

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802-4325
Voice (562) 590- 5071



Th14g

5-20-0181 (B&J Capital Group Investments)

February 11, 2021

EXHIBITS

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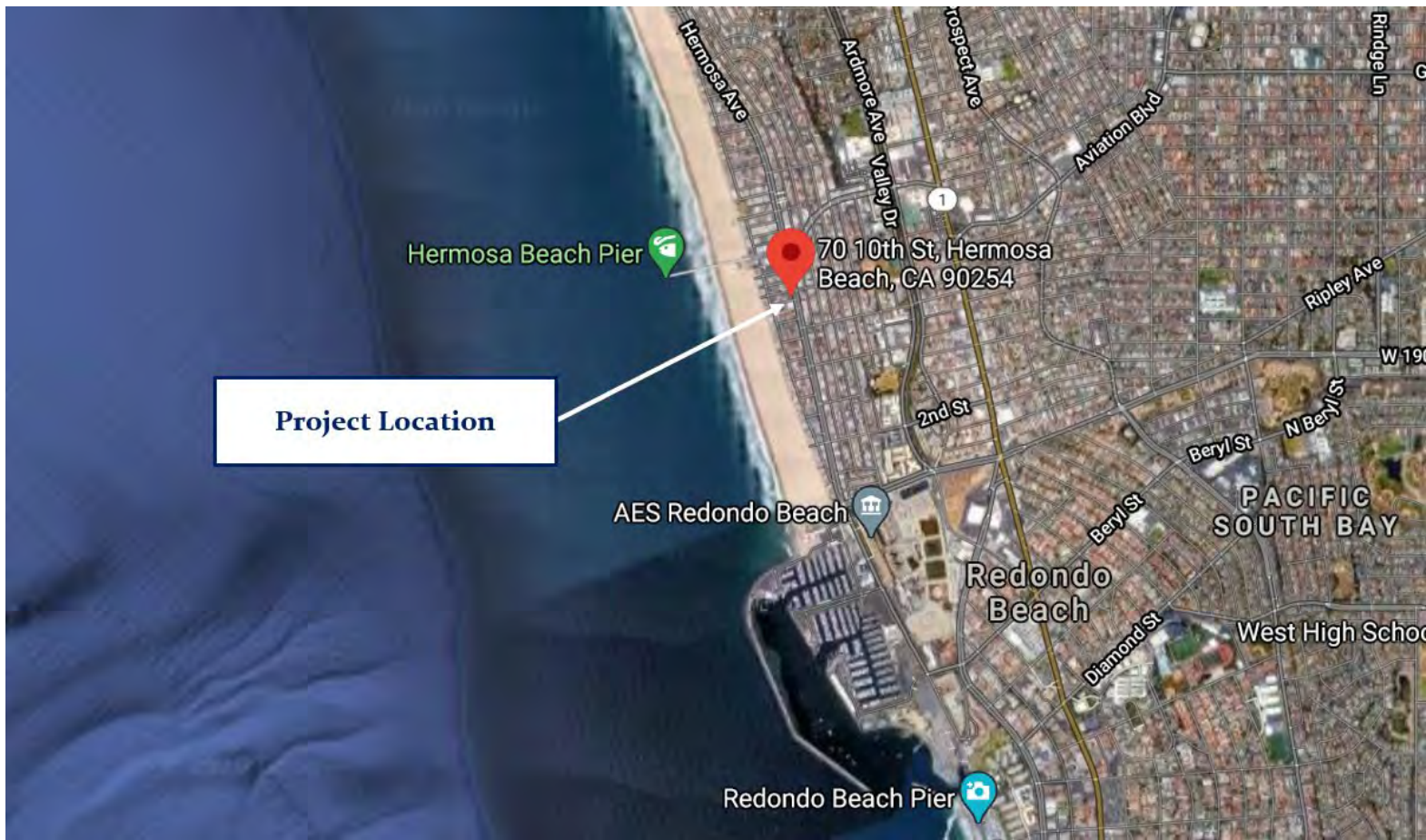
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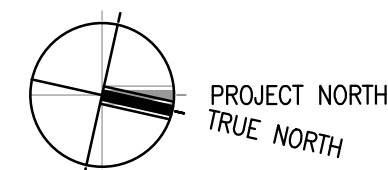
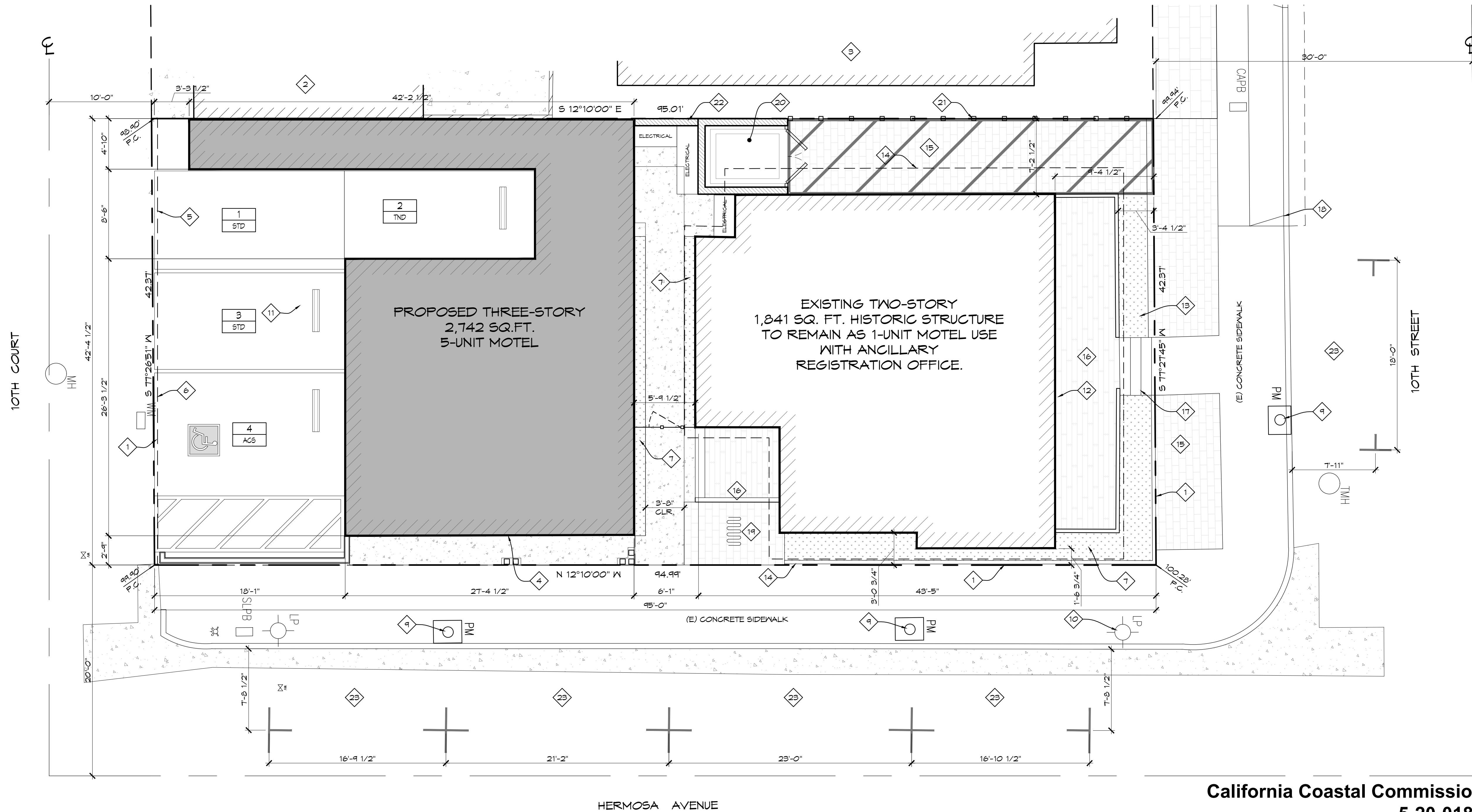
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PROPOSED SITE PLAN SCALE: 3/16"=1'-0" 1

SITE PLAN KEYNOTES

- | | | | |
|---------------------------------------|--------------------------------------|---------------------------------------|--|
| 1 PROPERTY LINE | 7 (N) LANDSCAPE PLANTER AREA (51 SF) | 13 (E) LANDSCAPE PLANTER AREA (30 SF) | 19 (N) BIKE RACK FOR 8 BIKES |
| 2 (E) THREE STORY BUILDING | 8 (N) PEDESTRIAN PATH OF TRAVEL | 14 (E) ROOF LINE ABOVE | 20 (N) TRASH ENCLOSURE FOR 4 CU.YRD TRASH BIN |
| 3 (E) ONE STORY BUILDING | 9 (E) PARKING METER | 15 (E) BRICK SURFACE | 21 (N) WOOD FENCE. HEIGHT TO BE DETERMINED BY NEIGHBOR'S REQUIREMENTS. |
| 4 (N) FIRST LEVEL BUILDING PERIMETER | 10 (E) POWER/LIGHT POLE | 16 (E) WOOD DECK PORCH | 22 (N) 6'-0" MAX. HEIGHT BLOCK WALL |
| 5 (N) SECOND LEVEL BUILDING PERIMETER | 11 PARKING AREA | 17 (E) BRICK STEP ENTRY | 23 (E) METERED STREET PARKING. SEE PLANS FOR DIMENSIONS. |
| 6 (N) THIRD LEVEL BUILDING PERIMETER | 12 (E) TWO-STORY BUILDING TO REMAIN | 18 (E) CURB | |

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17/06/21	PLANNING SUBMITTAL
17/09/21	PARKING PLAN & P.C. RESUBMIT
17/12/21	P.C. RESUBMIT
19/01/31	P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
TO 10TH STREET, HERMOSA BEACH, CA 90254

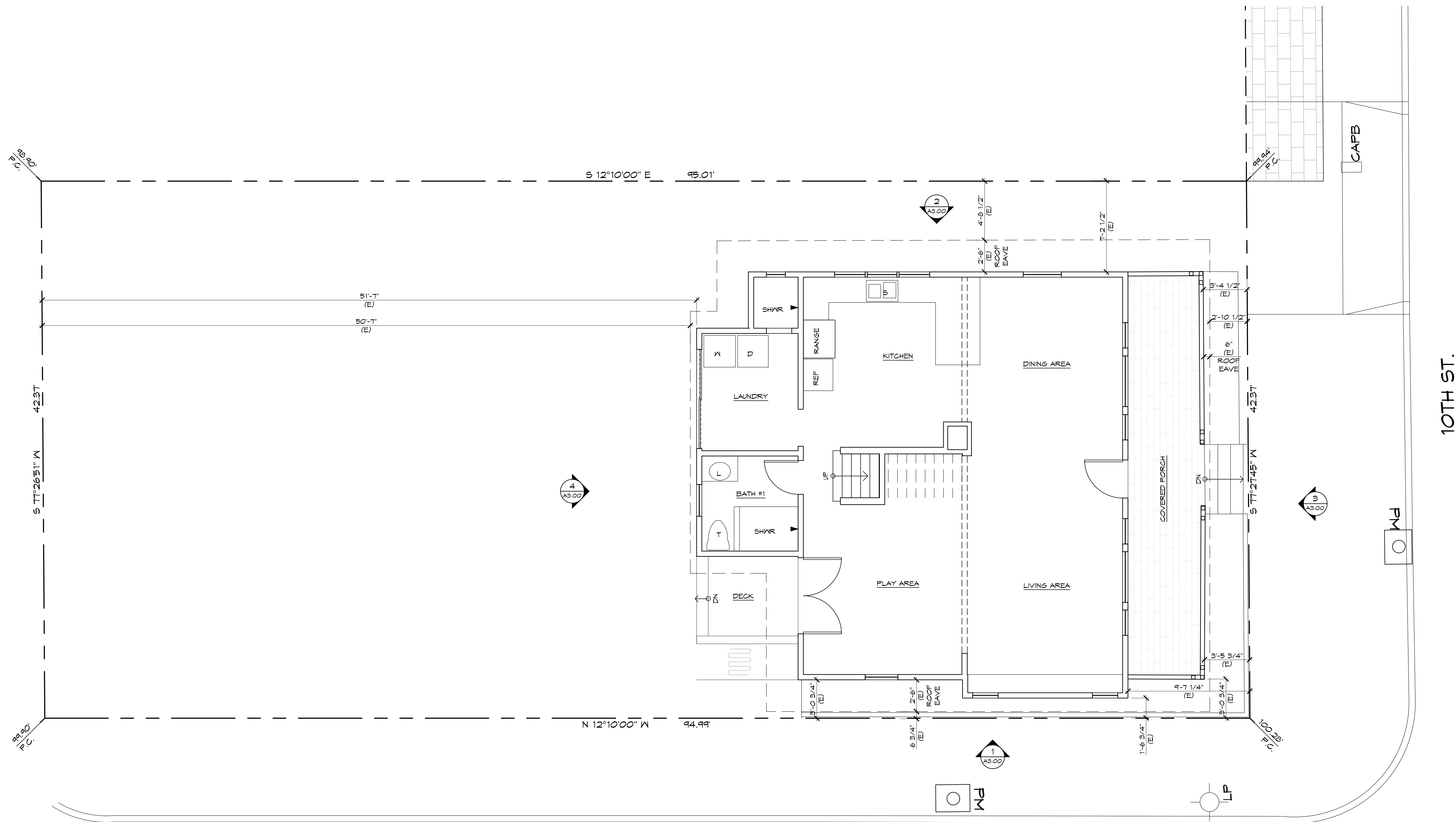


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DATE: 19.01.31
DRAWN: PS
JOB NO. 1601
DRAWING TITLE
PROPOSED
SITE PLAN
DRAWING NUMBER

