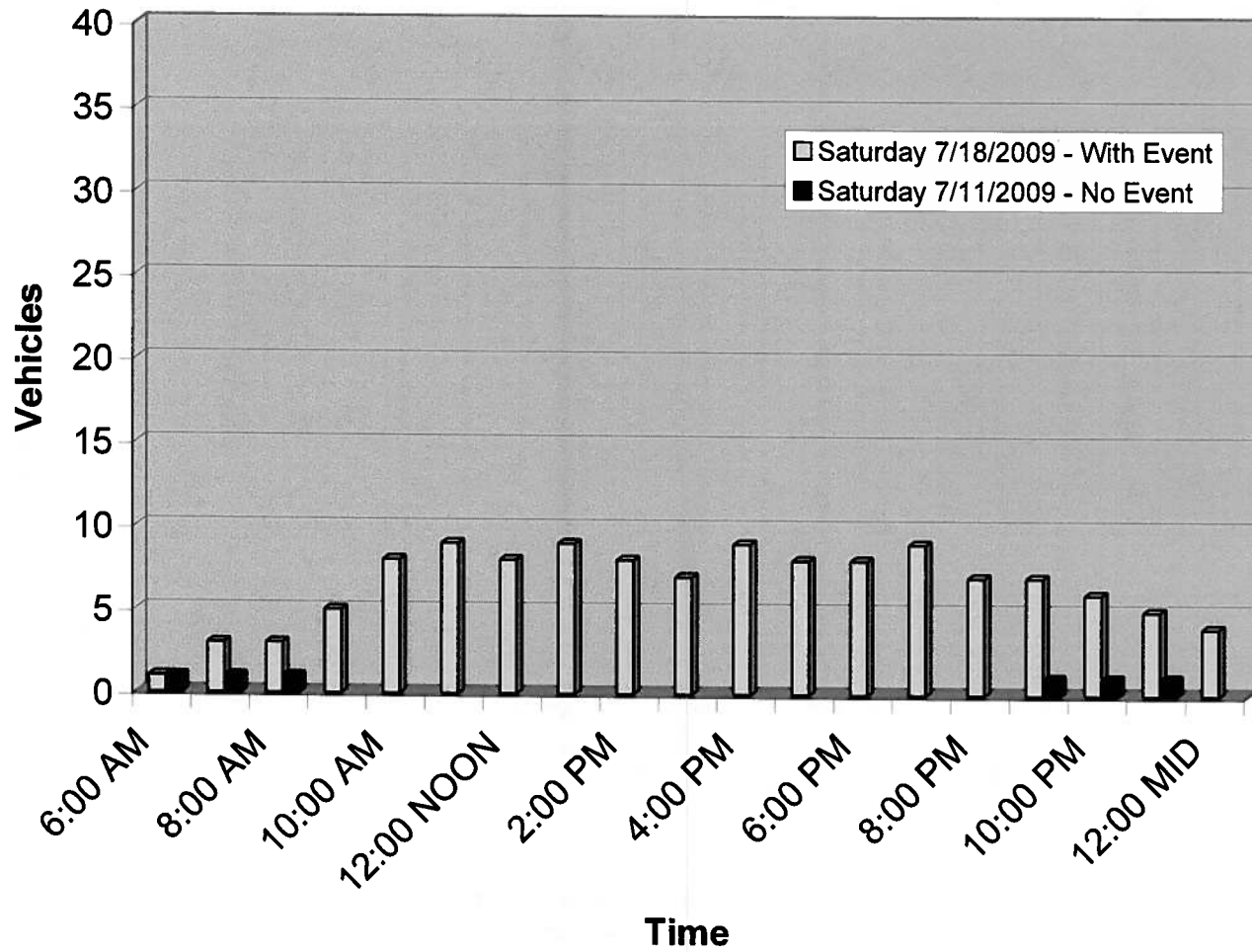


FIGURE 7
ON-STREET PARKING SATURDAY PARKING OCCUPANCY

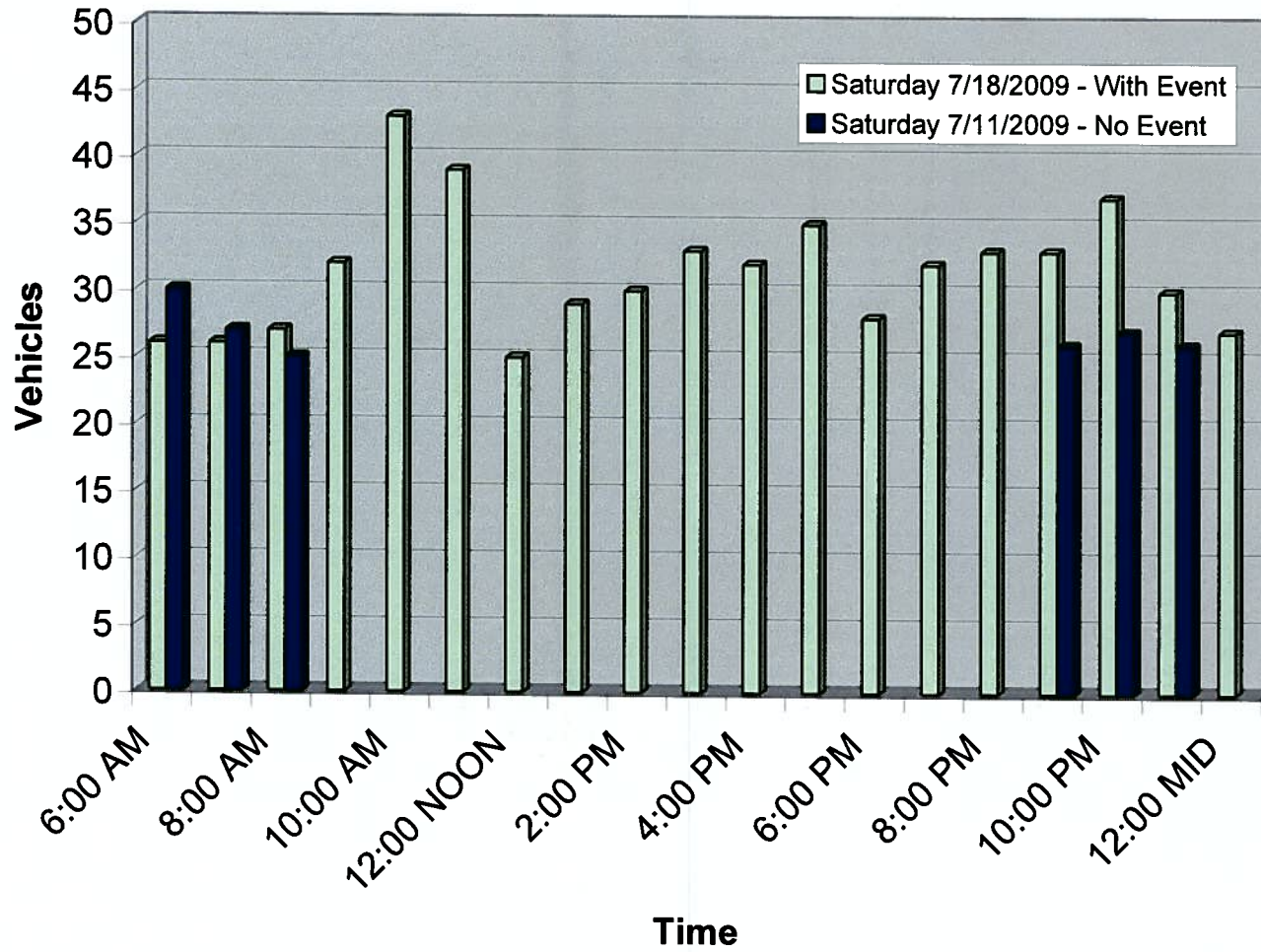


FIGURE 8
PEAK MONTH DAILY PARKING DEMAND BY HOUR
Existing Conditions Model Calibration