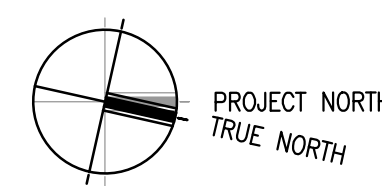
A1.1



HERMOSA AVE.

10TH ST.

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EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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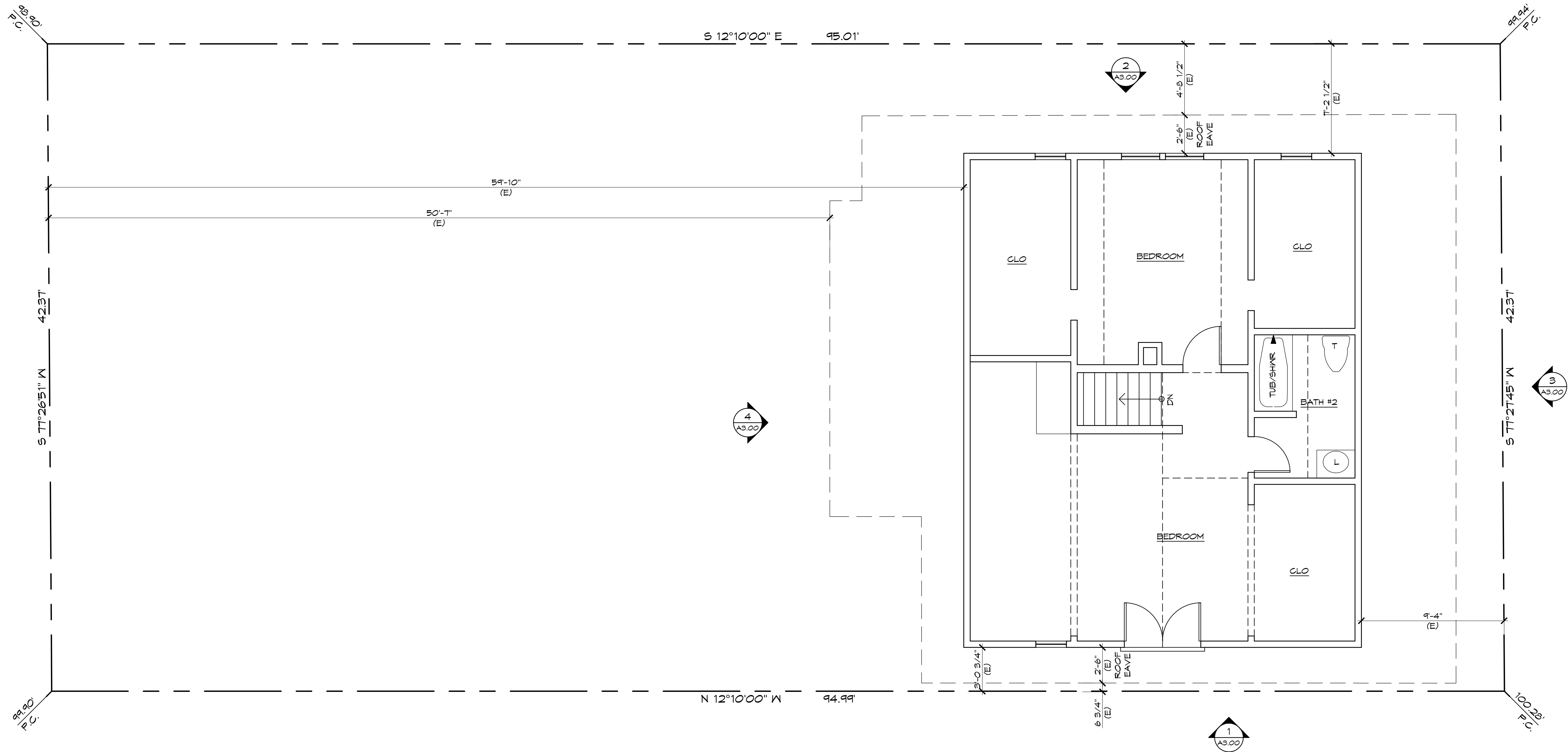


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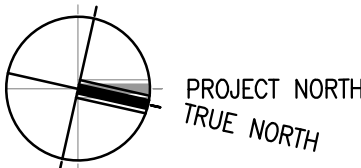
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A2.01



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EXISTING SECOND FLOOR PLAN

SCALE:
1/4"=1'-0"

1

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ARCHITECTURE

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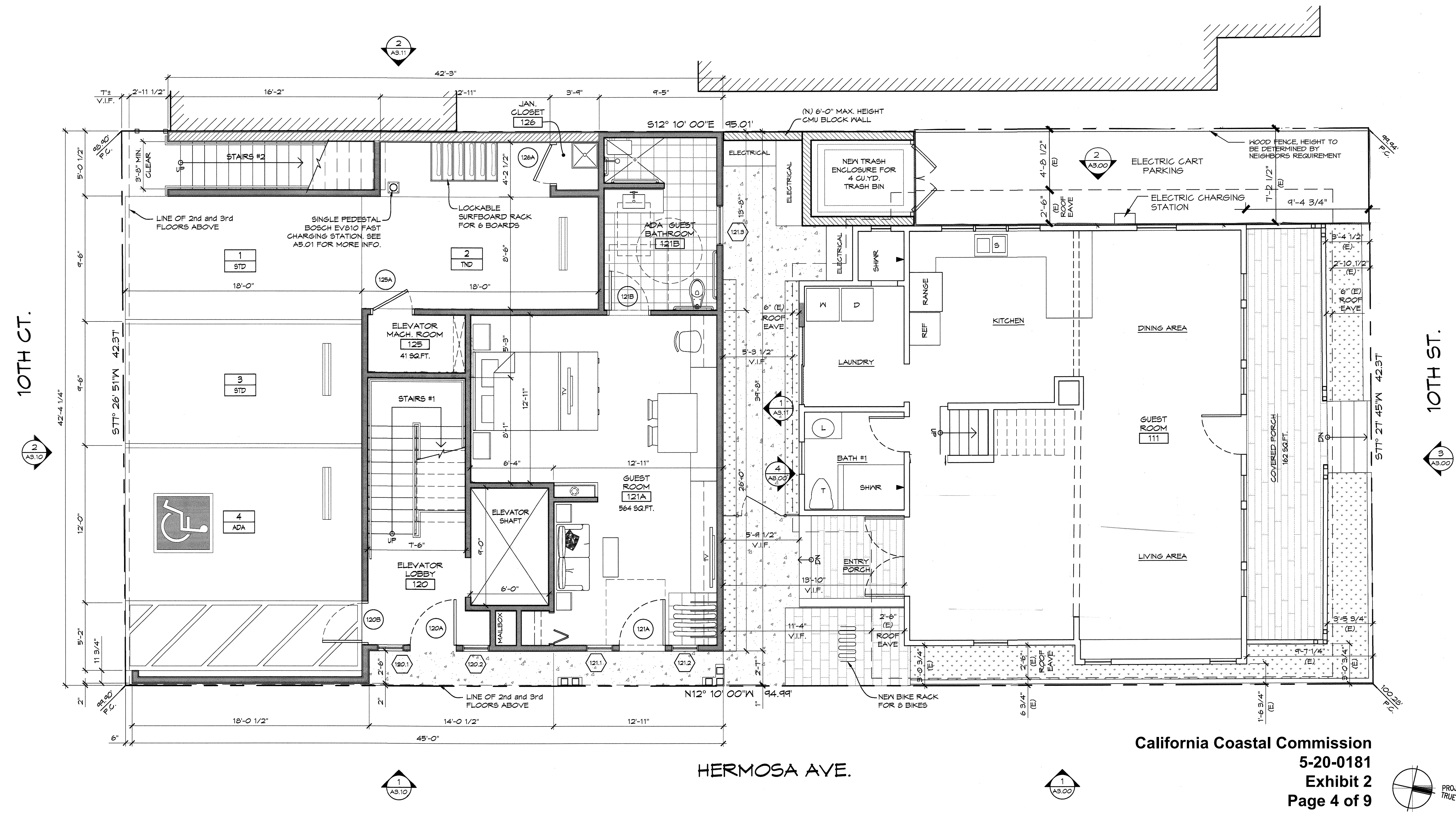


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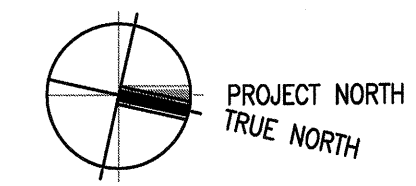
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JOB NO. 1601
DRAWING TITLE
PROPOSED FIRST LEVEL FLOOR PLANS
DRAWING NUMBER

A2.11



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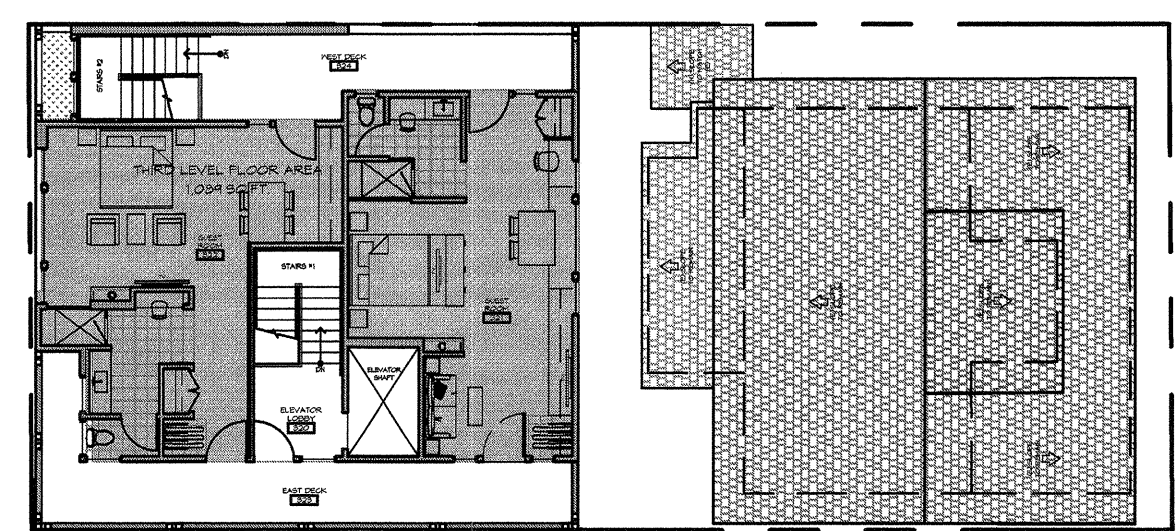