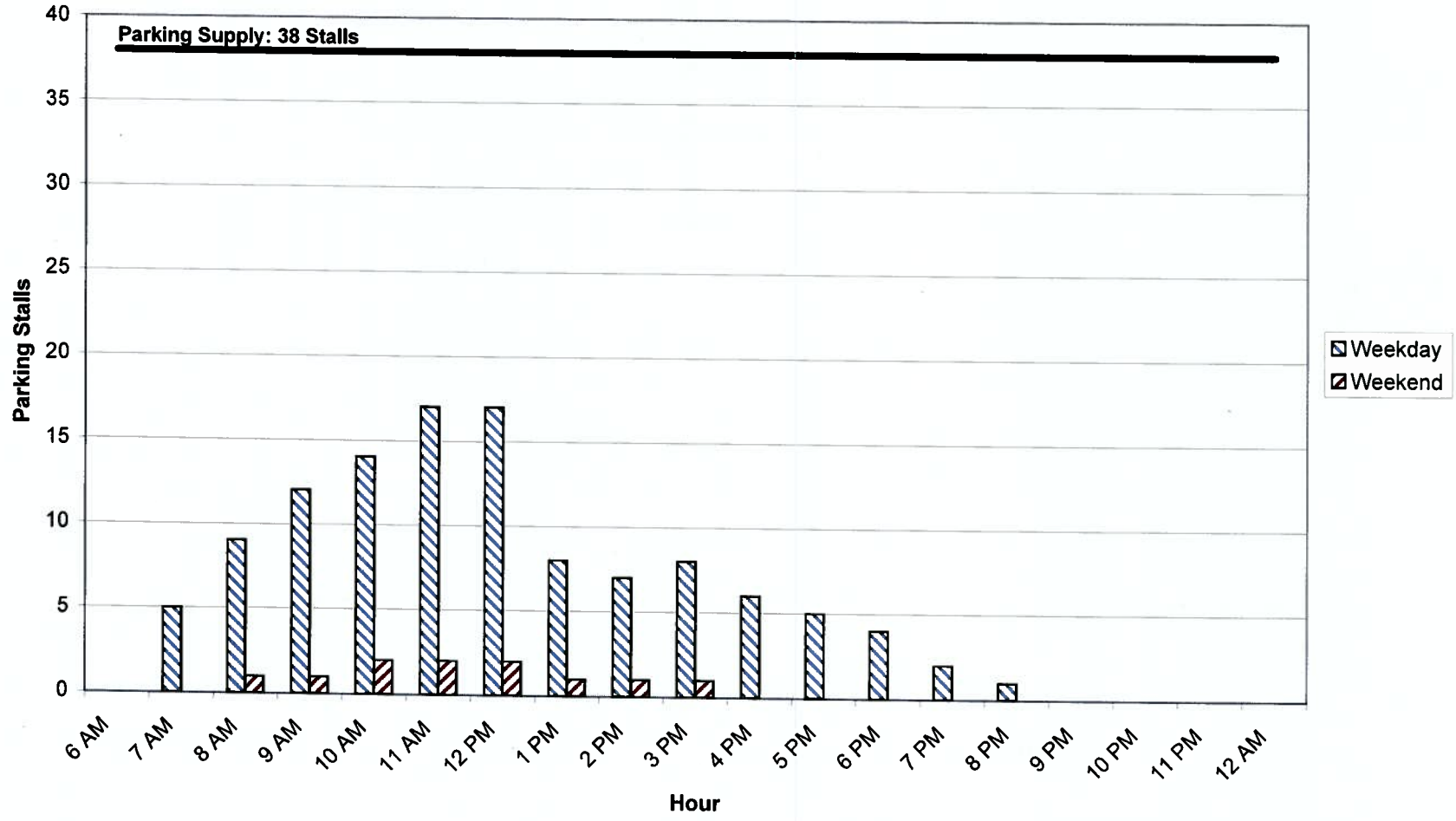


FIGURE 9
PEAK MONTH DAILY PARKING DEMAND BY HOUR
Full Site Occupancy

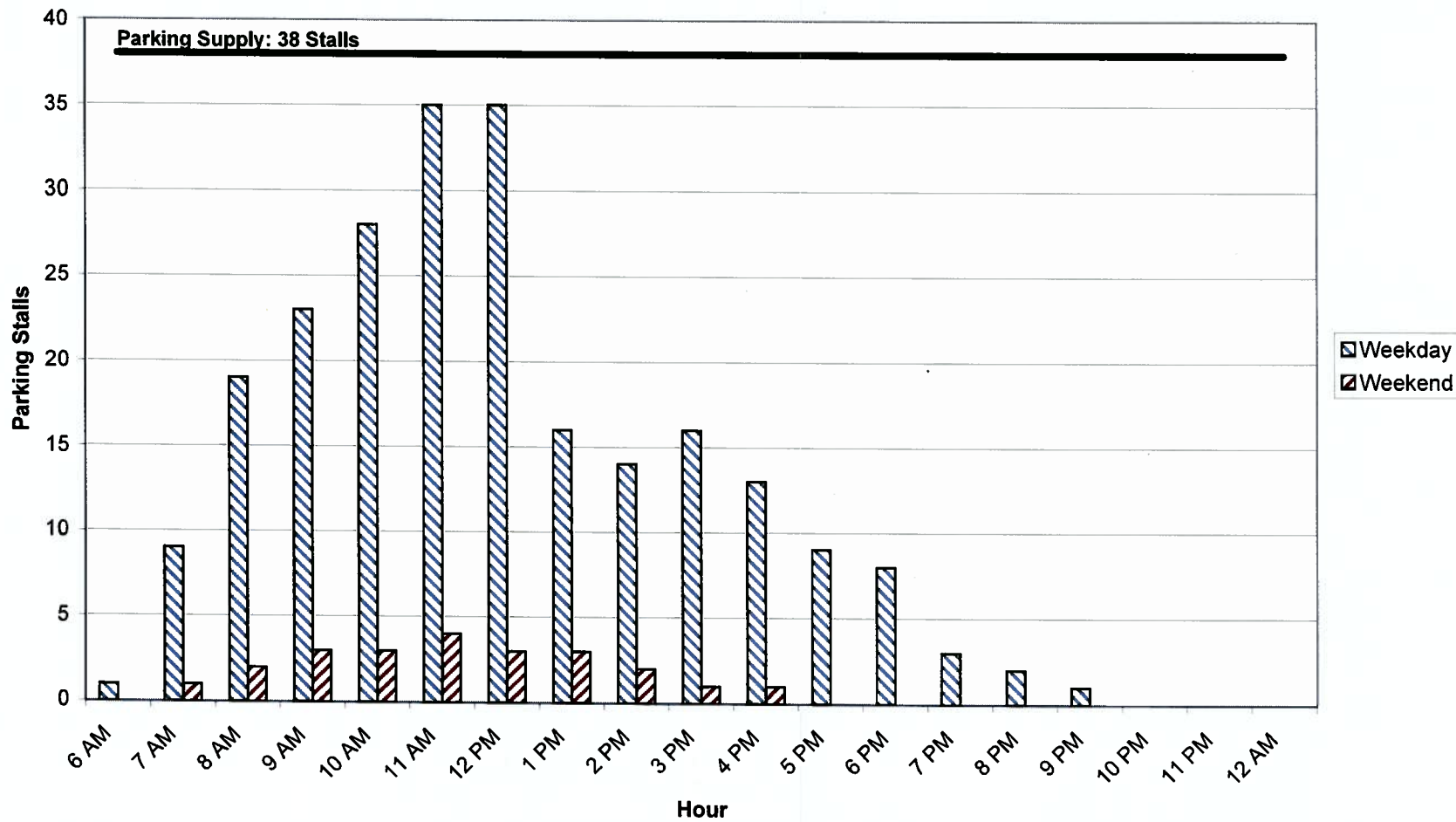


TABLE 1A
Parking Code Requirements
Belamar Hotel

Land Use Component	Size	Unit	City Code Requirement (1)			ITE Parking Generation (2)		
			Rate	Unit	# Spaces	Rate	Unit	# Spaces
Hotel	127	rooms	1	per room	127	1.14	per room	145
Restaurant	2,600	sf	20	per 1,000 sf	52	0	per 1,000 sf	0
Meeting	2,465	sf	10	per 1,000 sf	25			
Banquet	2,030	sf	20	per 1,000 sf	41	0	per 1,000 sf	0
Transport Vehicles			2		<u>2</u>	0		<u>0</u>
Required					246			145
On-site Supply					110			110
On-Site Excess (Shortage)					(136)			(35)
Off Site Supply					17			17
Total Supply Excess (Shortage)					(119)			(18)

(1) Manhattan Beach Municipal Code, Chapter 10 - Off Street Parking and Loading Regulations, Section 10.64.030
 Note: The parking requirement does not take into account any interaction among the on-site land uses.

(2) *Parking Generation, 3rd Edition*, Institute of Transportation Engineers, Washington D.C., 2004, page 71
 Note: The parking demand of the ancillary restaurant and event space is included in the hotel demand rate in the Parking Generation publication.
 The 85th percentile demand rate was used in the table.

TABLE 1B
Parking Code Requirements
Adjacent Commercial Parcel

Land Use Component	Size	Unit	City Code Requirement (1)			ITE Parking Generation (2)		
			Rate	Unit	# Spaces	Rate	Unit	# Spaces
Office	12,750	rooms	3.3	per 1,000 sf	<u>42</u>	3.44	per 1,000 sf	44
		Required			42			44
		On-site Supply			38			38
		Excess (Shortage)			(4)			(6)

(1) Manhattan Beach Municipal Code, Chapter 10 - Off Street Parking and Loading Regulations, Section 10.64.030

(2) *Parking Generation, 3rd Edition*, Institute of Transportation Engineers, Washington D.C., 2004, page 173

Note: The 85th percentile demand rate was used in the table.

TABLE 2
Belamar Hotel Parking Occupancy Counts Weekday
Manhattan Beach, California

DATE		Tuesday 7/7/2009																			
	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Adjacent Lots	Lot 1	21	0	1	2	0	3	3	6	0	2	2	5	1	1	0	0	0	0		
	Lot 2	17	2	3	3	3	9	14	11	5	5	3	3	4	3	2	1	0	0		
	Lot 6	16	0	0	0	1	1	1	2	2	1	1	1	1	1	2	2	0	0		
Occupied Spaces		54	2	4	5	4	13	18	19	7	8	6	9	6	5	3	3	2	0		
Percent Occupied			3.7%	7.4%	9.3%	7.4%	24.1%	33.3%	35.2%	13.0%	14.8%	11.1%	16.7%	11.1%	9.3%	5.6%	5.6%	3.7%	0.0%		
On-Site Lots	Lot 3	27	13	12	11	11	13	12	12	10	9	13	10	9	11	9	8	12	12		
	Lot 4	58	34	32	24	23	13	13	12	13	15	17	17	12	14	13	12	15	25		
	Lot 5	25	5	4	4	4	7	8	6	6	7	7	5	6	5	4	3	6	6		
Occupied Spaces		110	52	48	39	38	33	33	30	29	31	37	32	27	30	26	23	33	43		
Percent Occupied			47.3%	43.6%	35.5%	34.5%	30.0%	30.0%	27.3%	26.4%	28.2%	33.6%	29.1%	24.5%	27.3%	23.6%	20.9%	30.0%	39.1%		
Curb Parking	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Oak Street	East	13	9	9	13	11	11	14	14	13	14	11	7	9	10	8	7	8	7		
Oak Street	West	13	3	3	2	0	1	2	1	1	0	1	3	5	5	3	2	4	4		
35th Street	North	6	4	3	4	4	3	3	1	0	0	1	0	1	1	2	3	3	3		
35th Street	South	7	4	6	6	5	5	5	5	6	3	2	2	0	0	0	0	0	0		
Valley Dr West	North	4	1	1	3	2	2	2	3	1	1	2	2	1	1	1	0	0	0		
Valley Dr East	North	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	1	1		
Occupied Spaces		45	23	24	30	25	24	28	28	23	23	18	18	15	18	19	15	14	16		
Percent Occupied			51.1%	53.3%	66.7%	55.6%	53.3%	62.2%	62.2%	51.1%	51.1%	40.0%	40.0%	33.3%	40.0%	42.2%	33.3%	31.1%	35.6%		

DATE		Monday 7/13/2009																			
	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Adjacent Lot	Lot 1	21	0	0	0												1	0	0		
	Lot 2	17	2	1	1												2	1	2		
	Lot 6	16	0	0	0												1	1	1		
Occupied Spaces		54	2	1	1												4	2	3		
Percent Occupied			3.7%	1.9%	1.9%												7.4%	3.7%	5.6%		
On-Site Lots	Lot 3	27	11	11	12												11	12	13		
	Lot 4	58	28	26	25												14	18	22		
	Lot 5	25	8	7	8												8	8	8		
Occupied Spaces		110	47	44	45												33	38	43		
Percent Occupied			42.7%	40.0%	40.9%												30.0%	34.5%	39.1%		
Curb Parking	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Oak Street	East	13	6	6	9												10	10	8		
Oak Street	West	13	7	6	4												6	6	6		
35th Street	North	6	5	5	6												4	3	1		
35th Street	South	7	4	4	5												3	3	3		
Valley Dr West	North	4	1	1	1												2	3	2		
Valley Dr East	North	2	2	2	2												2	1	1		
Occupied Spaces		45	25	24	27												27	26	21		
Percent Occupied			55.6%	53.3%	60.0%												60.0%	57.8%	46.7%		

TABLE 2
Belamar Hotel Parking Occupancy Counts Weekday
Manhattan Beach, California

DATE		Tuesday 7/7/2009																			
	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Adjacent Lots	Lot 1	21	0	1	2	0	3	3	6	0	2	2	5	1	1	0	0	0	0		
	Lot 2	17	2	3	3	3	9	14	11	5	5	3	3	4	3	2	1	0	0	1	
	Lot 6	16	0	0	0	1	1	1	2	2	1	1	1	1	1	2	2	0	0		
Occupied Spaces	54	2	4	5	4	13	18	19	7	8	6	9	6	5	3	3	2	0	1		
Percent Occupied		3.7%	7.4%	9.3%	7.4%	24.1%	33.3%	35.2%	13.0%	14.8%	11.1%	16.7%	11.1%	9.3%	5.6%	5.6%	3.7%	0.0%	1.9%		
On-Site Lots	Lot 3	27	13	12	11	11	13	12	10	9	13	10	9	11	9	8	12	12	12		
	Lot 4	58	34	32	24	23	13	12	13	15	17	17	12	14	13	12	15	25	28		
	Lot 5	25	5	4	4	4	7	8	6	6	7	7	5	6	5	4	3	6	6		
Occupied Spaces	110	52	48	39	38	33	33	30	29	31	37	32	27	30	26	23	33	43	46		
Percent Occupied		47.3%	43.6%	35.5%	34.5%	30.0%	30.0%	27.3%	26.4%	28.2%	33.6%	29.1%	24.5%	27.3%	23.6%	20.9%	30.0%	39.1%	41.8%		
Curb Parking	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Oak Street	East	13	9	9	13	11	11	14	14	13	14	11	7	9	10	8	7	8	7		
Oak Street	West	13	3	3	2	0	1	2	1	1	0	1	3	5	5	3	2	4	4		
35th Street	North	6	4	3	4	4	3	3	1	0	0	1	0	1	1	2	3	3	3		
35th Street	South	7	4	6	6	6	5	5	5	6	3	2	2	0	0	0	0	0	0		
Valley Dr West	North	4	1	1	3	2	2	2	3	1	1	2	2	1	1	1	0	0	0		
Valley Dr East	North	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	1	1		
Occupied Spaces	45	23	24	30	25	24	28	28	23	23	18	18	15	18	19	15	14	16	15		
Percent Occupied		51.1%	53.3%	66.7%	55.6%	53.3%	62.2%	62.2%	51.1%	51.1%	40.0%	40.0%	33.3%	40.0%	42.2%	33.3%	31.1%	35.6%	33.3%		

DATE		Monday 7/13/2009																			
	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Adjacent Lot	Lot 1	21	0	0	0												1	0	0		
	Lot 2	17	2	1	1												2	1	2		
	Lot 6	16	0	0	0												1	1	1		
Occupied Spaces	54	2	1	1													4	2	3		
Percent Occupied		3.7%	1.9%	1.9%													7.4%	3.7%	5.6%		
On-Site Lots	Lot 3	27	11	11	12												11	12	13		
	Lot 4	58	28	26	25												14	18	22		
	Lot 5	25	8	7	8												8	8	8		
Occupied Spaces	110	47	44	45													33	38	43		
Percent Occupied		42.7%	40.0%	40.9%													30.0%	34.5%	39.1%		
Curb Parking	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Oak Street	East	13	6	6	9												10	10	8		
Oak Street	West	13	7	6	4												6	6	6		
35th Street	North	6	5	5	6												4	3	1		
35th Street	South	7	4	4	5												3	3	3		
Valley Dr West	North	4	1	1	1												2	3	2		
Valley Dr East	North	2	2	2	2												2	1	1		
Occupied Spaces	45	25	24	27													27	26	21		
Percent Occupied		55.6%	53.3%	60.0%													60.0%	57.8%	46.7%		

TABLE 3
Belamar Hotel Parking Occupancy Counts Saturday
Manhattan Beach, California

		DATE Saturday 7/18/2009																			
		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID
Adjacent Lot	Lot 1	21	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
	Lot 2	17	1	3	3	5	8	9	8	8	7	0	0	0	0	0	0	0	0	0	0
	Lot 6	16	2	2	1	0	0	0	0	1	1	1	1	3	3	3	3	3	2	2	2
Occupied Spaces		54	3	5	4	5	8	9	8	10	9	8	10	11	11	12	10	10	8	7	6
Percent Occupied			5.6%	9.3%	7.4%	9.3%	14.8%	16.7%	14.8%	18.5%	16.7%	14.8%	18.5%	20.4%	20.4%	22.2%	18.5%	18.5%	14.8%	13.0%	11.1%
On-Site Lots	Lot 3	27	16	16	16	15	14	13	10	9	10	10	14	17	17	16	14	14	16	15	14
	Lot 4	58	40	40	38	31	25	20	13	11	8	8	17	20	33	39	39	41	47	45	40
	Lot 5	25	7	7	7	9	12	10	6	5	7	5	5	6	8	8	7	10	13	14	11
Occupied Spaces		110	63	63	61	55	51	43	29	25	25	23	36	43	58	63	60	65	76	74	65
Percent Occupied			57.3%	57.3%	55.5%	50.0%	46.4%	39.1%	26.4%	22.7%	22.7%	20.9%	32.7%	39.1%	52.7%	57.3%	54.5%	59.1%	69.1%	67.3%	59.1%
Curb Parking		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID
Oak Street	East	13	7	7	7	10	15	14	8	10	10	14	14	15	11	14	15	15	16	12	11
Oak Street	West	13	11	11	11	11	11	9	6	8	11	10	11	11	11	11	12	11	13	11	9
35th Street	North	6	1	1	2	3	6	6	3	3	3	3	1	1	1	2	1	1	1	1	1
35th Street	South	7	2	2	2	3	6	5	2	2	2	2	2	3	1	1	1	2	3	3	2
Valley Dr West	North	4	3	3	3	3	3	3	4	4	2	2	2	3	2	2	2	3	3	2	3
Valley Dr East	North	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
Occupied Spaces		45	26	26	27	32	43	39	25	29	30	33	32	35	28	32	33	33	37	30	27
Percent Occupied			57.8%	57.8%	60.0%	71.1%	95.6%	86.7%	55.6%	64.4%	66.7%	73.3%	71.1%	77.8%	62.2%	71.1%	73.3%	73.3%	82.2%	66.7%	60.0%

		DATE Saturday 7/11/2009																			
		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID
Adjacent Lot	Lot 1	21	0	0	0													0	0	0	
	Lot 2	17	1	1	1													1	1	1	
	Lot 6	16	0	0	0													0	0	0	
Occupied Spaces		54	1	1	1													1	1	1	
Percent Occupied			1.9%	1.9%	1.9%													1.9%	1.9%	1.9%	
On-Site Lots	Lot 3	27	14	14	14													13	11	12	
	Lot 4	58	29	29	28													22	30	37	
	Lot 5	25	8	7	7													9	12	11	
Occupied Spaces		110	51	50	49													44	53	60	
Percent Occupied			46.4%	45.5%	44.5%													40.0%	48.2%	54.5%	
Curb Parking		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID
Oak Street	East	13	10	9	8													7	9	9	
Oak Street	West	13	8	7	7													7	6	5	
35th Street	North	6	5	3	2													2	2	4	
35th Street	South	7	2	2	2													4	4	4	
Valley Dr West	North	4	3	4	4													4	4	4	
Valley Dr East	North	2	2	2	2													2	2	0	
Occupied Spaces		45	30	27	25													26	27	26	
Percent Occupied			66.7%	60.0%	55.6%													57.8%	60.0%	57.8%	

TABLE 3
Belamar Hotel Parking Occupancy Counts Saturday
Manhattan Beach, California

		DATE Saturday 7/18/2009																			
		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID
Adjacent Lot	Lot 1	21	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
	Lot 2	17	1	3	3	5	8	9	8	8	7	0	0	0	0	0	0	0	0	0	0
	Lot 6	16	2	2	1	0	0	0	0	1	1	1	1	3	3	3	3	3	2	2	2
Occupied Spaces		54	3	5	4	5	8	9	8	10	9	8	10	11	11	12	10	10	8	7	6
Percent Occupied			5.6%	9.3%	7.4%	9.3%	14.8%	16.7%	14.8%	18.5%	16.7%	14.8%	18.5%	20.4%	20.4%	22.2%	18.5%	18.5%	14.8%	13.0%	11.1%
On-Site Lots	Lot 3	27	16	16	16	15	14	13	10	9	10	10	14	17	17	16	14	14	16	15	14
	Lot 4	58	40	40	38	31	25	20	13	11	8	8	17	20	33	39	39	41	47	45	40
	Lot 5	25	7	7	7	9	12	10	6	5	7	5	5	6	8	8	7	10	13	14	11
Occupied Spaces		110	63	63	61	55	51	43	29	25	25	23	36	43	58	63	60	65	76	74	65
Percent Occupied			57.3%	57.3%	55.5%	50.0%	46.4%	39.1%	26.4%	22.7%	22.7%	20.9%	32.7%	39.1%	52.7%	57.3%	54.5%	59.1%	69.1%	67.3%	59.1%
Curb Parking		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID
Oak Street	East	13	7	7	7	10	15	14	8	10	10	14	14	15	11	14	15	15	16	12	11
Oak Street	West	13	11	11	11	11	11	9	6	8	11	10	11	11	11	11	12	11	13	11	9
35th Street	North	6	1	1	2	3	6	6	3	3	3	3	1	1	1	2	1	1	1	1	1
35th Street	South	7	2	2	2	3	6	5	2	2	2	2	2	3	1	1	1	2	3	3	2
Valley Dr West	North	4	3	3	3	3	3	3	4	4	2	2	2	3	2	2	2	3	3	2	3
Valley Dr East	North	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
Occupied Spaces		45	26	26	27	32	43	39	25	29	30	33	32	35	28	32	33	33	37	30	27
Percent Occupied			57.8%	57.8%	60.0%	71.1%	95.6%	86.7%	55.6%	64.4%	66.7%	73.3%	71.1%	77.8%	62.2%	71.1%	73.3%	73.3%	82.2%	66.7%	60.0%

		DATE Saturday 7/11/2009																			
		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID
Adjacent Lot	Lot 1	21	0	0	0													0	0	0	
	Lot 2	17	1	1	1													1	1	1	
	Lot 6	16	0	0	0													0	0	0	
Occupied Spaces		54	1	1	1													1	1	1	
Percent Occupied			1.9%	1.9%	1.9%													1.9%	1.9%	1.9%	
On-Site Lots	Lot 3	27	14	14	14													13	11	12	
	Lot 4	58	29	29	28													22	30	37	
	Lot 5	25	8	7	7													9	12	11	
Occupied Spaces		110	51	50	49													44	53	60	
Percent Occupied			46.4%	45.5%	44.5%													40.0%	48.2%	54.5%	
Curb Parking		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID
Oak Street	East	13	10	9	8													7	9	9	
Oak Street	West	13	8	7	7													7	6	5	
35th Street	North	6	5	3	2													2	2	4	
35th Street	South	7	2	2	2													4	4	4	
Valley Dr West	North	4	3	4	4													4	4	4	
Valley Dr East	North	2	2	2	2													2	2	0	
Occupied Spaces		45	30	27	25													26	27	26	
Percent Occupied			66.7%	60.0%	55.6%													57.8%	60.0%	57.8%	

TABLE 4
Total Hotel Weekday Demand Compared to On-Site Supply and Off-site Easement Supply
Weekday Demand with Full Hotel Occupancy

		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	2:00 NOO	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID	
Adjacent Lot	Lot 1																					
	Lot 2	17	2	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	4	
	Lot 6	16																				
Occupied Spaces		2	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	4		
On-Site Lots	Lot 3	27	13	12	11	11	13	12	12	10	9	13	10	9	11	9	8	12	12	12	14	
	Lot 4	58	34	32	24	23	13	13	12	13	15	17	17	12	14	13	12	15	25	28	40	
	Lot 5	25	5	4	4	4	7	8	6	6	7	7	5	6	5	4	3	6	6	6	11	
Occupied Spaces		110	52	48	39	38	33	33	30	29	31	37	32	27	30	26	23	33	43	46	65	
Curb Parking		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	2:00 NOO	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID	
	Oak Street	East	13	9	9	13	11	11	14	14	13	14	11	11	7	9	10	8	7	8	7	11
	Oak Street	West	13	3	3	2	0	1	2	1	1	0	0	1	3	5	5	3	2	4	4	9
Valley Dr East	North	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	1	1	1	
Total Hotel Demand			68	62	56	51	47	51	47	45	47	50	45	39	46	45	37	44	56	59	90	
Total On-Site Supply			110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	
Percent On-Site Supply			61.8%	56.4%	50.9%	46.4%	42.7%	46.4%	42.7%	40.9%	42.7%	45.5%	40.9%	35.5%	41.8%	40.9%	33.6%	40.0%	50.9%	53.6%	81.8%	

TABLE 2
Belamar Hotel Parking Occupancy Counts Weekday
Manhattan Beach, California

DATE		Tuesday 7/7/2009																			
	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Adjacent Lots	Lot 1	21	0	1	2	0	3	3	6	0	2	2	5	1	1	0	0	0	0		
	Lot 2	17	2	3	3	3	9	14	11	5	5	3	3	4	3	2	1	0	0	1	
	Lot 6	16	0	0	0	1	1	1	2	2	1	1	1	1	1	2	2	0	0		
Occupied Spaces	54	2	4	5	4	13	18	19	7	8	6	9	6	5	3	3	2	0	1		
Percent Occupied		3.7%	7.4%	9.3%	7.4%	24.1%	33.3%	35.2%	13.0%	14.8%	11.1%	16.7%	11.1%	9.3%	5.6%	5.6%	3.7%	0.0%	1.9%		
On-Site Lots	Lot 3	27	13	12	11	11	13	12	10	9	13	10	9	11	9	8	12	12	12		
	Lot 4	58	34	32	24	23	13	12	13	15	17	17	12	14	13	12	15	25	28		
	Lot 5	25	5	4	4	4	7	8	6	6	7	7	5	6	5	4	3	6	6		
Occupied Spaces	110	52	48	39	38	33	33	30	29	31	37	32	27	30	26	23	33	43	46		
Percent Occupied		47.3%	43.6%	35.5%	34.5%	30.0%	30.0%	27.3%	26.4%	28.2%	33.6%	29.1%	24.5%	27.3%	23.6%	20.9%	30.0%	39.1%	41.8%		
Curb Parking	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Oak Street	East	13	9	9	13	11	11	14	14	13	14	11	7	9	10	8	7	8	7		
Oak Street	West	13	3	3	2	0	1	2	1	1	0	1	3	5	5	3	2	4	4		
35th Street	North	6	4	3	4	4	3	3	1	0	0	1	0	1	1	2	3	3	3		
35th Street	South	7	4	6	6	6	5	5	5	6	3	2	2	0	0	0	0	0	0		
Valley Dr West	North	4	1	1	3	2	2	2	3	1	1	2	2	1	1	1	0	0	0		
Valley Dr East	North	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	1	1		
Occupied Spaces	45	23	24	30	25	24	28	28	23	23	18	18	15	18	19	15	14	16	15		
Percent Occupied		51.1%	53.3%	66.7%	55.6%	53.3%	62.2%	62.2%	51.1%	51.1%	40.0%	40.0%	33.3%	40.0%	42.2%	33.3%	31.1%	35.6%	33.3%		

DATE		Monday 7/13/2009																			
	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Adjacent Lot	Lot 1	21	0	0	0												1	0	0		
	Lot 2	17	2	1	1												2	1	2		
	Lot 6	16	0	0	0												1	1	1		
Occupied Spaces	54	2	1	1													4	2	3		
Percent Occupied		3.7%	1.9%	1.9%													7.4%	3.7%	5.6%		
On-Site Lots	Lot 3	27	11	11	12												11	12	13		
	Lot 4	58	28	26	25												14	18	22		
	Lot 5	25	8	7	8												8	8	8		
Occupied Spaces	110	47	44	45													33	38	43		
Percent Occupied		42.7%	40.0%	40.9%													30.0%	34.5%	39.1%		
Curb Parking	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM		
Oak Street	East	13	6	6	9												10	10	8		
Oak Street	West	13	7	6	4												6	6	6		
35th Street	North	6	5	5	6												4	3	1		
35th Street	South	7	4	4	5												3	3	3		
Valley Dr West	North	4	1	1	1												2	3	2		
Valley Dr East	North	2	2	2	2												2	1	1		
Occupied Spaces	45	25	24	27													27	26	21		
Percent Occupied		55.6%	53.3%	60.0%													60.0%	57.8%	46.7%		

TABLE 3
Belamar Hotel Parking Occupancy Counts Saturday
Manhattan Beach, California

DATE		Saturday 7/18/2009																			
	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID	
Adjacent Lot	Lot 1	21	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	
	Lot 2	17	1	3	3	5	8	9	8	7	0	0	8	8	0	0	0	0	0	0	
	Lot 6	16	2	2	1	0	0	0	1	1	1	1	3	3	3	3	3	2	2	2	
Occupied Spaces	54	3	5	4	5	8	9	8	10	9	8	10	11	11	12	10	10	8	7	6	
Percent Occupied		5.6%	9.3%	7.4%	9.3%	14.8%	16.7%	14.8%	18.5%	16.7%	14.8%	18.5%	20.4%	20.4%	22.2%	18.5%	18.5%	14.8%	13.0%	11.1%	
On-Site Lots	Lot 3	27	16	16	16	15	14	13	10	9	10	10	14	17	16	14	14	16	15	14	
	Lot 4	58	40	40	38	31	25	20	13	11	8	8	17	20	33	39	39	41	47	45	
	Lot 5	25	7	7	7	9	12	10	6	5	7	5	6	8	8	7	10	13	14	11	
Occupied Spaces	110	63	63	61	55	51	43	29	25	25	23	36	43	58	63	60	65	76	74	65	
Percent Occupied		57.3%	57.3%	55.5%	50.0%	46.4%	39.1%	26.4%	22.7%	22.7%	20.9%	32.7%	39.1%	52.7%	57.3%	54.5%	59.1%	69.1%	67.3%	59.1%	
Curb Parking	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID	
Oak Street	East	13	7	7	7	10	15	14	8	10	10	14	15	11	14	15	15	16	12	11	
Oak Street	West	13	11	11	11	11	11	9	6	8	11	10	11	11	11	12	11	13	11	9	
35th Street	North	6	1	1	2	3	6	6	3	3	3	3	1	1	2	1	1	1	1	1	
35th Street	South	7	2	2	2	3	6	5	2	2	2	2	3	1	1	1	2	3	3	2	
Valley Dr West	North	4	3	3	3	3	3	3	4	4	2	2	3	2	2	2	3	3	2	3	
Valley Dr East	North	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	
Occupied Spaces	45	26	26	27	32	43	39	25	29	30	33	32	35	28	32	33	33	37	30	27	
Percent Occupied		57.8%	57.8%	60.0%	71.1%	95.6%	86.7%	55.6%	64.4%	66.7%	73.3%	71.1%	77.8%	62.2%	71.1%	73.3%	73.3%	82.2%	66.7%	60.0%	