PROPOSED FIRST LEVEL FLOOR PLANS

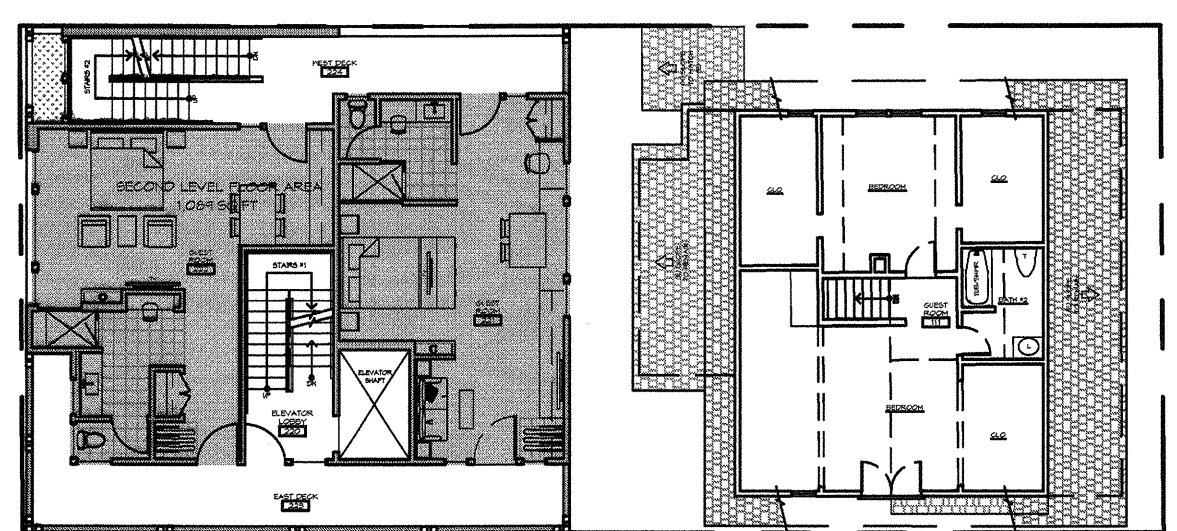
SCALE:
1/4"=1'-0"

1

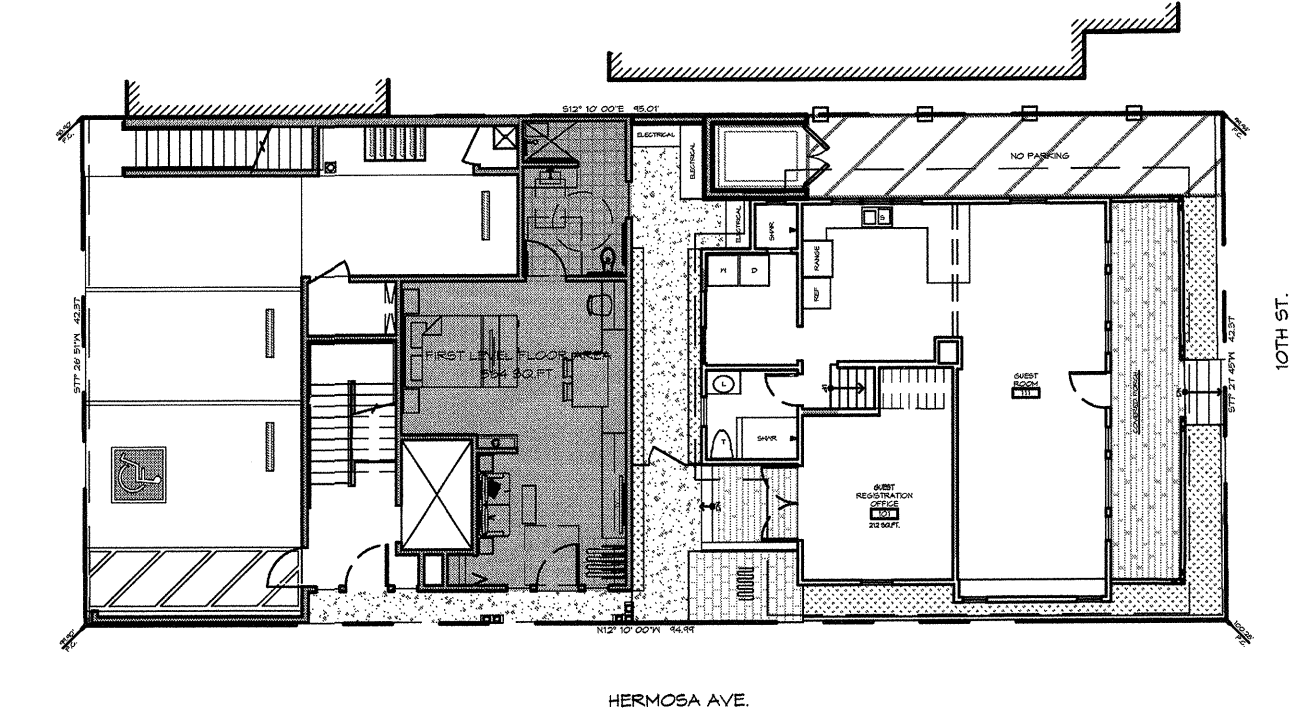
THIRD FLOOR AREA PLAN



SECOND FLOOR AREA PLAN



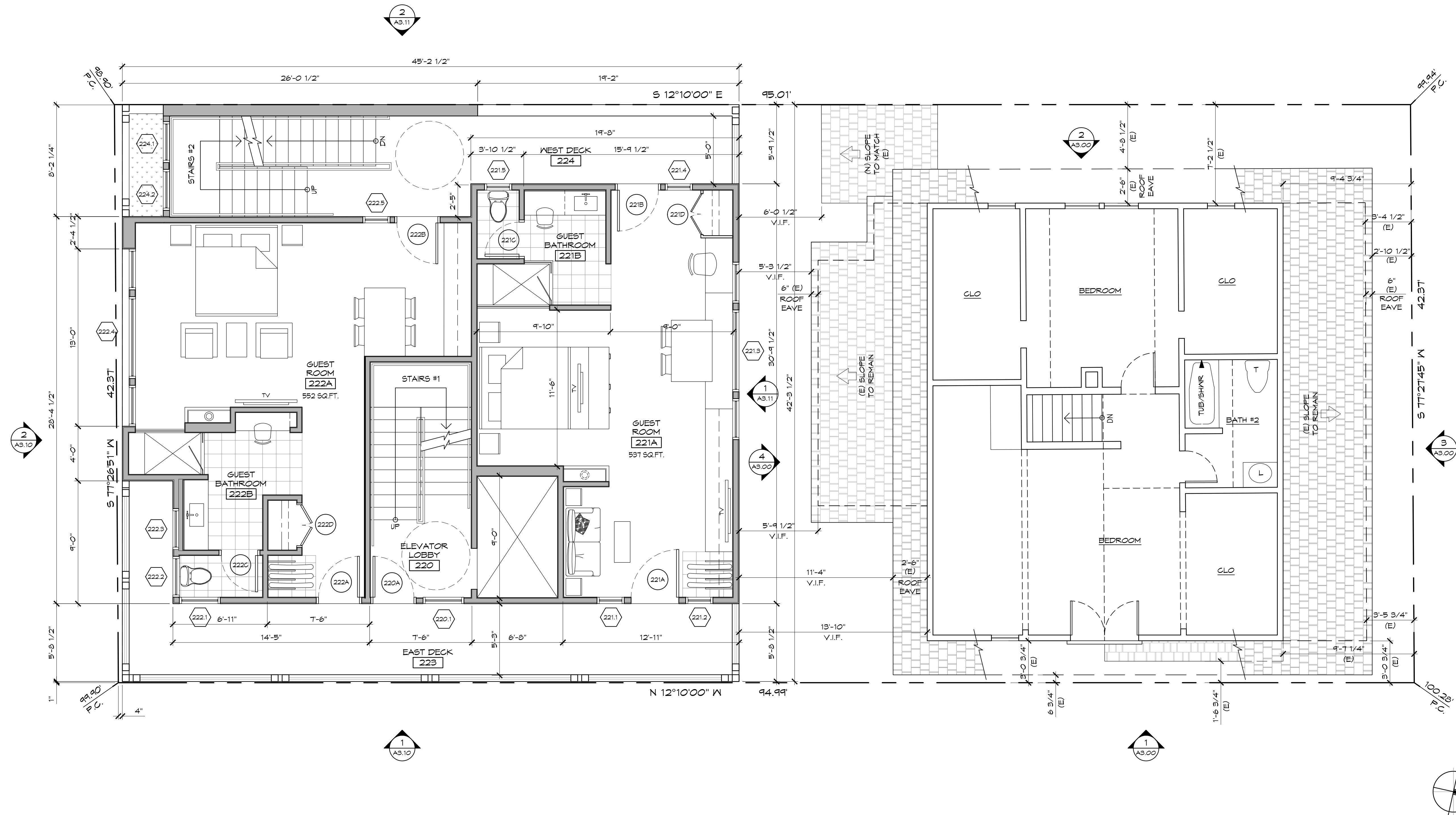
FIRST FLOOR AREA PLAN



CALCULATIONS

LOT AREA = 4,028 SQ.FT.
(N) 1ST FLOOR AREA = 564 S.F.
(N) 2ND FLOOR AREA = 1,024 S.F.
(N) 3RD FLOOR AREA = 1,024 S.F.
TOTAL = 2,742 S.F.

PARKING ANALYSIS:
6 MOTEL GUEST ROOMS = 6 STALLS
6 SPACES NEEDED
4 SPACES PROVIDED
2 SPACES IN LIEU



PROPOSED SECOND FLOOR PLANS SCALE: 1/4"=1'-0" 2

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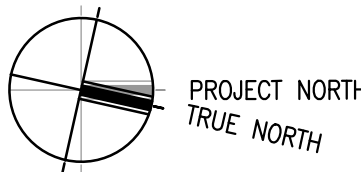
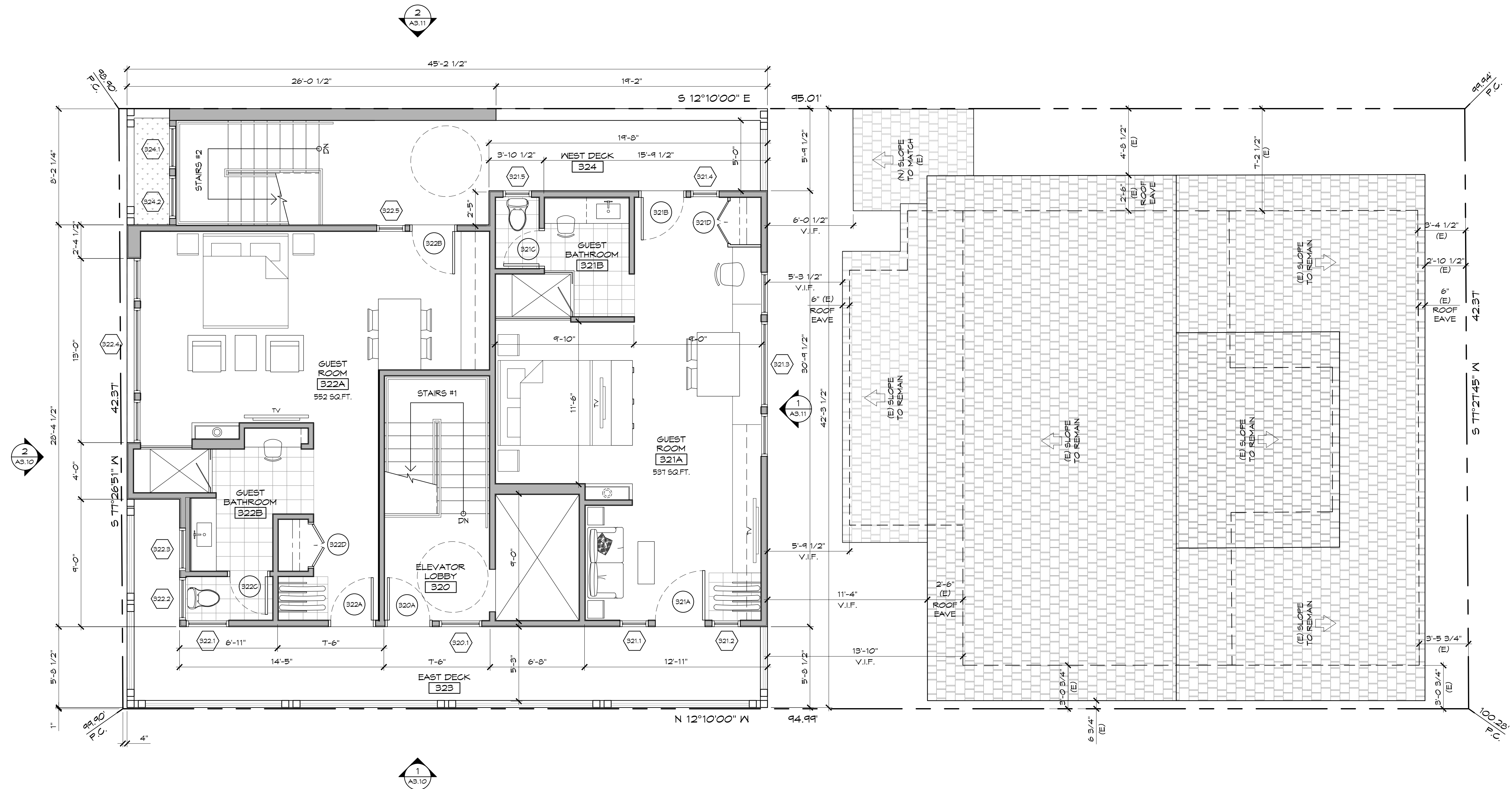
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DRAWING NUMBER	A2.12