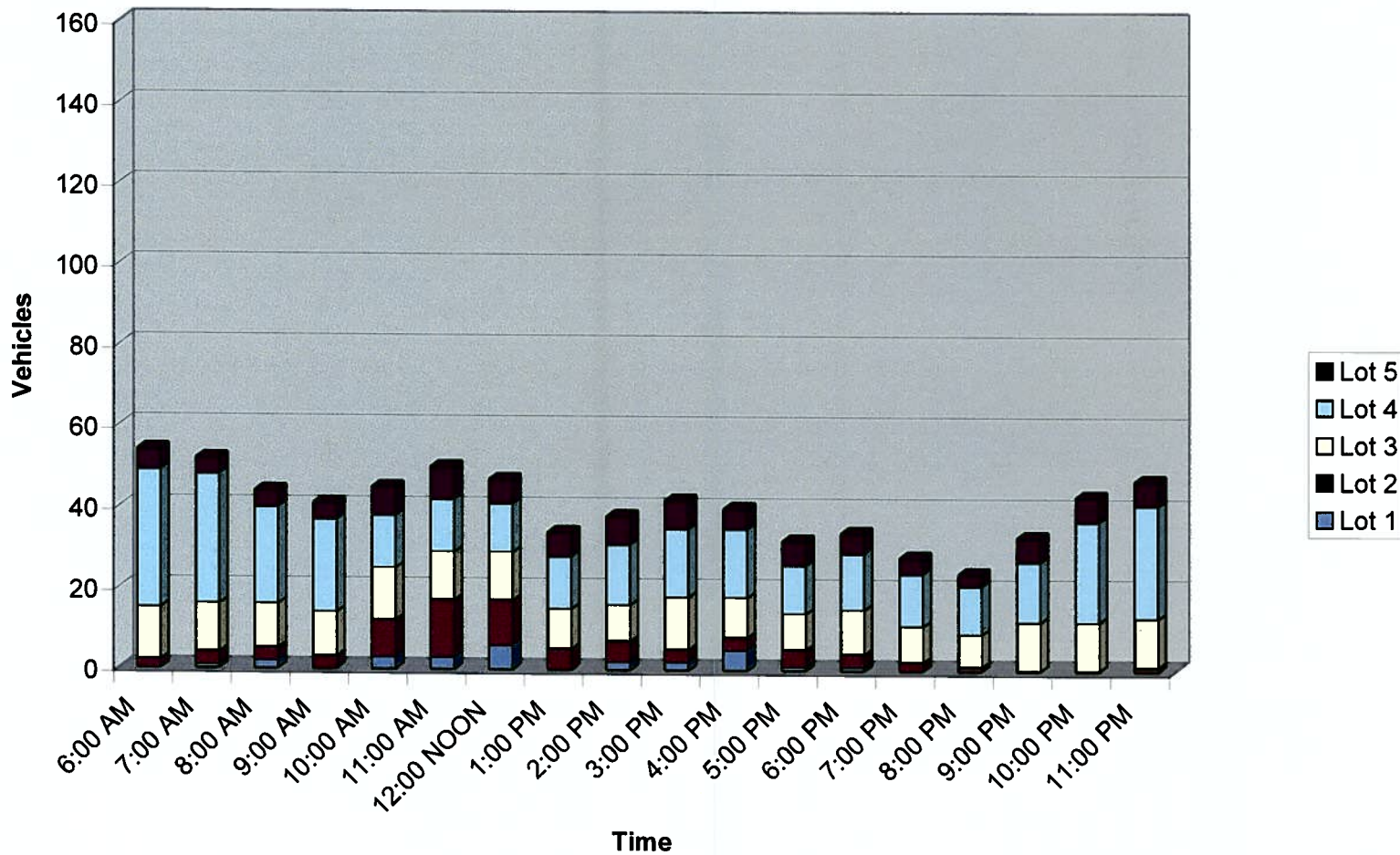
DATE		Saturday 7/11/2009																			
	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID	
Adjacent Lot	Lot 1	21	0	0	0												0	0	0		
	Lot 2	17	1	1	1												1	1	1		
	Lot 6	16	0	0	0												0	0	0		
Occupied Spaces	54	1	1	1													1	1	1		
Percent Occupied		1.9%	1.9%	1.9%													1.9%	1.9%	1.9%		
On-Site Lots	Lot 3	27	14	14	14												13	11	12		
	Lot 4	58	29	29	28												22	30	37		
	Lot 5	25	8	7	7												9	12	11		
Occupied Spaces	110	51	50	49													44	53	60		
Percent Occupied		46.4%	45.5%	44.5%													40.0%	48.2%	54.5%		
Curb Parking	Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 NOON	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID	
Oak Street	East	13	10	9	8												7	9	9		
Oak Street	West	13	8	7	7												7	6	5		
35th Street	North	6	5	3	2												2	2	4		
35th Street	South	7	2	2	2												4	4	4		
Valley Dr West	North	4	3	4	4												4	4	4		
Valley Dr East	North	2	2	2	2												2	2	0		
Occupied Spaces	45	30	27	25													26	27	26		
Percent Occupied		66.7%	60.0%	55.6%													57.8%	60.0%	57.8%		

TABLE 4
Total Hotel Weekday Demand Compared to On-Site Supply and Off-site Easement Supply
Weekday Demand with Full Hotel Occupancy

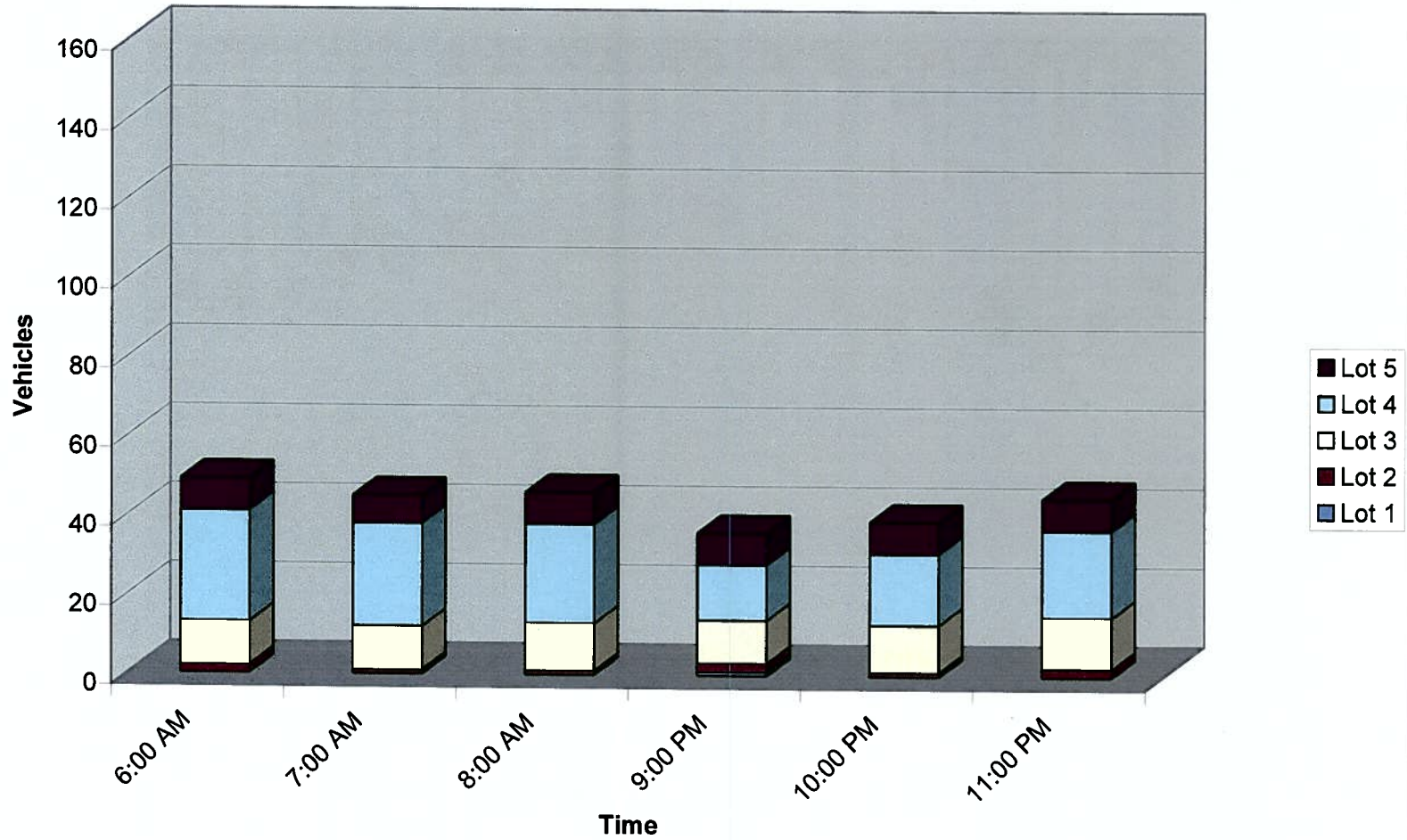
		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	2:00 NOO	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID	
Adjacent Lot	Lot 1																					
	Lot 2	17	2	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	4	
	Lot 6	16																				
Occupied Spaces		2	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	1	4		
On-Site Lots	Lot 3	27	13	12	11	11	13	12	12	10	9	13	10	9	11	9	8	12	12	12	14	
	Lot 4	58	34	32	24	23	13	13	12	13	15	17	17	12	14	13	12	15	25	28	40	
	Lot 5	25	5	4	4	4	7	8	6	6	7	7	5	6	5	4	3	6	6	6	11	
Occupied Spaces		110	52	48	39	38	33	33	30	29	31	37	32	27	30	26	23	33	43	46	65	
Curb Parking		Capacity	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	2:00 NOO	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 MID	
	Oak Street	East	13	9	9	13	11	11	14	14	13	14	11	11	7	9	10	8	7	8	7	11
	Oak Street	West	13	3	3	2	0	1	2	1	1	0	0	1	3	5	5	3	2	4	4	9
Valley Dr East	North	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	1	1	1	
Total Hotel Demand			68	62	56	51	47	51	47	45	47	50	45	39	46	45	37	44	56	59	90	
Total On-Site Supply			110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	
Percent On-Site Supply			61.8%	56.4%	50.9%	46.4%	42.7%	46.4%	42.7%	40.9%	42.7%	45.5%	40.9%	35.5%	41.8%	40.9%	33.6%	40.0%	50.9%	53.6%	81.8%	