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

1

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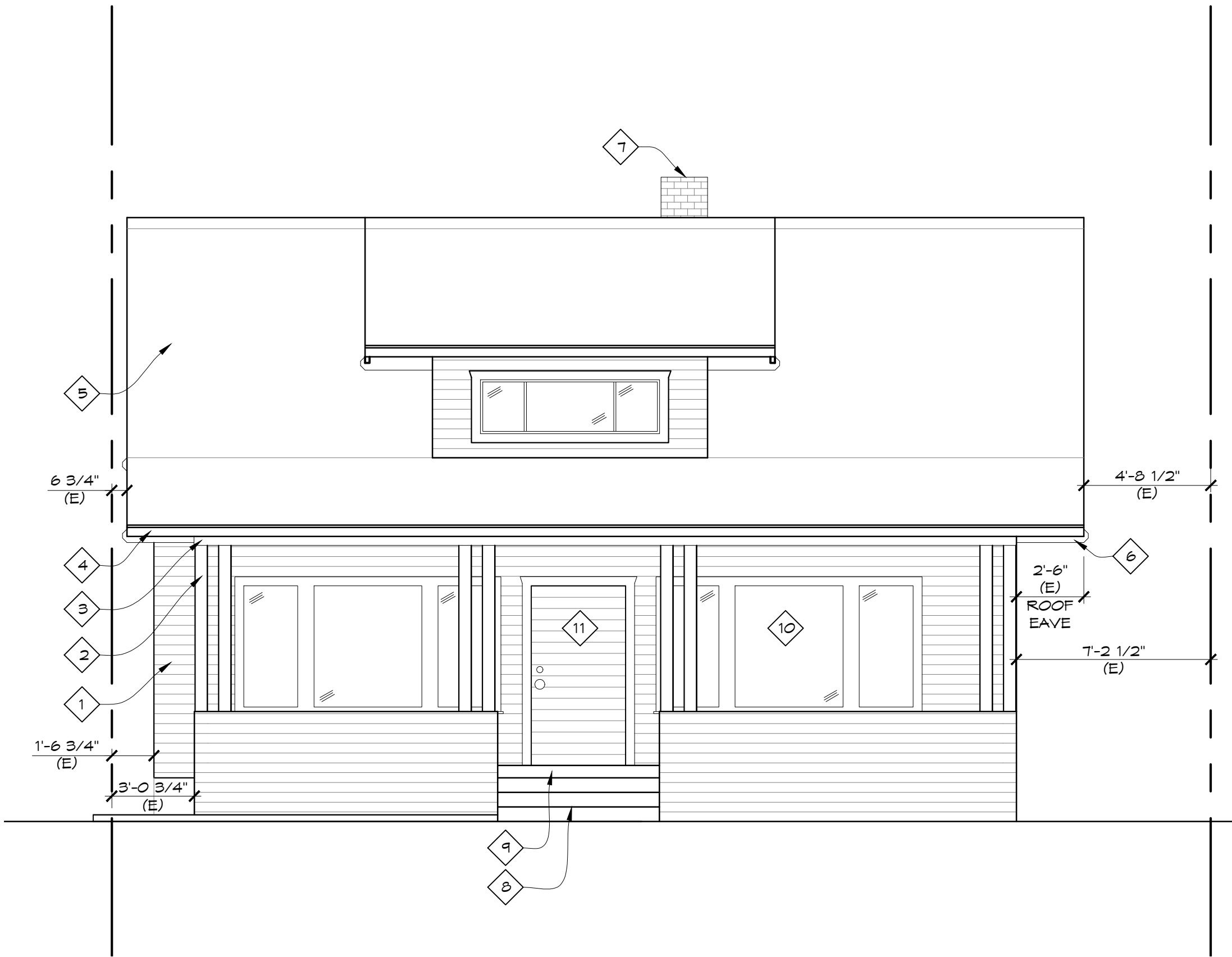
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DRAWING TITLE	PROPOSED THIRD LEVEL FLOOR PLANS
DRAWING NUMBER	

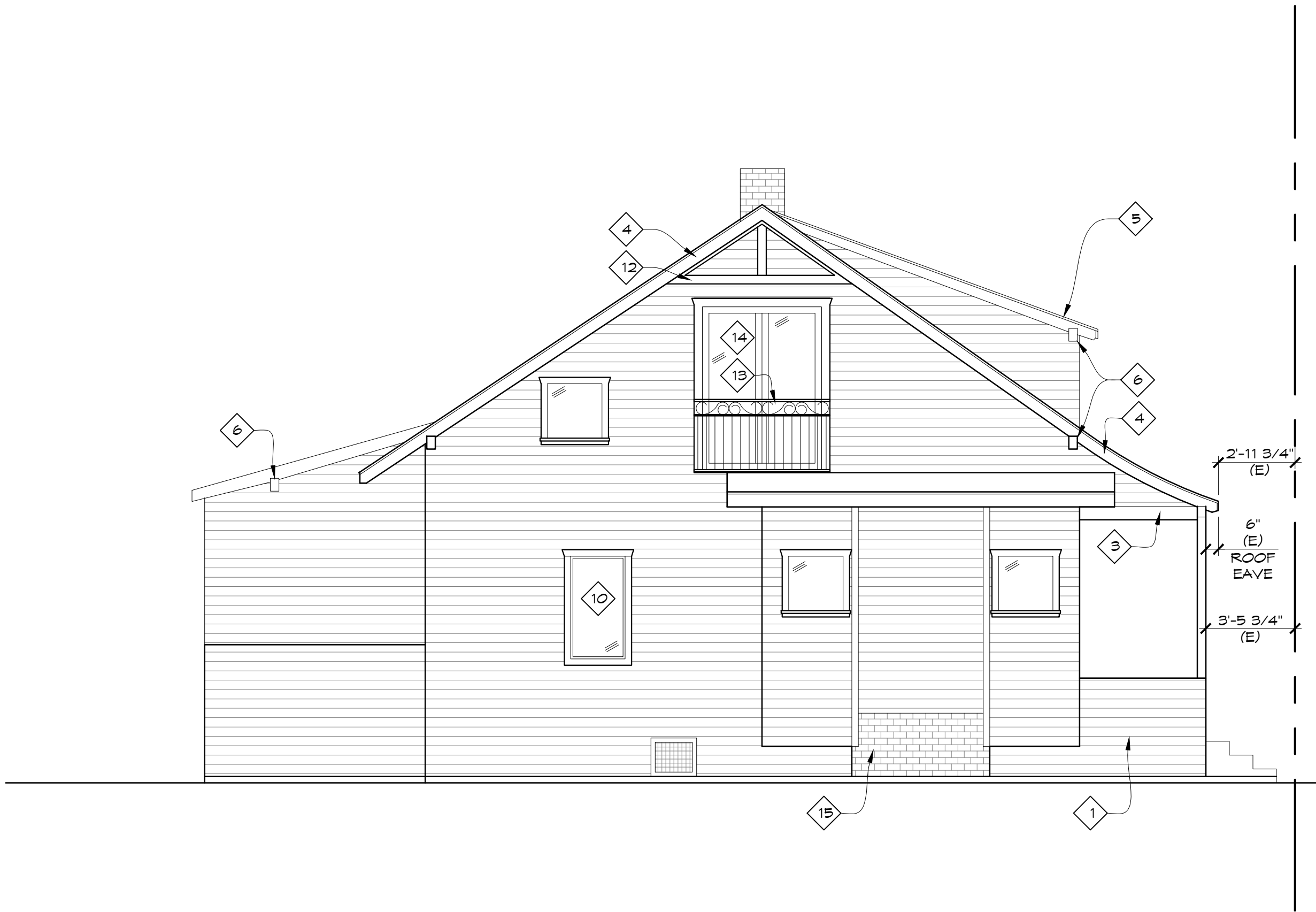
A2.13



EXISTING NORTH ELEVATION - 10TH STREET

SCALE:
1/4"=1'-0"

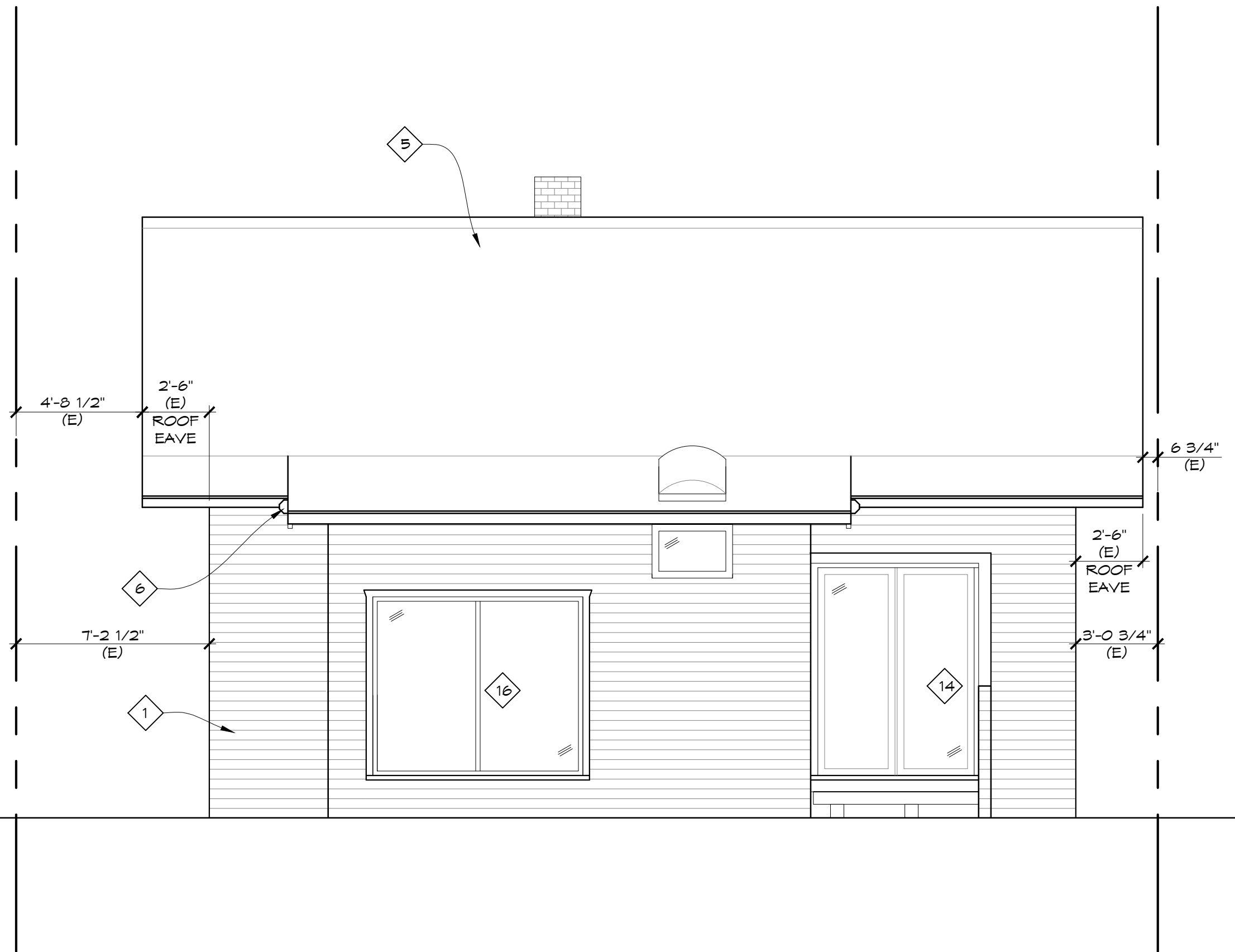
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EXISTING EAST ELEVATIONS - HERMOSA AVE