APPENDIX A
PARKING OCCUPANCY DATA BY AREA

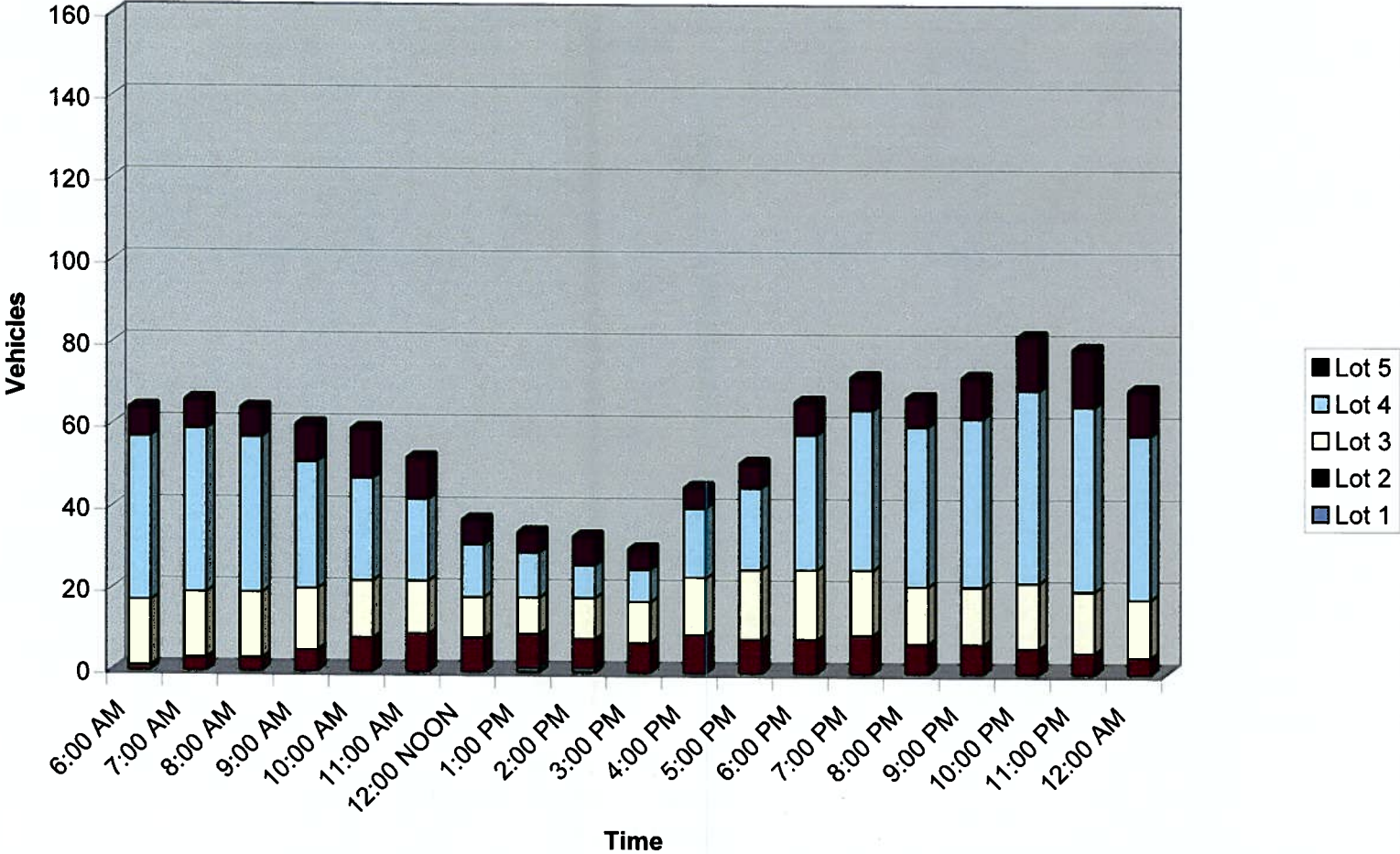
**APPENDIX 1A
PARKING LOT OCCUPANCY - WEEKDAY
TUESDAY JULY 7, 2009**



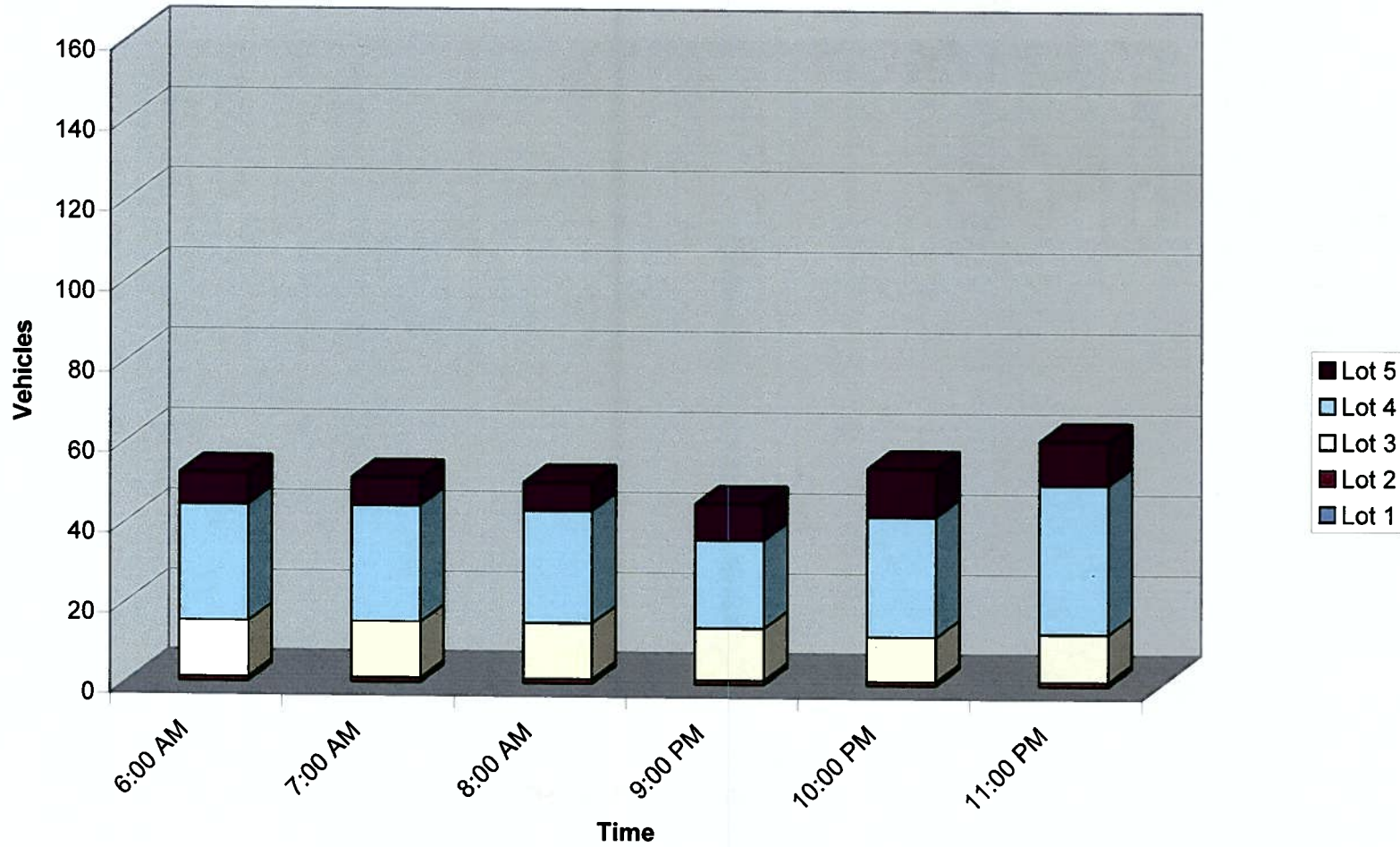
**APPENDIX 1B
PARKING LOT OCCUPANCY - WEEKDAY PEAK HOURS
MONDAY JULY 13, 2009**



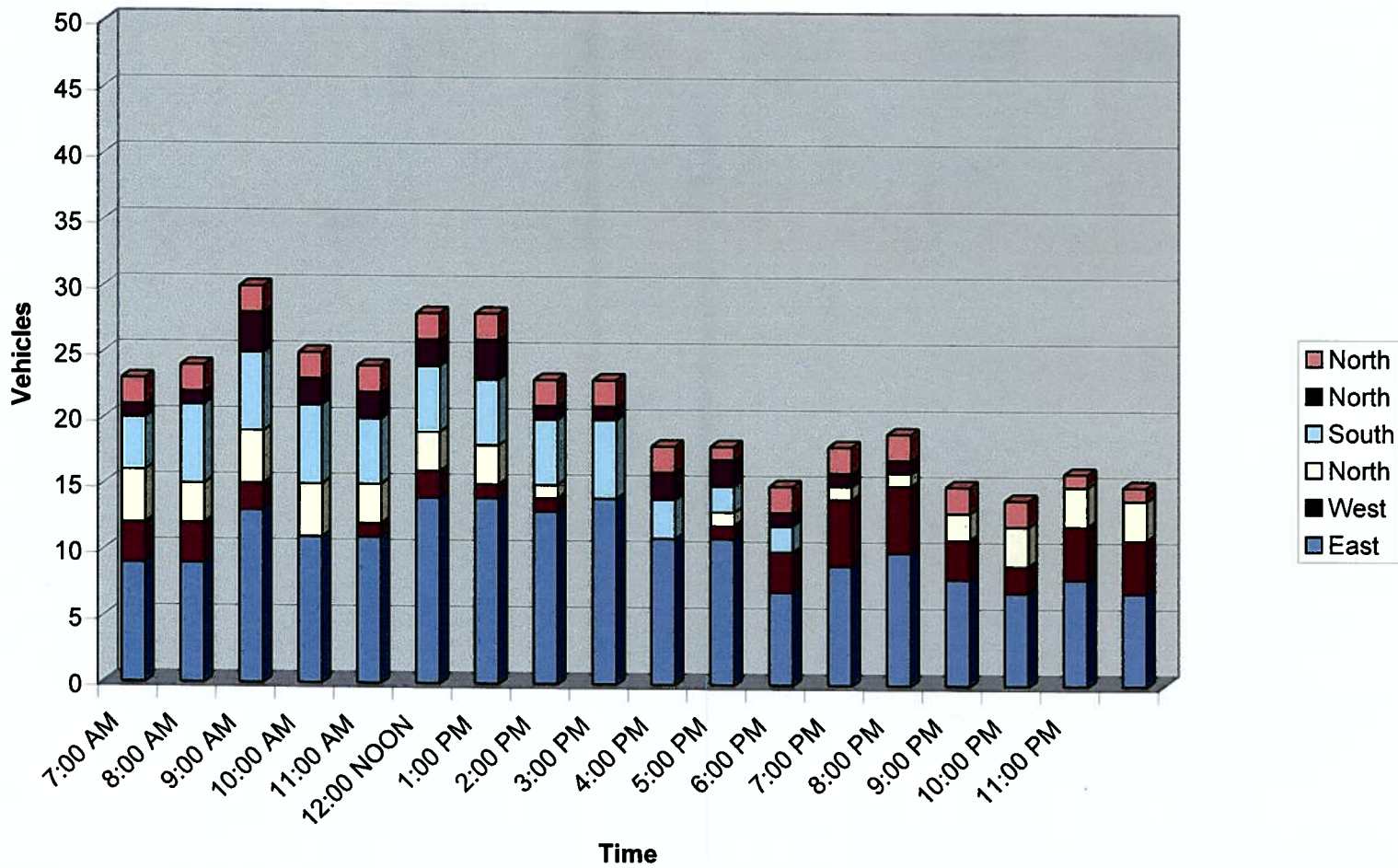
**APPENDIX 2A
 PARKING LOT OCCUPANCY - SATURDAY WITH EVENT
 SATURDAY JULY 18, 2009**



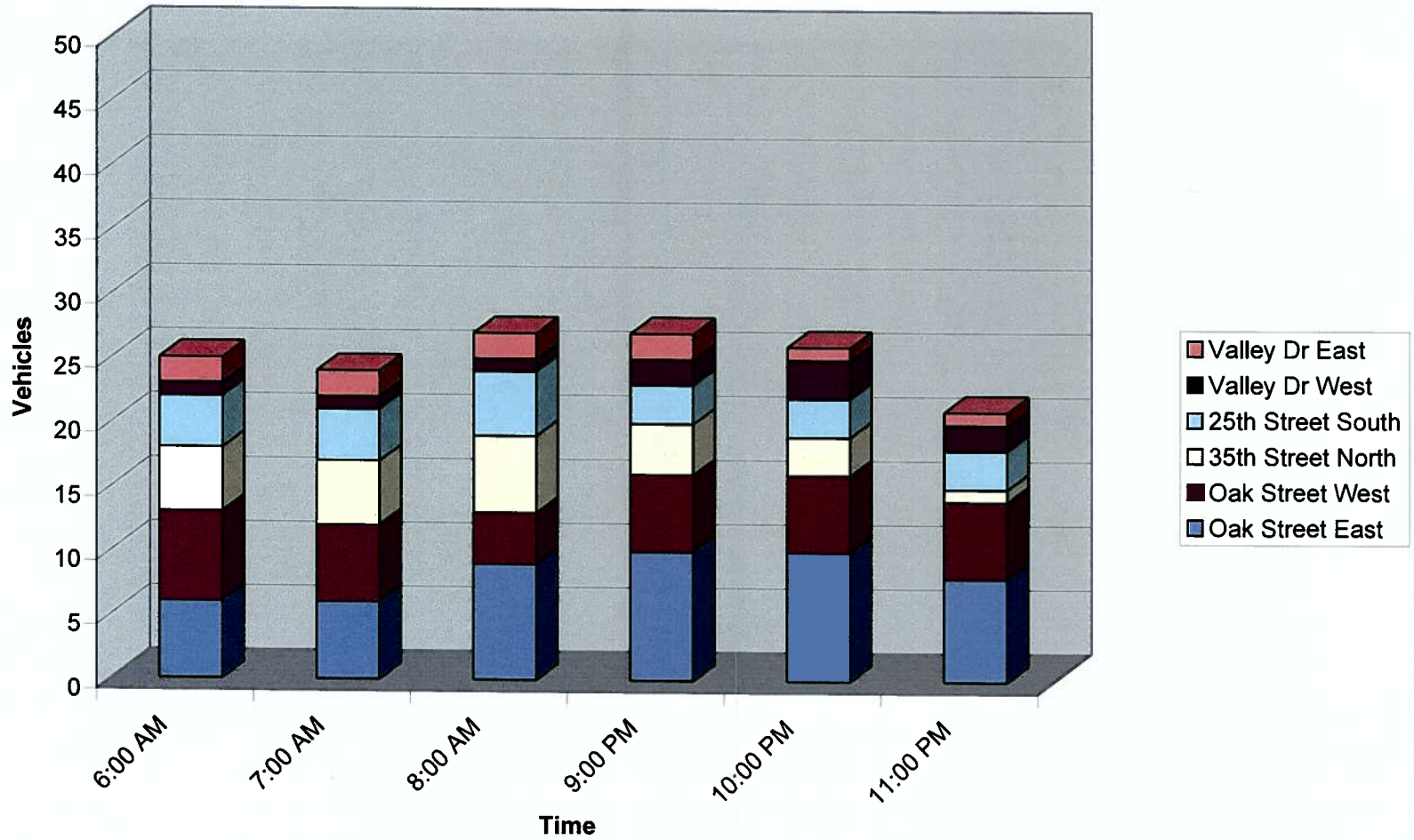
APPENDIX 2B
PARKING LOT OCCUPANCY - SATURDAY PEAK HOURS - NO EVENT
SATURDAY JULY 11, 2009