SCALE:
1/4"=1'-0"

1



EXISTING SOUTH ELEVATION - 10TH COURT

SCALE:
1/4"=1'-0"

4



EXISTING WEST ELEVATION

SCALE:
1/4"=1'-0"

2

KEYNOTES:

- 1 6" WOOD LAP SIDING
- 2 5" SQ. WD POST
- 3 6" WOOD TRIM ABOVE PORCH
- 4 5" WOOD FASCIA AT ROOF EAVE
- 5 ROOF ASPHALT SHINGLES
- 6 BEVELED EDGE WOOD BEAM
- 7 BRICK CHIMNEY
- 8 BRICK STEPS AT ENTRY
- 9 CONCRETE PORCH DECK
- 10 WINDOW LOCATION WITH TRIM
- 11 WOOD PANEL ENTRY DOOR
- 12 ARCH'L WOOD TRIM
- 13 JULIET METAL BALCONY
- 14 WOOD & GLASS DOOR LOCATION
- 15 BRICK FOUNDATION AT POP-OUT
- 16 FIXED WINDOW

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ARCHITECTURE

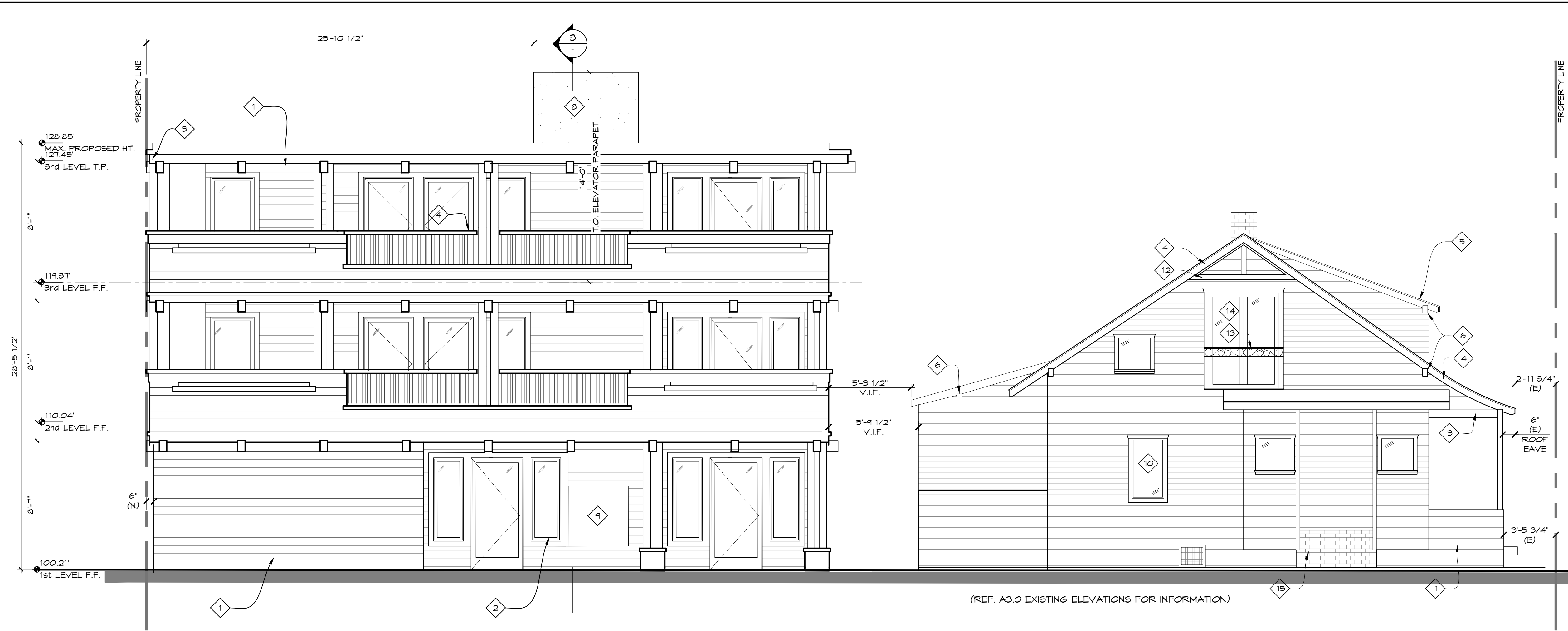
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DATE: 19.01.31
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JOB NO. 1601
DRAWING TITLE
EXISTING ELEVATIONS

DRAWING NUMBER

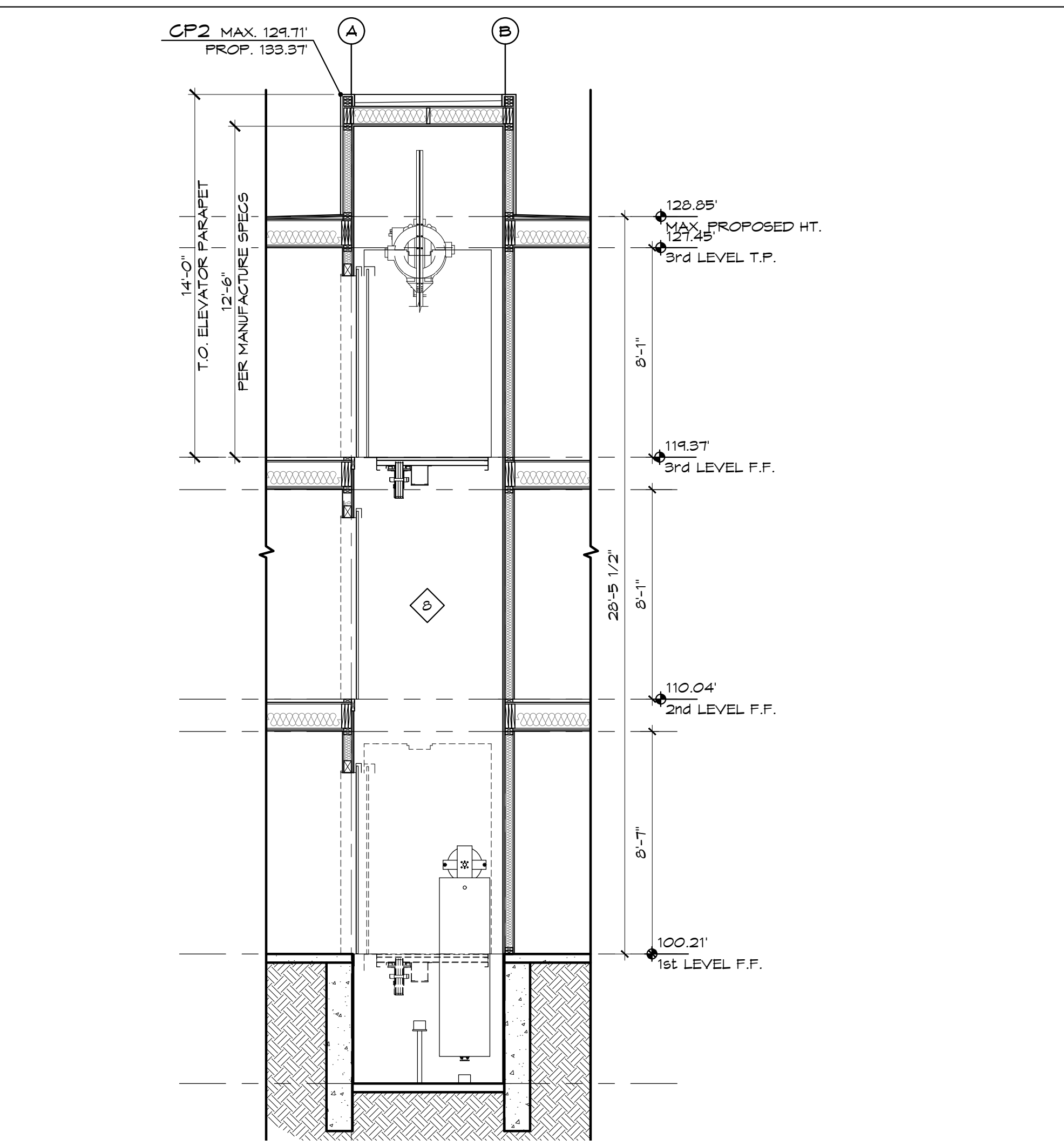
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PROPOSED & EXISTING EAST ELEVATION - HERMOSA AVE

SCALE:
1/4"=1'-0"

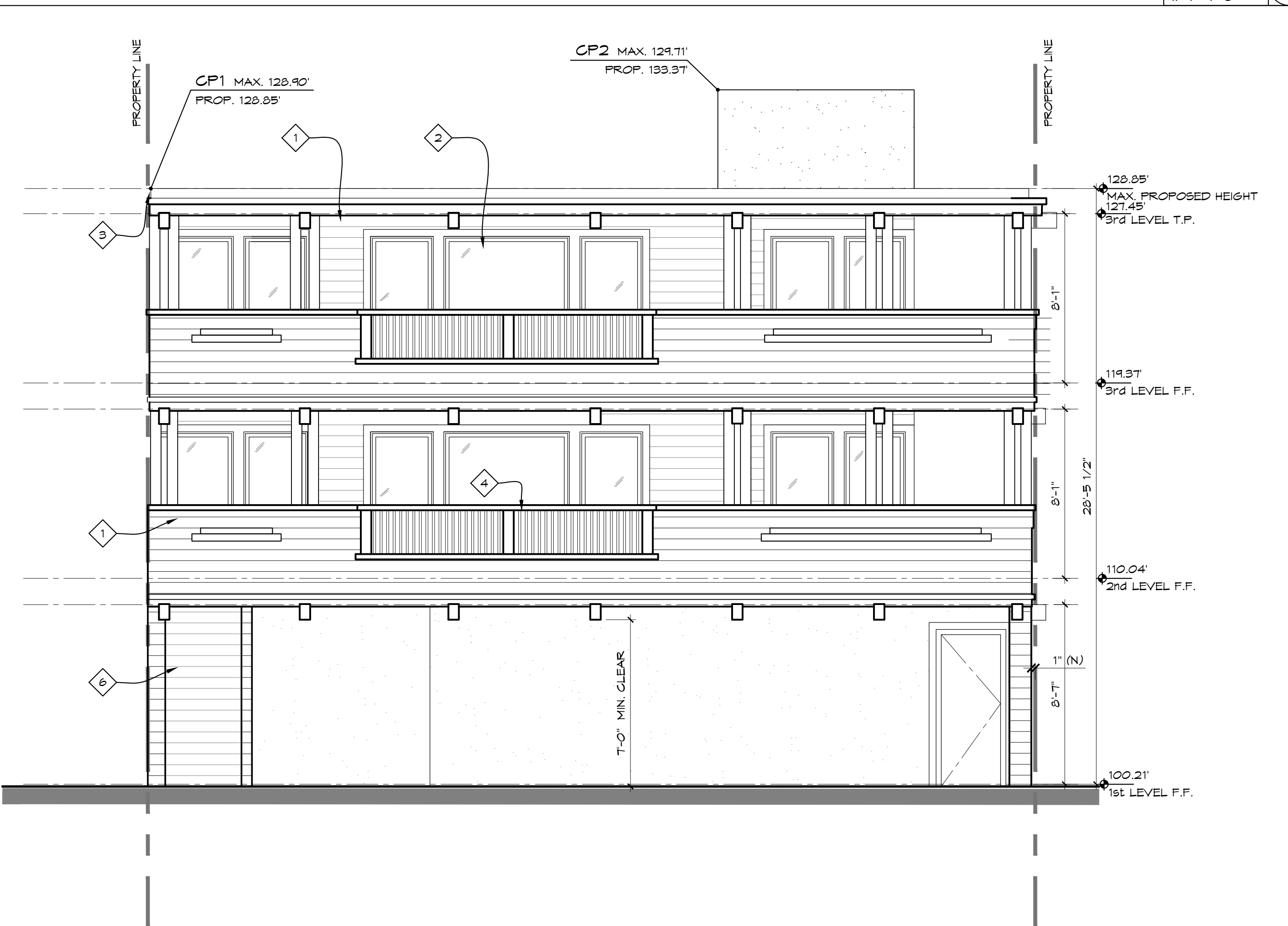
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PROPOSED ELEVATOR SECTION

SCALE:
1/4"=1'-0"

3



PROPOSED SOUTH ELEVATION - 10TH COURT

SCALE:
1/4"=1'-0"

2

ELEVATIONS KEYNOTES

- 1 1X6 LAP SIDING, PAINTED
- 2 STOREFRONT GLAZING SYSTEM
- 3 ARCHITECTURAL WOOD TRIM, PAINTED
- 4 WOOD PICKET RAIL 1/2" A.F.F., PAINTED
- 5 NOT USED
- 6 STAIRS
- 7 MASONRY WALL
- 8 ELEVATOR SHAFT
- 9 MAIL BOXES

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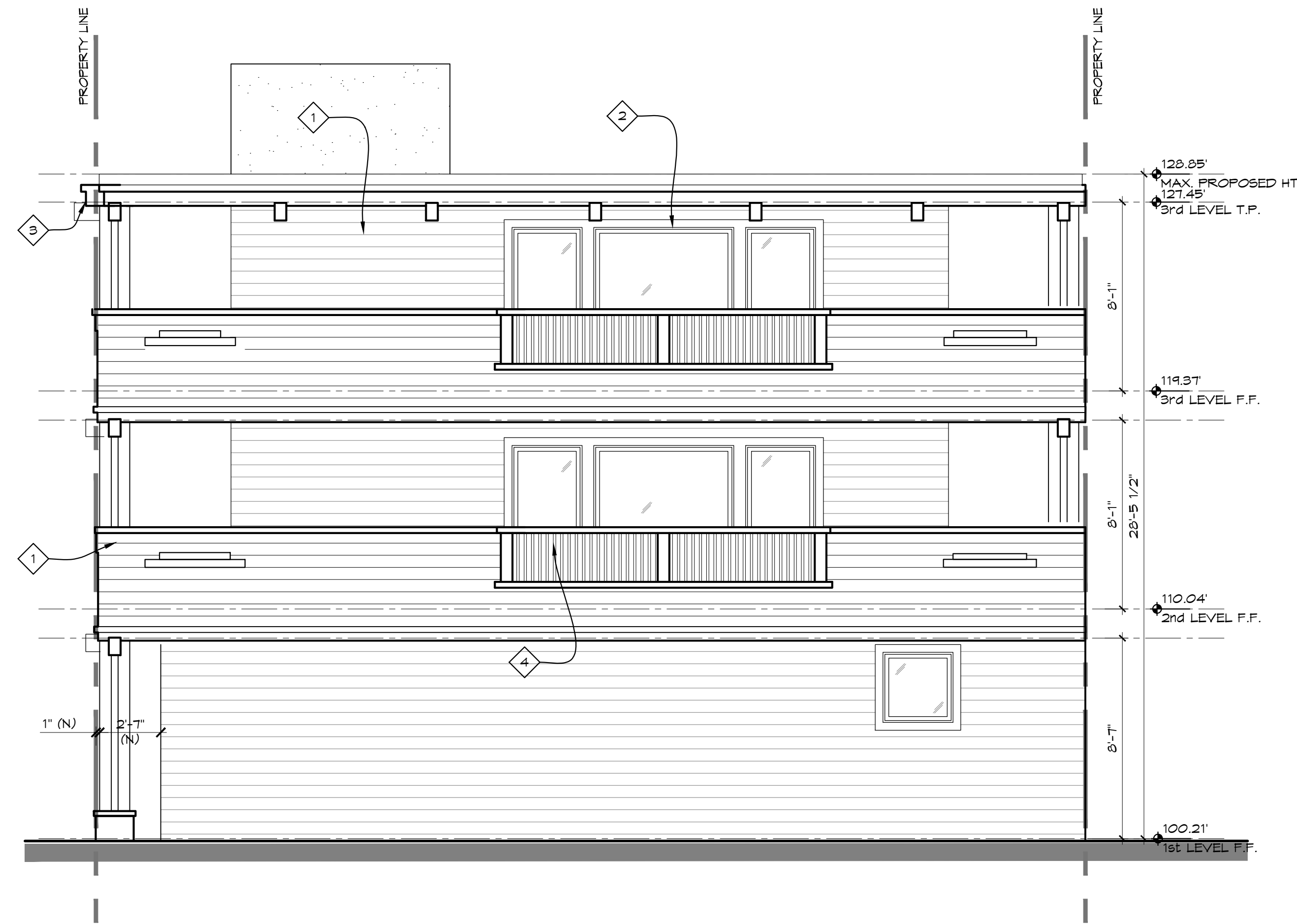
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PROPOSED
ELEVATIONS
DRAWING NUMBER

A3.10



PROPOSED NORTH ELEVATION

SCALE:
1/4"=1'-0"

1

ELEVATIONS KEYNOTES

- 1 1X6 LAP SIDING, PAINTED
- 2 STOREFRONT GLAZING SYSTEM
- 3 ARCHITECTURAL WOOD TRIM, PAINTED
- 4 WOOD PICKET RAIL 42" A.F.F., PAINTED
- 5 NOT USED
- 6 STAIRS
- 7 MASONRY WALL
- 8 ELEVATOR SHAFT
- 9 MAIL BOXES

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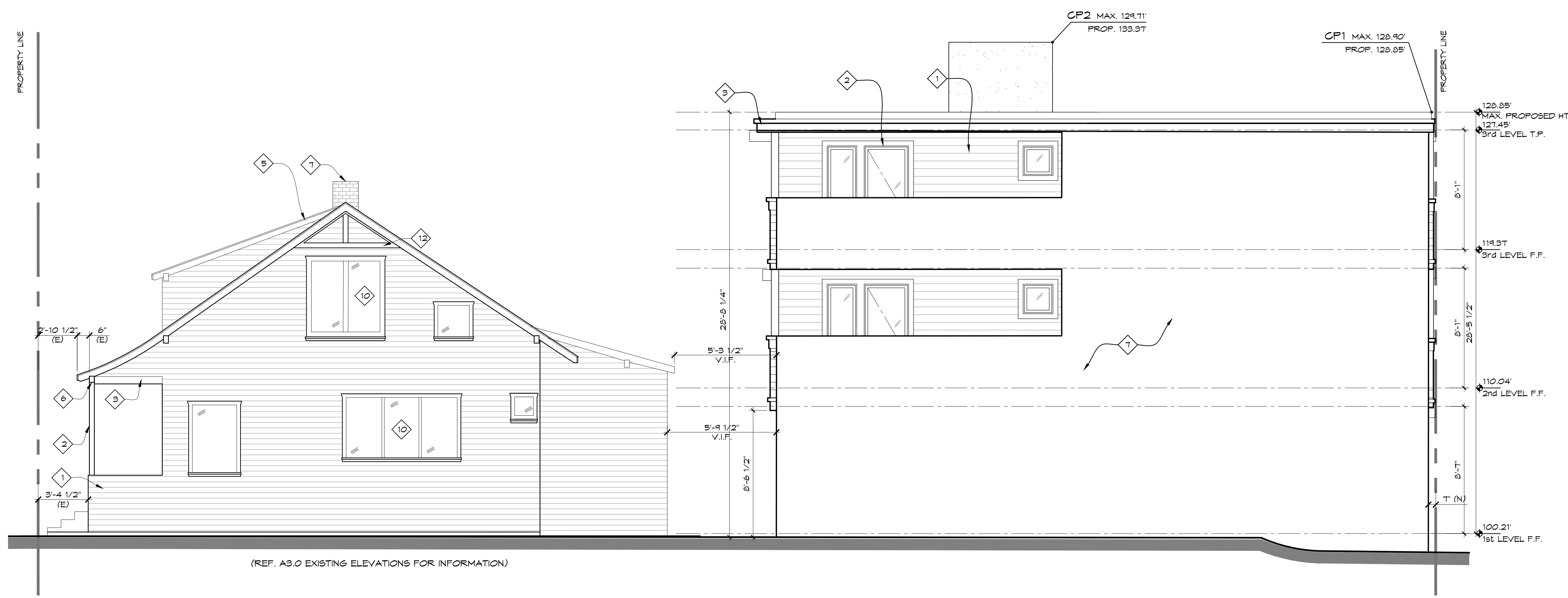
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PROPOSED ELEVATIONS
DRAWING NUMBER

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PROPOSED WEST ELEVATION

SCALE:
1/4"=1'-0"

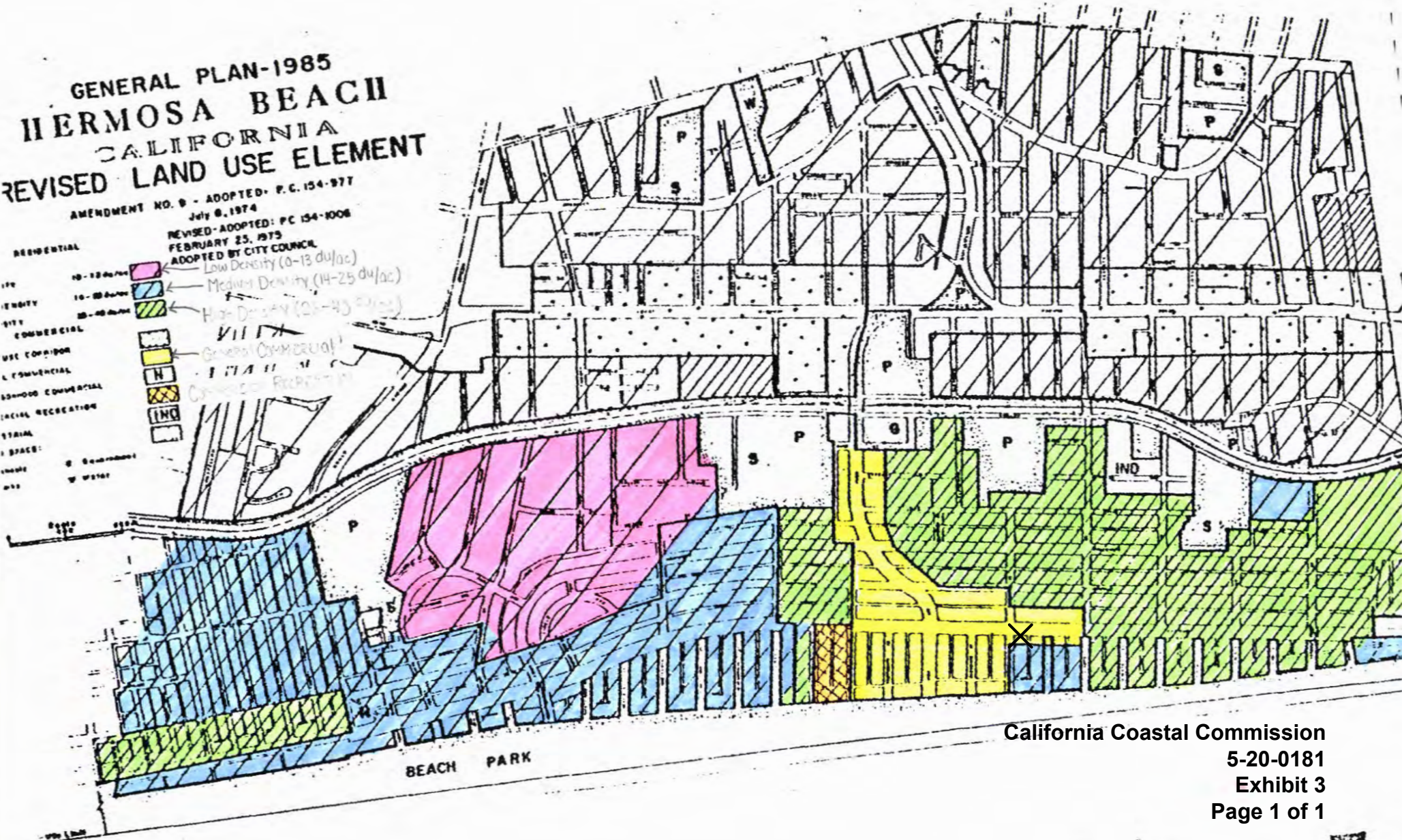
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GENERAL PLAN-1985 HERMOSA BEACH CALIFORNIA REVISED LAND USE ELEMENT