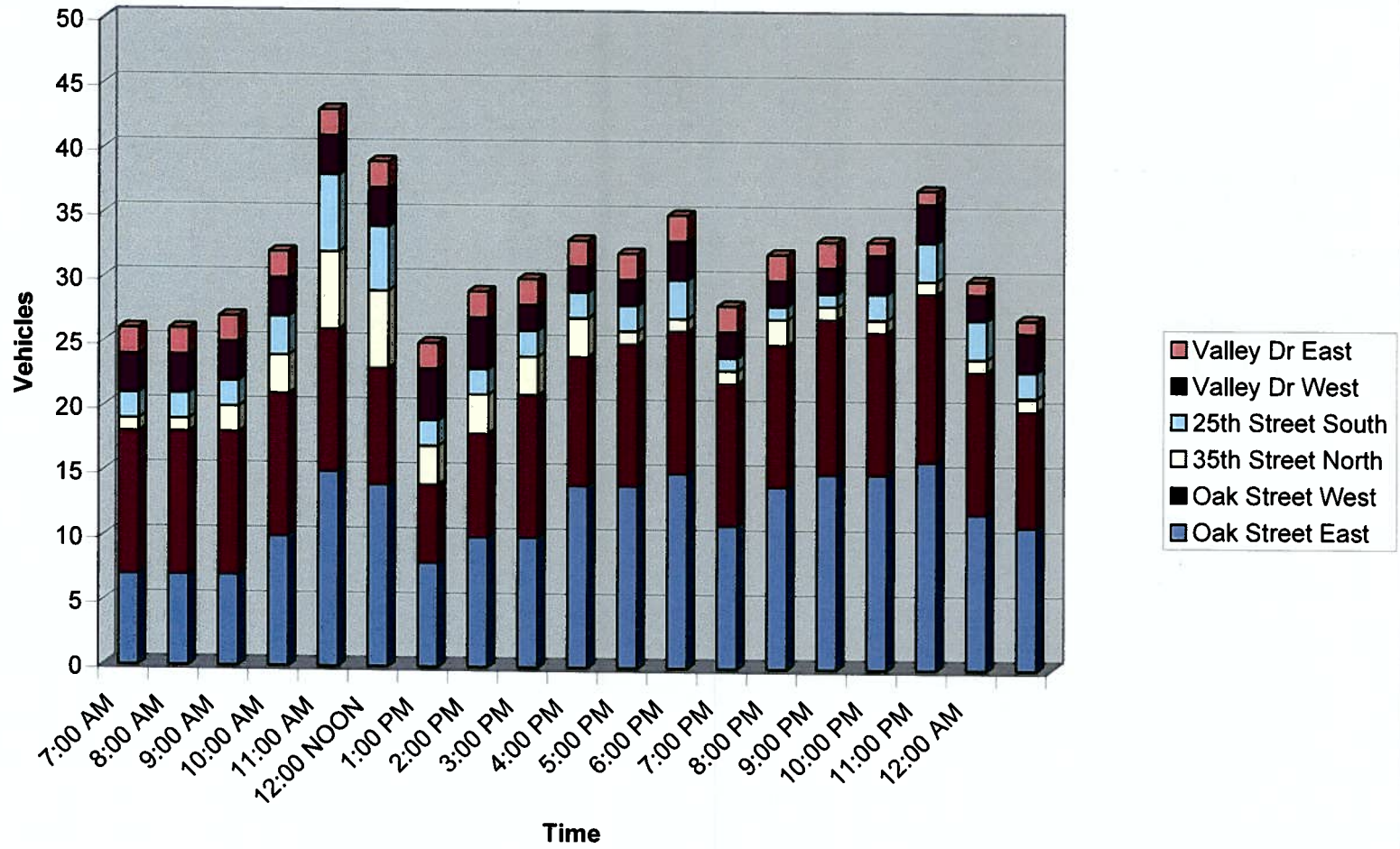
**APPENDIX 3A
STREET PARKING OCCUPANCY - WEEKDAY
TUESDAY JULY 7, 2009**



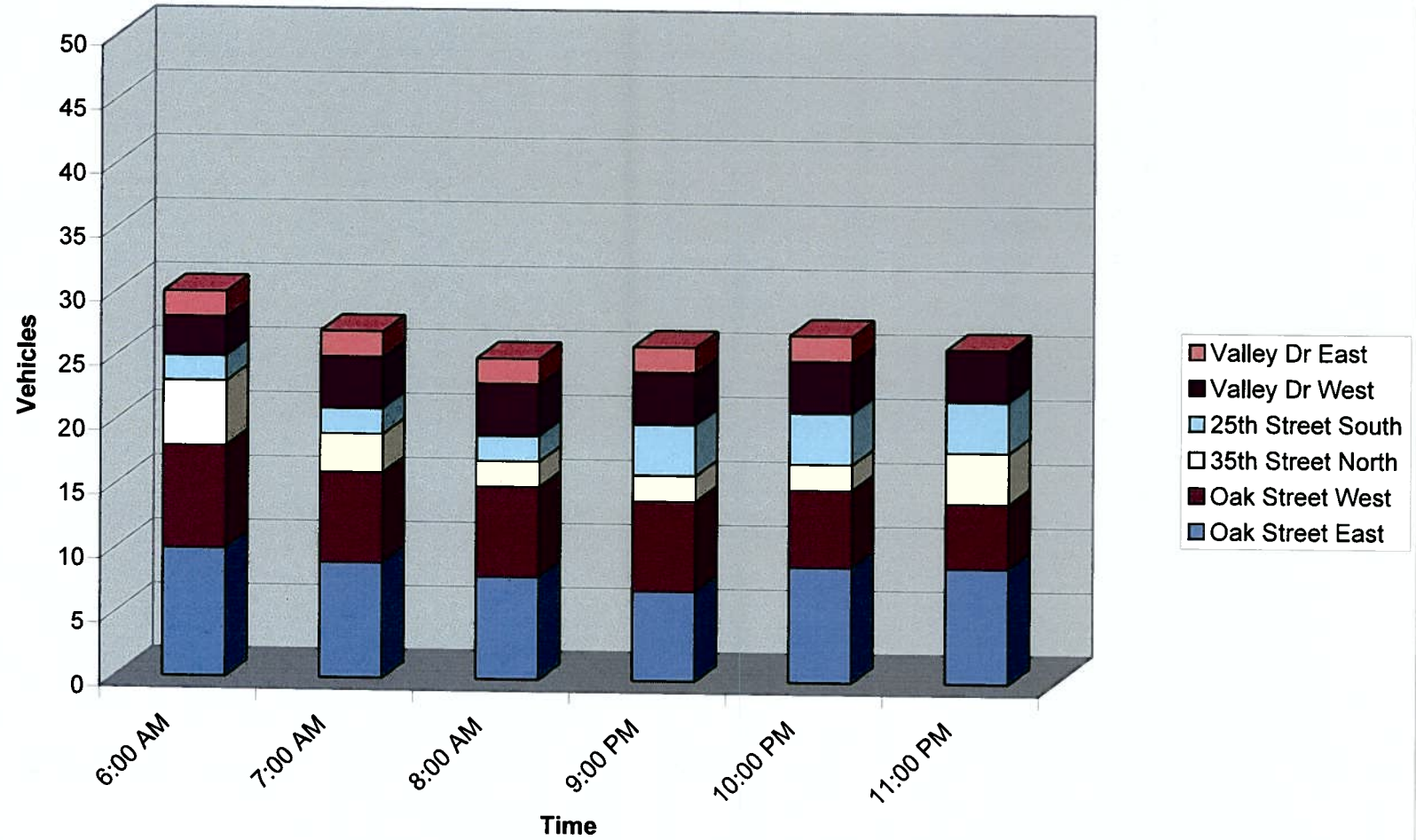
**APPENDIX 3B
STREET PARKING OCCUPANCY - WEEKDAY PEAK HOURS
MONDAY JULY 13, 2009**



**APPENDIX 4A
STREET PARKING OCCUPANCY - SATURDAY WITH EVENT
SATURDAY JULY 18, 2009**



APPENDIX 4B
STREET PARKING OCCUPANCY - SATURDAY PEAK HOURS - NO EVENT
SATURDAY JULY 11, 2009



APPENDIX B

**SHARED PARKING ANALYSIS
OF ADJACENT COMMERCIAL PROJECT**

Exhibit B1

Project: Belamar Hotel -- Adjacent Office/Commercial Building
 Description: Calibrated Model Based on Existing Occupancy

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: JANUARY -- PEAK PERIOD: 11 AM, WEEKDAY

Projected Parking Supply:		38 Stalls		Weekday					Weekend					Weekday			Weekend		
Land Use	Project Data		Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	
	Quantity	Unit											11 AM	January		10 AM	January		
Office <25 ksf	6,350	sf GLA	0.30	1.00	1.00	0.30	/ksf GLA	0.03	1.00	1.00	0.03	/unit	1.00	1.00	2	0.90	1.00	0	
Employee			2.70	0.90	1.00	2.43	/ksf GLA	0.35	0.90	1.00	0.32	/unit	1.00	1.00	15	0.90	1.00	2	
															Customer	2	Customer	0	
															Employee	15	Employee	2	
															Reserved	0	Reserved	0	
															Total	17	Total	2	

ULI base data have been modified from default values.

Exhibit B2
 Project: Belamar Hotel – Adjacent Office/Commercial Building
 Description: Calibrated Model Based on Existing Occupancy

January																								
Weekday Estimated Peak-Hour Parking Demand																								
Projected Parking Supply: 38 Stalls																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
Monthly Adj	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	11 AM	11 AM	12 PM	6 PM	
Office <25 ksf	100%	-	-	-	1	2	2	2	1	1	-	-	-	-	-	-	-	-	-	2	2	2	-	
Employee	100%	-	5	9	11	12	15	15	7	6	7	6	5	4	2	1	-	-	-	15	15	15	4	
TOTAL DEMAND	Customer	-	-	-	1	2	2	2	1	1	1	-	-	-	-	-	-	-	-	2	2	2	-	
	Employee	-	5	9	11	12	15	15	7	6	7	6	5	4	2	1	-	-	-	15	15	15	4	
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ULJ base data have been modified from default values.																					17	17	17	4
Footnote(s):																					17	17	17	4

January																								
Weekend Estimated Peak-Hour Parking Demand																								
																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	100%	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	10 AM	10 AM	12 PM	6 PM
Employee	100%	-	-	1	1	2	2	2	1	1	1	-	-	-	-	-	-	-	-	2	2	2	-	
TOTAL DEMAND	Customer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Employee	-	-	1	1	2	2	2	1	1	1	-	-	-	-	-	-	-	-	2	2	2	-	
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ULJ base data have been modified from default values.																					2	2	2	-
																					2	2	2	-

Exhibit B3
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND
Existing Conditions Model Calibration

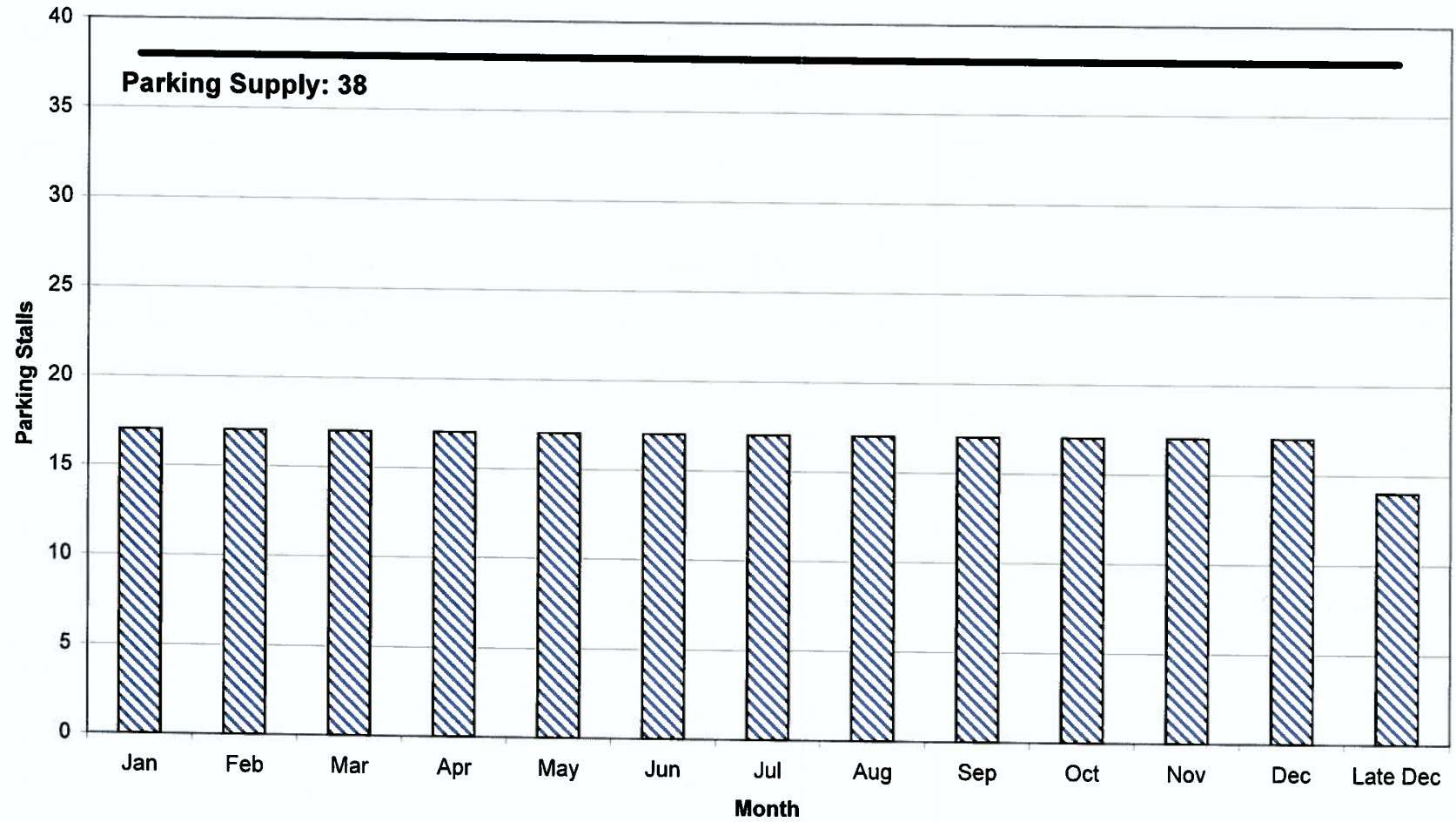


Exhibit B4
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND
Existing Conditions Model Calibration

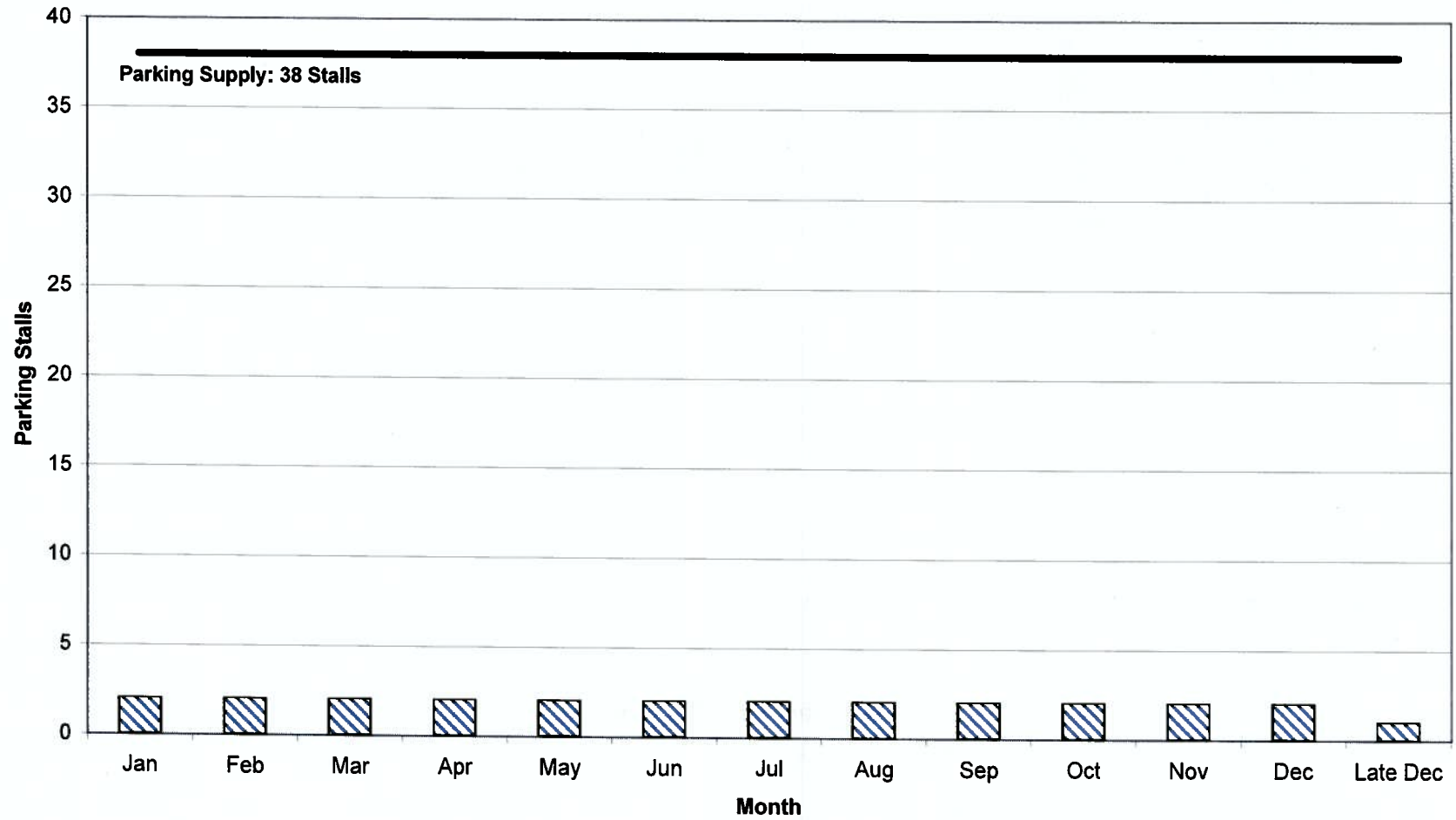


Exhibit B5
PEAK MONTH DAILY PARKING DEMAND BY HOUR
Existing Conditions Model Calibration

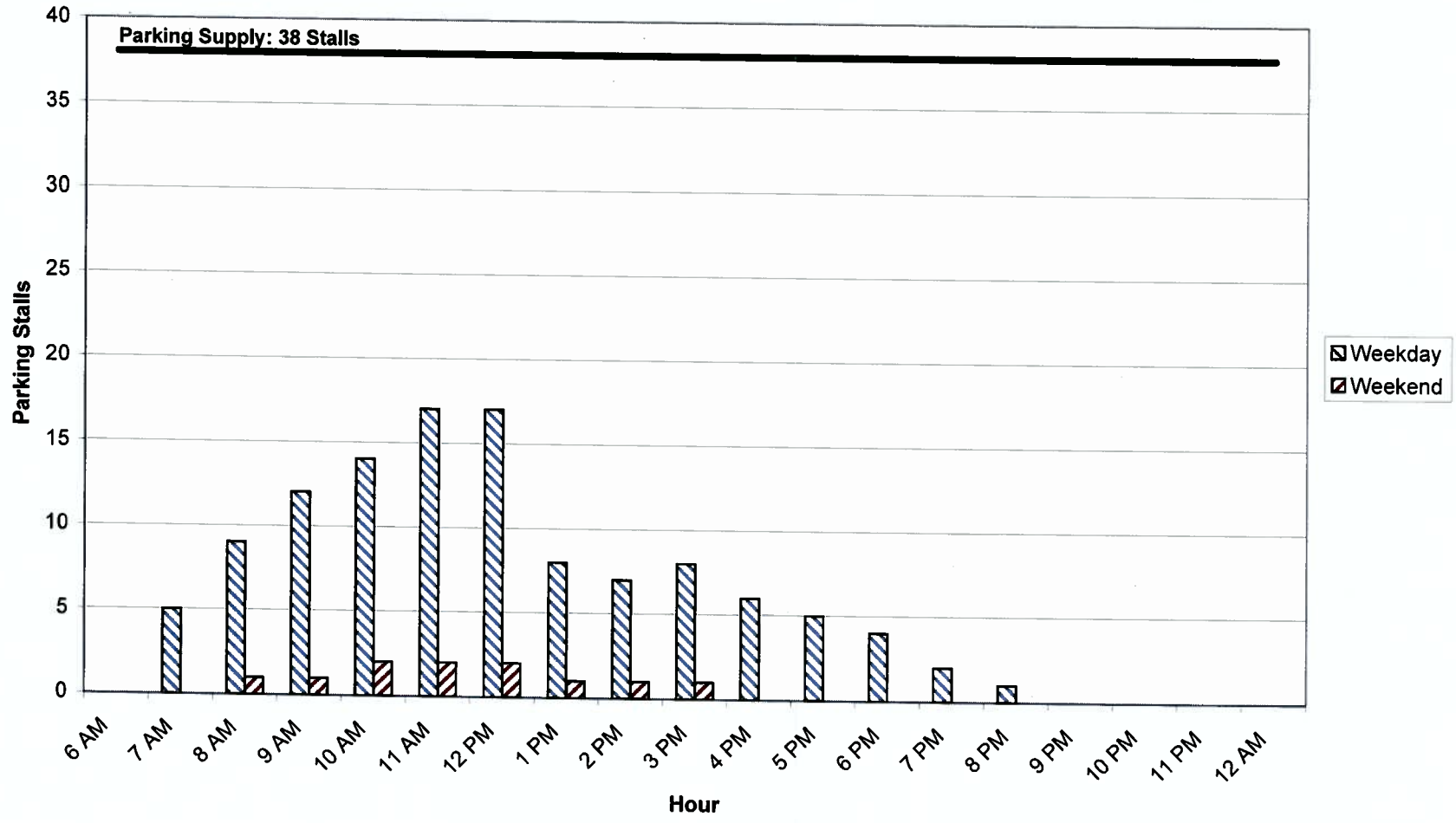


Exhibit B6

Project: Belamar Hotel -- Adjacent Office/Commercial Building
 Description: Calibrated Model Applied to Full Site Occupancy

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: JANUARY -- PEAK PERIOD: 11 AM, WEEKDAY

Projected Parking Supply:		38 Stalls		Weekday						Weekend								
Land Use	Project Data		Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Weekday			Weekend		
	Quantity	Unit											Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
													11 AM	January		11 AM	January	
Office <25 ksf Employee	12,750	sf GLA	0.30	1.00	1.00	0.30	/ksf GLA	0.03	1.00	1.00	0.03	/unit	1.00	1.00	4	1.00	1.00	0
			2.70	0.90	1.00	2.43	/ksf GLA	0.35	0.90	1.00	0.32	/unit	1.00	1.00	31	1.00	1.00	4
ULI base data have been modified from default values.												Customer	4	Customer	0			
												Employee	31	Employee	4			
												Reserved	0	Reserved	0			
												Total	35	Total	4			

Exhibit B7
 Project: Belamar Hotel – Adjacent Office/Commercial
 Description: Calibrated Model Applied to Full Site O

January																								
Weekday Estimated Peak-Hour Parking Demand																								
Projected Parking Supply: 38 Stalls																								
Office <25 ksf Employee	Monthly Adj	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
		11 AM	11 AM	12 PM	6 PM																			
	100%	-	-	1	2	4	4	4	2	2	2	1	-	-	-	-	-	-	-	-	4	4	4	-
	100%	1	9	18	21	24	31	31	14	12	14	12	9	8	3	2	1	-	-	-	31	31	31	8
TOTAL DEMAND	Customer	-	-	1	2	4	4	4	2	2	2	1	-	-	-	-	-	-	-	-	4	4	4	-
	Employee	1	9	18	21	24	31	31	14	12	14	12	9	8	3	2	1	-	-	-	31	31	31	8
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ULI base data have been modified from default values.		1	9	19	23	28	35	35	16	14	16	13	9	8	3	2	1	-	-	-	35	35	35	8
Footnote(s):		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35	35	35	8

January																								
Weekend Estimated Peak-Hour Parking Demand																								
Employee	Monthly Adj	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
		11 AM	11 AM	12 PM	6 PM																			
	100%	-	1	2	3	3	4	3	3	2	1	1	-	-	-	-	-	-	-	-	4	4	3	-
	100%	-	1	2	3	3	4	3	3	2	1	1	-	-	-	-	-	-	-	-	4	4	3	-
TOTAL DEMAND	Customer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Employee	-	1	2	3	3	4	3	3	2	1	1	-	-	-	-	-	-	-	-	4	4	3	-
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ULI base data have been modified from default values.		-	1	2	3	3	4	3	3	2	1	1	-	-	-	-	-	-	-	-	4	4	3	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	3	-

Exhibit B8
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND
Full Site Occupancy

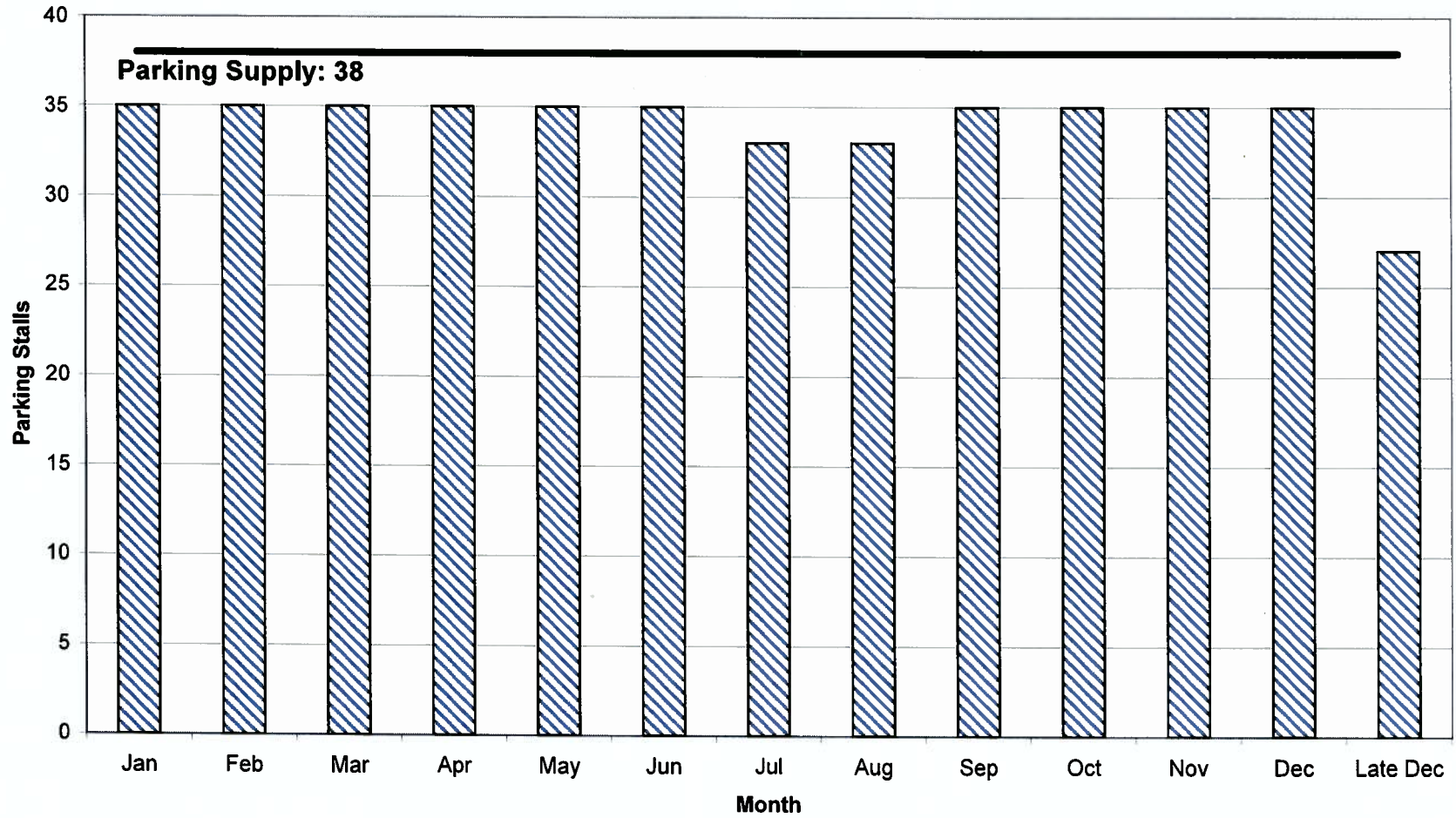


Exhibit B9
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND
Full Site Occupancy