AMENDMENT NO. 9 - ADOPTED: P.C. 154-977
July 8, 1974

REVISED-ADOPTED: PC 154-1006
FEBRUARY 25, 1975
ADOPTED BY CITY COUNCIL

- RESIDENTIAL**
- 10-12 du/ac
 - 13-15 du/ac
 - 16-18 du/ac
 - 19-21 du/ac
 - 22-24 du/ac
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70 10th Street - Boutique Inn Sales, Price Estimates & Sensitivity Analysis New Development 2800 sq. ft. - Cost \$500 per sq. ft.
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Total Input By Partners as of 10/20/2020		\$3,565,000		\$3,565,000		\$3,565,000
Cost of Construction						
- Vertical per S/F	\$ 500.00	\$500		\$500		\$500
- S/F added	2800					
Actual Cost of Construction		\$1,400,000		\$1,400,000		\$1,400,000
Total Land & Construction		\$4,965,000		\$4,965,000		\$4,965,000
Projected Operating Income 50% vacancy						
Est. Rate for Single Family Per Night		\$ 575.00		\$ 625.00		\$ 675.00
Single Family Rented for 30 nights per month		\$ 17,250.00		\$ 18,750.00		\$ 20,250.00
Estimated Rate Per Night For Rooms		\$ 250.00		\$ 300.00		\$ 350.00
5 Rooms each rented at 30 nights per month		\$ 37,500.00		\$ 45,000.00		\$ 52,500.00
Gross Rental Income per month		\$ 54,750.00		\$ 63,750.00		\$ 72,750.00
Net after 50% vacancy factor		\$ 27,375.00		\$ 31,875.00		\$ 36,375.00
Net after operating cost of 25%		\$ 18,000.00		\$ 20,625.00		\$ 23,250.00
Net 10% discount for green/low income		\$ 12,525.00		\$ 14,250.00		\$ 15,975.00
** Green= no car/low income						
Net After City Bed Tax 12%		\$ 5,955.00		\$ 6,600.00		\$ 7,245.00
Annual Operating Income		\$ 71,460		\$ 79,200		\$ 86,940
\$4MM mortgage at 5% interest, 5 year term	\$200,000 per year					
Estimated Property Taxes based upon \$4,500,000	\$56,250 per year					
Total Mortgage and Tax Estimate Per Year		\$ 256,250.00		\$ 256,250.00		\$ 256,250.00
NET ANNUAL INCOME		\$ (184,790.00)		\$ (177,050.00)		\$ (169,310.00)

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Projected Operating Income 25% vacancy						
Est. Rate for Single Family Per Night		\$ 575.00		\$ 625.00		\$ 675.00
Single Family Rented for 30 nights per month		\$ 17,250.00		\$ 18,750.00		\$ 20,250.00
Estimated Rate Per Night For Rooms		\$ 250.00		\$ 300.00		\$ 350.00
5 Rooms each rented at 30 nights per month		\$ 37,500.00		\$ 45,000.00		\$ 52,500.00
Gross Rental Income per month		\$ 54,750.00		\$ 63,750.00		\$ 72,750.00
Net after 25% vacancy factor		\$ 41,062.50		\$ 47,812.50		\$ 54,562.50
Net after operating cost of 25%		\$ 27,375.00		\$ 31,875.00		\$ 36,375.00
Net 10% discount for green/low income		\$ 21,900.00		\$ 25,500.00		\$ 29,100.00
** Green= no car/low income						
Net After City Bed Tax 12%		\$ 15,330.00		\$ 17,850.00		\$ 20,370.00
Annual Operating Income		\$ 183,960		\$ 214,200		\$ 244,440
\$4MM mortgage at \$200,000 per 5% interest, 5 year term						
Estimated Property Taxes based upon \$56,250 per \$4,500,000 year						
Total Mortgage and Tax Estimate Per Year		\$ 256,250.00		\$ 256,250.00		\$ 256,250.00
NET ANNUAL INCOME		\$ (72,290.00)		\$ (42,050.00)		\$ (11,810.00)

Projected Operating Income 15% vacancy						
Est. Rate for Single Family Per Night		\$ 575.00		\$ 625.00		\$ 675.00
Single Family Rented for 30 nights per month		\$ 17,250.00		\$ 18,750.00		\$ 20,250.00
Estimated Rate Per Night For Rooms		\$ 250.00		\$ 300.00		\$ 350.00
5 Rooms each rented at 30 nights per month		\$ 37,500.00		\$ 45,000.00		\$ 52,500.00
Gross Rental Income per month		\$ 54,750.00		\$ 63,750.00		\$ 72,750.00
Net after 15% vacancy factor		\$ 46,537.50		\$ 54,187.50		\$ 61,837.50
Net after operating cost of 25%		\$ 32,850.00		\$ 38,250.00		\$ 43,650.00
Net 10% discount for green/low income		\$ 27,375.00		\$ 31,875.00		\$ 36,375.00
** Green= no car/low income						
Net After City Bed Tax 12%		\$ 20,805.00		\$ 24,225.00		\$ 27,645.00
Annual Operating Income		\$ 249,660		\$ 290,700		\$ 331,740
\$4MM mortgage at \$200,000 per 5% interest, 5 year term						

Feasibility Study Submitted by Applicant

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Estimated Property Taxes based upon \$4,500,000	\$56,250 per year					
Total Mortgage and Tax Estimate Per Year		\$ 256,250.00		\$ 256,250.00		\$ 256,250.00
NET ANNUAL INCOME		\$ (6,590.00)		\$ 34,450.00		\$ 75,490.00

*The 3 scenarios above are based on projected rents with a 50% vacancy factor
25% vacancy factor and 15% vacancy factor.

**Also, we have included a green/low income discount of 10% for low income visitors and visitors without cars

Incorrect (from applicant)**Corrected (by CCC staff)**

Bungalow	\$575	Bungalow	\$575
Bungalow 30 days	\$17,250	Bungalow 30 days	\$17,250
4 rooms	\$250	4 rooms	\$250
1 room	\$250	1 room	\$250
5 rooms 30 days	\$37,500	5 rooms 30 days	\$37,500
Gross Income 30 days	\$54,750	Gross Income 30 days	\$54,750
50% vacancy	\$27,375	50% vacancy	\$27,375
operating costs 25% (of 37500)	\$9,375	operating costs 25% (of 54750)	\$13,688
Net after operating costs 25%	\$18,000	Net after operating costs 25%	\$13,688
green/low income costs 10%	\$5,475	green/low income costs 10%	\$5,475
Net after green/low income costs 10%	\$12,525	Net after green/low income costs 10%	\$8,213
City tax 12%	\$6,570	City tax 12%	\$6,570
Net after City tax 12%	\$5,955	Net after City tax 12%	\$1,643
Annual Operating Income	\$71,460	Annual Operating Income	\$19,710
Total Mortgage and Tax Estimate	\$256,250	Total Mortgage and Tax Estimate	\$256,250
NET ANNUAL INCOME	(\$184,790)	NET ANNUAL INCOME	<u>(\$236,540)</u>

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Corrections of Feasibility Study by Staff

<u>Incorrect (from applicant)</u>		<u>Corrected (by CCC staff)</u>	
Bungalow	\$625	Bungalow	\$625
Bungalow 30 days	\$18,750	Bungalow 30 days	\$18,750
4 rooms	\$300	4 rooms	\$300
1 room	\$300	1 room	\$300
5 rooms 30 days	\$45,000	5 rooms 30 days	\$45,000
Gross Income 30 days	\$63,750	Gross Income 30 days	\$63,750
50% vacancy	\$31,875	50% vacancy	\$31,875
operating costs 25% (of 37500)	\$11,250	operating costs 25%	\$15,938
Net after operating costs 25%	\$20,625	Net after operating costs 25%	\$15,938
green/low income costs 10%	\$6,375	green/low income costs 10%	\$6,375
Net after green/low income costs 10%	\$14,250	Net after green/low income costs 10%	\$9,563
City tax 12%	\$7,650	City tax 12%	\$7,650
Net after City tax 12%	\$6,600	Net after City tax 12%	\$1,913
Annual Operating Income	\$79,200	Annual Operating Income	\$22,950
Total Mortgage and Tax Estimate	\$256,250	Total Mortgage and Tax Estimate	\$256,250
NET ANNUAL INCOME	(\$177,050)	NET ANNUAL INCOME	<u>(\$233,300)</u>

Corrections of Feasibility Study by Staff

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Incorrect (from applicant)**Corrected (by CCC staff)**

Bungalow	\$675	Bungalow	\$675
Bungalow 30 days	\$20,250	Bungalow 30 days	\$20,250
4 rooms	\$350	4 rooms	\$350
1 room	\$350	1 room	\$350
5 rooms 30 days	\$52,500	5 rooms 30 days	\$52,500
Gross Income 30 days	\$72,750	Gross Income 30 days	\$72,750
50% vacancy	\$36,375	50% vacancy	\$36,375
operating costs 25% (of 37500)	\$13,125	operating costs 25%	\$18,188
Net after operating costs 25%	\$23,250	Net after operating costs 25%	\$18,188
green/low income costs 10%	\$7,275	green/low income costs 10%	\$7,275
Net after green/low income costs 10%	\$15,975	Net after green/low income costs 10%	\$10,913
City tax 12%	\$8,730	City tax 12%	\$8,730
Net after City tax 12%	\$7,245	Net after City tax 12%	\$2,183
Annual Operating Income	\$86,940	Annual Operating Income	\$26,190
Total Mortgage and Tax Estimate	\$256,250	Total Mortgage and Tax Estimate	\$256,250
NET ANNUAL INCOME	(\$169,310)	NET ANNUAL INCOME	<u>(\$230,060)</u>

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Corrections of Feasibility Study by Staff

Provision of 1-low cost unit at \$129.95, Beach Bungalow at \$575, and 5 units at \$250