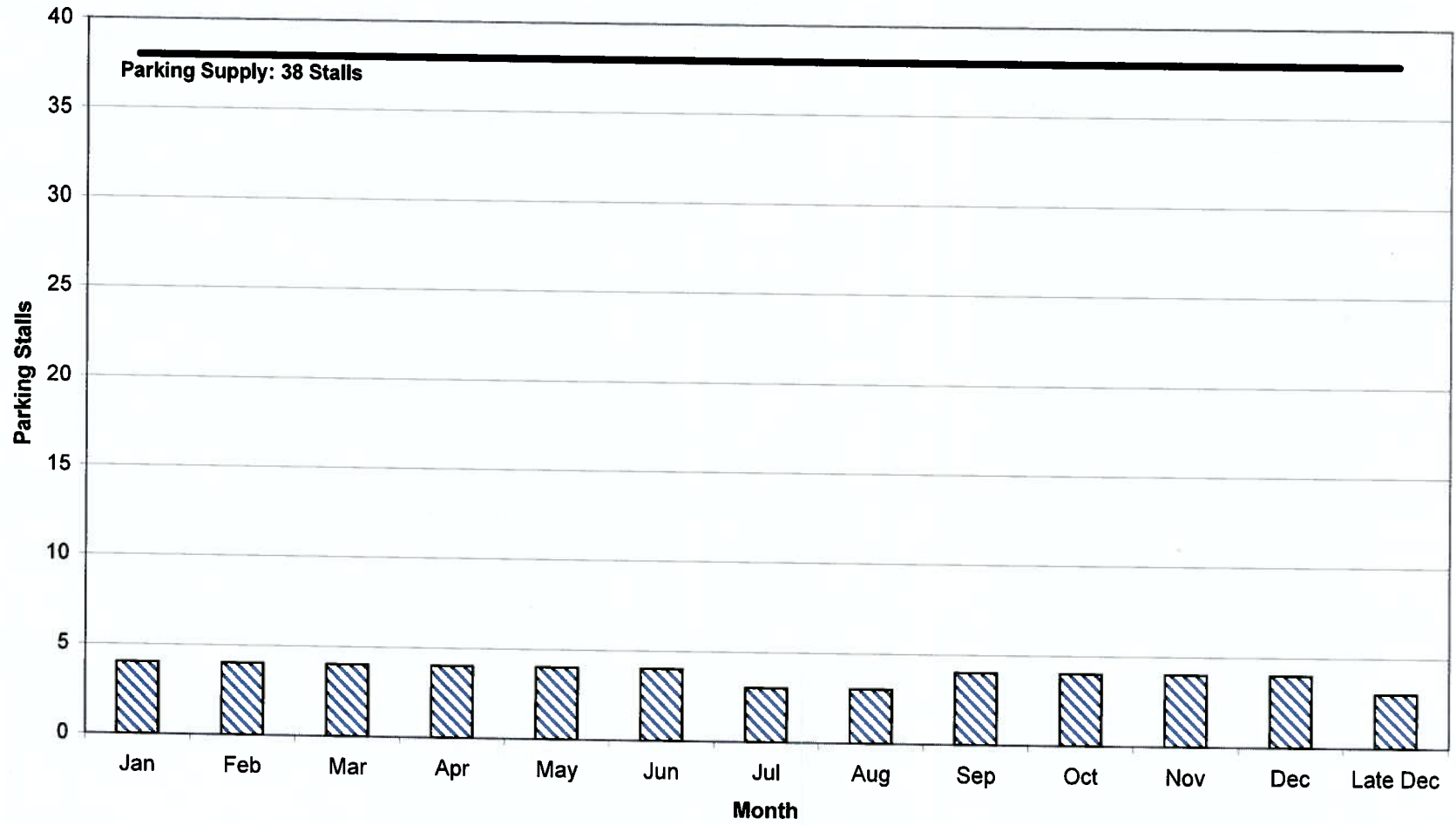
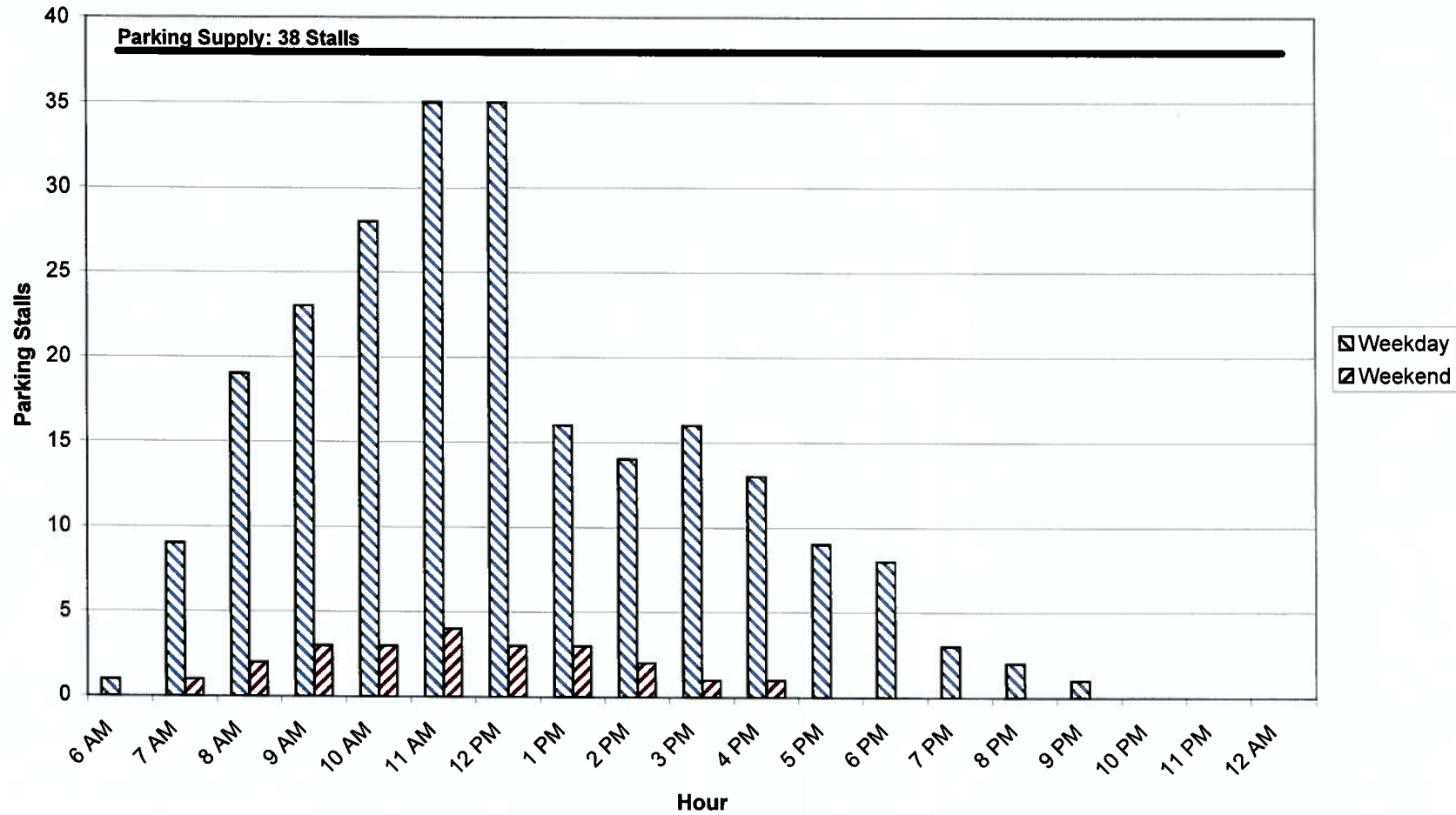


Exhibit B10
PEAK MONTH DAILY PARKING DEMAND BY HOUR
Full Site Occupancy



CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Eric Haaland, Senior Planner

FROM: Erik Zandvliet, Traffic Engineer

DATE: February 9, 2010

SUBJECT: **Belamar Hotel Parking Study**
3501 N. Sepulveda Boulevard
Traffic Engineering Comments

EXHIBIT

F

The following comments have been prepared in response to a parking study prepared by Gibson Transportation Consulting, Inc, for the Belamar Hotel, located at 3501 N. Sepulveda Boulevard, dated August 24, 2009 and revised on January 25, 2010. The existing site consists of a 127 room hotel, 1,320 square foot lounge, 3,575 square feet of conference/dining rooms, and restaurant. The parking study is based on a parking supply of 74 marked angle spaces and 36 valet aisle spaces, and 17 additional spaces in a parking easement area at 3621 N. Sepulveda Boulevard available in evenings and weekends, for a total of 110 spaces during weekdays and 127 spaces on weeknights and all day on weekends.

It should be noted that the existing planning conditions pursuant to Resolution No. 4814 limit the use of the Garden Room and outdoor patios for private use only with not more than 125 persons.

The parking study has been found to be complete and satisfactory. The study concludes that while the existing parking supply does not meet City parking codes or ITE Parking Generation calculated rates, the actual peak parking demand including incorporation of all overflow parking demand along both sides of Oak Avenue could be accommodated by the on-site and easement area parking lots when using valet service. In other words, the existing parking lots can satisfy all peak parking times on weekdays and weekends for a fully occupied hotel under worst-case conditions. Therefore, I concur that the existing condition requiring an agreement to maintain 50 off-site parking spaces could be suspended as long as 1) the hotel operation remain significantly the same as the present condition and 2) the parking easement for 17 evening and weekend spaces at 3621 N. Sepulveda Boulevard continues.

It is agreed that a hotel parking charge would not significantly change parking habits for those guests staying in the rooms. However, a valet parking fee for lounge, restaurant or banquets/special event guests would discourage many hotel visitors from utilizing the on-site parking spaces. Since the request for paid parking is only limited to overnight hotel guests, this condition could be allowed on a conditional basis, if the City reserves the right to withdraw it if street parking conditions worsen.

In addition, since the number of striped spaces does not meet either the minimum parking code or actual parking demand, a valet must be used to accommodate additional parking capacity in the aisles. Under these circumstances, visitors and employees must use a valet service as well and should not be charged for a varianced condition that is not normally permitted by other similar uses.

It should be noted that the parking study assumes that the current hotel operation and clientele would remain the same. For this reason, there are several special conditions that should be tied to the specific use of the property, and not transferred or granted to subsequent property leasees, as follows:

PROPOSED CONDITIONS OF APPROVAL

1. Employees shall not be permitted to park on City streets. Evidence of employee parking on City streets shall be a violation of the Conditional Use Permit and/or Zone Variance.
2. Employees shall only park in the parking lot easement located at 3621 N. Sepulveda Boulevard on weekdays after 6pm and at all times on Saturdays, Sundays and federal bank holidays unless the lot easement is fully occupied.
3. An Employee Rideshare Program shall be instituted and maintained for all employees that encourages carpooling or other alternative transportation modes. The program shall include incentives and other features to effectively reduce single-occupancy vehicle usage.
4. A valet parking fee may be allowed for overnight hotel guests only and shall be charged on the room bill only. Visitors without rooms and others shall not be charged for valet service or parking.
5. All available on-site spaces, including easement parking spaces at 3621 N. Sepulveda Boulevard when available, shall be utilized by the valet service before parking any vehicles in aisles or blocking other vehicles.
6. Appropriate signs stating the free and paid valet service terms shall be posted at all hotel property entrances to the satisfaction of the Community Development Department and City Traffic Engineer.
7. Disabled parking spaces shall not be obstructed by valet service or parked cars at any time.
8. Up to three (3) signs shall be posted along the Oak Avenue property frontage discouraging hotel parking in the residential neighborhood to the satisfaction of the City Traffic Engineer.
9. The provisions of the Conditional Use Permit and Zone Variance amendments shall be limited to the current hotel operator and existing hotel operation. The City reserves the right to modify and/or revoke any or all of the terms and conditions upon change in tenant/leasee/owners/land use or if parking conditions on City streets worsen as determined by the City Traffic Engineer.

CITY OF MANHATTAN BEACH

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF
MANHATTAN BEACH TO CONSIDER AN APPLICATION FOR USE PERMIT AMENDMENT
FOR THE BELAMAR HOTEL LOCATED AT 3501 N SEPULVEDA BLVD

Applicant: Belamar Hotel, LLC.
Filing Date: November 4, 2010

Project Location: 3501 N Sepulveda Blvd

Project Description: Application of a Use Permit Amendment to discontinue the requirement for a satellite parking lot and to allow the hotel to charge overnight guests for valet parking services.

Environmental Determination: This project is Categorically Exempt, Class 1, Section 15301, California Environmental Quality Act (CEQA) Guidelines.

Project Planner: Esteban Danna, 310-802-5514, edanna@citymb.info

Public Hearing Date: Wednesday, February 24, 2010
Time: 6:30 p.m.
Location: Council Chambers, City Hall, 1400 Highland Avenue, Manhattan Beach

Further Information: Proponents and opponents may be heard at that time. For further information contact project Planner. The project file is available for review at the Community Development Department at City Hall.

A Staff Report will be available for public review at the Civic Center Library on Saturday, February 20, 2010, or at the Community Development Department on Monday, February 22, 2010, or City website: www.citymb.info on Friday, February 19, 2010 after 5 p.m.

Public Comments: Anyone wishing to provide written comments for inclusion in the Staff Report must do so by February 17, 2010. Written comments received after this date will be forwarded to the Planning Commission at, or prior to the public hearing, but will not be addressed in the Staff Report. Oral and written testimony will be received during the public hearing.

Appeals: The Planning Commission's decision is appealable to the Manhattan Beach City Council within 15 days from the date of the Planning Commission's decision. Appeals to the City Council shall be accompanied by a fee in the amount of \$465.

Mail: February 10, 2010
Publish: February 10, 2010 – Beach Reporter

EXHIBIT
9

Applicant:
Belamar Hotel

Project Description:

Application of a Use Permit Amendment to discontinue the requirement for a satellite parking lot and to allow the hotel to charge overnight guests for valet parking services.

Comments:

We have lived as neighbors of the hotel (and it's various owners) since 1995. Parking on neighborhood streets by guests, employees and vendors of the hotel has always been an issue of concern. It is simply a matter of fact that the business of the hotel impacts the lives of those who live in the adjacent neighborhoods. In the interest of minimizing this impact we are opposed to amending the current Use Permit.

The requirement of a satellite parking lot should not be discontinued and should be delegated as dedicated and mandatory employee parking. What impacts the neighborhood most is the daily parking by hotel employees. This concern has been brought to the attention of Tom Beedon, General Manager of the Belamar, on several occasions but the problem continues to exist.

Additionally, when parking is charged for guests of the hotel there is a definite and immediate increase in street parking. We acknowledge that some guests will choose to park on the streets whether or not a fee is charged and is perhaps beyond the control of the Belamar. However we request that parking continue to be included for hotel guests and additionally would suggest that the hotel could make an increased effort to advertise this amenity.

In the interest of maintaining a respectful relationship with the neighborhood community of which it is a part, we hope the Belamar Hotel continues to be required to maintain its current Use Permit.

Respectfully submitted,
Diane Frederic and Mark Sasway
3500 Elm Avenue
Manhattan Beach, CA 90266

From: Love, Jason C. [jlove@bargerwolen.com]
Sent: Wednesday, February 17, 2010 10:28 AM
To: Esteban M. Danna
Subject: Objection to Belamar Hotel, LLC's Application for a Use Permit Amendment
To Whom It May Concern:

I am the owner of 3513 Oak Avenue which is directly across Oak Avenue from The Belamar Hotel's driveway and write concerning the hotel's application for a Use Permit Amendment to discontinue the requirement for a satellite parking lot and to allow the hotel to charge overnight guests for valet parking services. I object to the proposed amendments to the use permit requested by the hotel. Despite the fact that the hotel now offers complimentary valet parking, many of the guests and patrons of the hotel do not avail themselves of this free parking, instead choosing to park on Oak Avenue and other streets in the surrounding neighborhood. This issue already makes it difficult to find street parking in close proximity to my home. If hotel guests were charged for parking at the hotel, the number of guests attempting to find parking on Oak Avenue and the surrounding streets would grow substantially. This would undoubtedly cause increased traffic, noise, and pollution in this quiet residential neighborhood.

Further, I have also observed several employees of the hotel parking on Oak Avenue and other surrounding neighborhood streets. While it is unclear based on the amendment description what impact, if any, the proposed amendments to the use permit will have on employee parking facilities, if the elimination of the satellite lot would in any way diminish the parking available to the hotel's employees, the proposed amendments are also objectionable for the reasons stated above. Any increase in the number of people seeking to park in the neighborhood surrounding the hotel, either guests or employees, will adversely impact the neighborhood. While I enjoy living across the street from the hotel and have a good relationship with the management and staff of the hotel, I do not believe the proposed amendments to the use permit are in best interests of the neighborhood surrounding the hotel.

Please do not hesitate to contact me should you have any questions regarding my objections to the proposed amendment to The Belamar Hotel's use permit. Thank you for your time.

Jason C. Love
BARGER & WOLEN LLP
633 West Fifth Street, 47th Floor
Los Angeles, California 90071
Tel. (213) 614-7357
Tel. (213) 680-2800 (main operator)
Fax. (213) 614-7399
email: jlove@bargerwolen.com
www.bargerwolen.com

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