Correct Operating Costs - 1 Low Cost		Correct Operating Costs - 1 Low Cost		Correct Operating Costs - 1 Low Cost	
Bungalow	\$575	Bungalow	\$575	Bungalow	\$575
Bungalow 30 days	\$17,250	Bungalow 30 days	\$17,250	Bungalow 30 days	\$17,250
4 rooms	\$250	4 rooms	\$250	4 rooms	\$250
1 room (low-cost)	\$130	1 room (low-cost)	\$130	1 room (low-cost)	\$130
5 rooms 30 days	\$33,895	5 rooms 30 days	\$33,895	5 rooms 30 days	\$33,895
Gross Income 30 days	\$51,145	Gross Income 30 days	\$51,145	Gross Income 30 days	\$51,145
50% vacancy	\$25,572	25% vacancy	\$38,358	15% vacancy	\$43,473
operating costs 25% (of 54750)	\$12,786	operating costs 25% (of 54750)	\$12,786	operating costs 25% (of 54750)	\$12,786
Net after operating costs 25%	\$12,786	Net after operating costs 25%	\$25,572	Net after operating costs 25%	\$30,687
Green/low income costs 10%	\$5,114	Green/low income costs 10%	\$5,114	Green/low income costs 10%	\$5,114
Net after green/low income costs 10%	\$7,672	Net after green/low income costs 10%	\$20,458	Net after green/low income costs 10%	\$25,572
City tax 12%	\$6,137	City tax 12%	\$6,137	City tax 12%	\$6,137
Net after City tax 12%	\$1,534	Net after City tax 12%	\$14,320	Net after City tax 12%	\$19,435
Annual Operating Income	\$18,412	Annual Operating Income	\$171,846	Annual Operating Income	\$233,219
Total Mortgage and Tax Estimate	\$256,250	Total Mortgage and Tax Estimate	\$256,250	Total Mortgage and Tax Estimate	\$256,250
NET ANNUAL INCOME	<u>(\$237,838)</u>	NET ANNUAL INCOME	<u>(\$84,404)</u>	NET ANNUAL INCOME	<u>(\$23,031)</u>

Provision of 1-low cost unit at \$129.95, Beach Bungalow at \$625, and 5 units at \$300

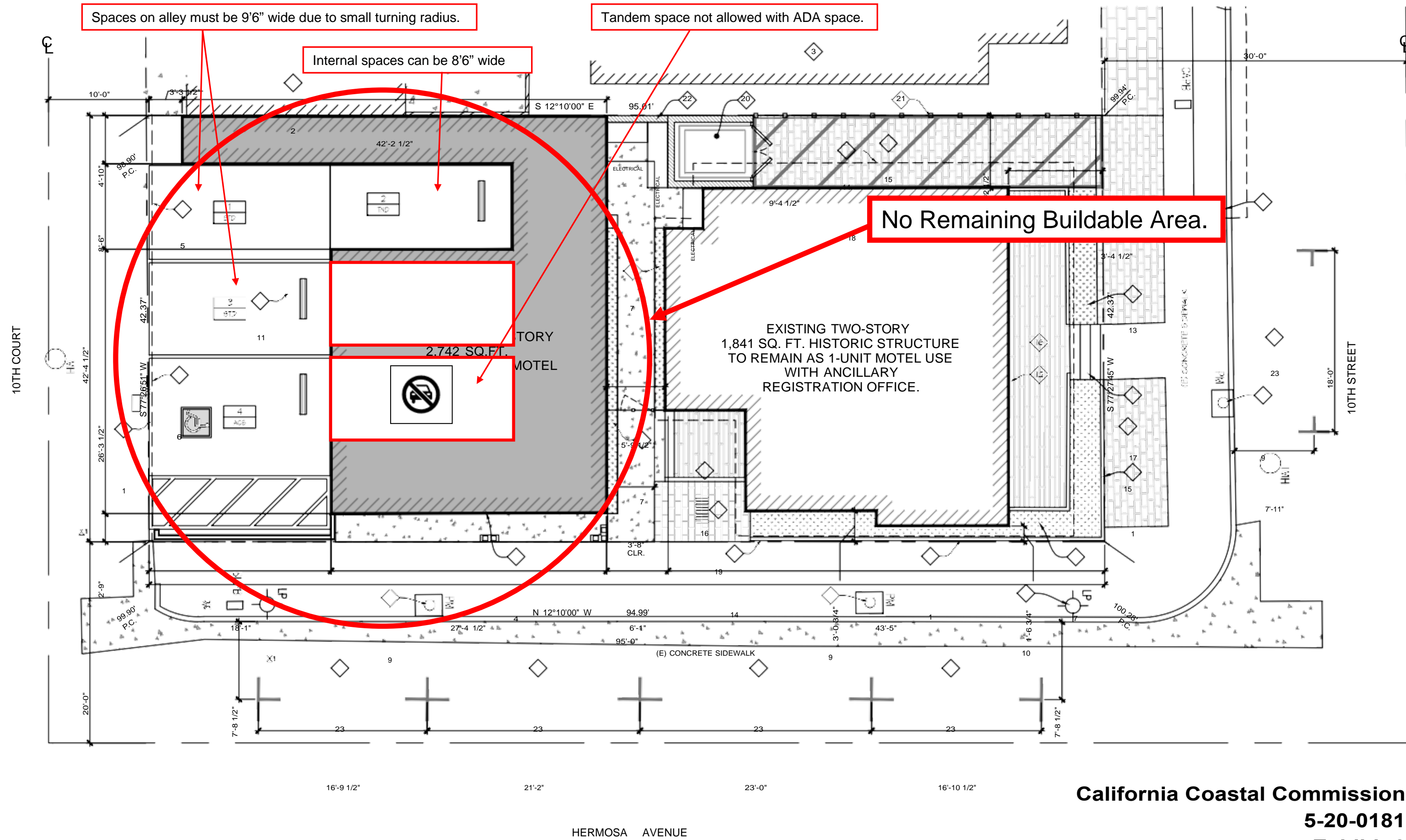
Correct Operating Costs - 1 Low Cost		Correct Operating Costs - 1 Low Cost		Correct Operating Costs - 1 Low Cost	
Bungalow	\$625	Bungalow	\$625	Bungalow	\$625
Bungalow 30 days	\$18,750	Bungalow 30 days	\$18,750	Bungalow 30 days	\$18,750
4 rooms	\$300	4 rooms	\$300	4 rooms	\$300
1 room (low-cost)	\$130	1 room (low-cost)	\$130	1 room (low-cost)	\$130
5 rooms 30 days	\$39,895	5 rooms 30 days	\$39,895	5 rooms 30 days	\$39,895
Gross Income 30 days	\$58,645	Gross Income 30 days	\$58,645	Gross Income 30 days	\$58,645
50% vacancy	\$29,322	25% vacancy	\$43,983	15% vacancy	\$49,848
Operating costs 25%	\$14,661	Operating costs 25%	\$14,661	Operating costs 25%	\$14,661
Net after operating costs 25%	\$14,661	Net after operating costs 25%	\$29,322	Net after operating costs 25%	\$35,187
Green/low income costs 10%	\$5,864	Green/low income costs 10%	\$5,864	Green/low income costs 10%	\$5,864
Net after green/low income costs 10%	\$8,797	Net after green/low income costs 10%	\$23,458	Net after green/low income costs 10%	\$29,322
City tax 12%	\$7,037	City tax 12%	\$7,037	City tax 12%	\$7,037
Net after City tax 12%	\$1,759	Net after City tax 12%	\$16,420	Net after City tax 12%	\$22,285
Annual Operating Income	\$21,112	Annual Operating Income	\$197,046	Annual Operating Income	\$267,419
Total Mortgage and Tax Estimate	\$256,250	Total Mortgage and Tax Estimate	\$256,250	Total Mortgage and Tax Estimate	\$256,250
NET ANNUAL INCOME	<u>(\$235,138)</u>	NET ANNUAL INCOME	<u>(\$59,204)</u>	NET ANNUAL INCOME	<u>\$11,169</u>

Provision of 1-low cost unit at \$129.95, Beach Bungalow at \$675, and 5 units at \$350

Correct Operating Costs - 1 Low Cost		Correct Operating Costs - 1 Low Cost		Correct Operating Costs - 1 Low Cost	
Bungalow	\$675	Bungalow	\$675	Bungalow	\$675
Bungalow 30 days	\$20,250	Bungalow 30 days	\$20,250	Bungalow 30 days	\$20,250
4 rooms	\$350	4 rooms	\$350	4 rooms	\$350
1 room (low-cost)	\$130	1 room (low-cost)	\$130	1 room (low-cost)	\$130
5 rooms 30 days	\$45,895	5 rooms 30 days	\$45,895	5 rooms 30 days	\$45,895
Gross Income 30 days	\$66,145	Gross Income 30 days	\$66,145	Gross Income 30 days	\$66,145
50% vacancy	\$33,072	25% vacancy	\$49,608	15% vacancy	\$56,223
operating costs 25%	\$16,536	operating costs 25%	\$16,536	operating costs 25%	\$16,536
Net after operating costs	\$16,536	Net after operating costs 25%	\$33,072	Net after operating costs 25%	\$39,687
green/low income costs	\$6,614	green/low income costs 10%	\$6,614	green/low income costs 10%	\$6,614
Net after green/low income costs 10%	\$9,922	Net after green/low income costs 10%	\$26,458	Net after green/low income costs 10%	\$33,072
City tax 12%	\$7,937	City tax 12%	\$7,937	City tax 12%	\$7,937
Net after City tax 12%	\$1,984	Net after City tax 12%	\$18,520	Net after City tax 12%	\$25,135
Annual Operating Income	\$23,812	Annual Operating Income	\$222,246	Annual Operating Income	\$301,619
Total Mortgage and Tax Estimate	\$256,250	Total Mortgage and Tax Estimate	\$256,250	Total Mortgage and Tax Estimate	\$256,250
NET ANNUAL INCOME	<u>(\$232,438)</u>	NET ANNUAL INCOME	<u>(\$34,004)</u>	NET ANNUAL INCOME	<u>\$45,369</u>

Cost Per Square Foot Rental Comparison with Local Hermosa Beach Hotels

- 1. The Beach House – 1300 The Strand, Hermosa Beach, CA 90254 – Average cost \$.80/sq. ft. per day
- 2. Grandview Inn – 55 14th St., Hermosa Beach, CA 90254 – Average cost \$.51/sq. ft. per day
- 3. Hotel Hermosa – 2515 Pacific Coast Hwy., Hermosa Beach, CA 90254 – Average cost \$.92/sq. ft. per day
- 4. Hampton Inn & Suites – 1530 Pacific Coast Hwy., Hermosa Beach, CA 90254 – Average cost \$.58/sq. ft. per day
- 5. Holiday Inn Express – 125 Pacific Coast Hwy, Hermosa Beach, CA 90254 – Average cost \$.55/sq. ft. per day
- 6. Sea Sprite Motel – 1016 The Strand, Hermosa Beach, CA 90254 – Average cost \$.50/sq. ft. per day
- 7. Quality Inn & Suites – 901 Aviation Blvd., Hermosa Beach, CA 90254 – Average cost \$.36/sq. ft. per day
- 8. H2O Hotel – 1429 Hermosa Ave., Hermosa Beach, CA 90254 – Average cost \$.69 per sq. ft. per day
- 9. Historical Hermosa Beach Hotel – 70 10th St., Hermosa Beach, CA 90254 – Beach Bungalow - average cost \$.34/sq. ft. per day.
New hotel suites - average cost \$.54/sq. ft. per day.



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		SITE PLAN KEYNOTES		PROPOSED SITE PLAN		SCALE: 3/16"=1'-0"	
1	PROPERTY LINE	7	(N) LANDSCAPE PLANTER AREA (51 SF)	13	(E) LANDSCAPE PLANTER AREA (38 SF)	19	(N) BIKE RACK FOR 8 BIKES
2	(E) THREE STORY BUILDING	8	(N) PEDESTRIAN PATH OF TRAVEL	14	(E) ROOF LINE ABOVE	20	(N) TRASH ENCLOSURE FOR 4 CU.YRD TRASH BIN
3	(E) ONE STORY BUILDING	9	(E) PARKING METER	15	(E) BRICK SURFACE	21	(N) WOOD FENCE. HEIGHT TO BE DETERMINED BY NEIGHBOR'S REQUIREMENTS.
4	(N) FIRST LEVEL BUILDING PERIMETER	10	(E) POWER/LIGHT POLE	16	(E) WOOD DECK PORCH	22	(N) 6'-0" MAX. HEIGHT BLOCK WALL
5	(N) SECOND LEVEL BUILDING PERIMETER	11	PARKING AREA	17	(E) BRICK STEP ENTRY	23	(E) METERED STREET PARKING.

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17/06/27 PLANNING SUBMITTAL
17/08/07 PARKING PLAN & P.C. RESUBMIT
17/12/21 P.C. RESUBMIT
19/01/31 P.C. RESUBMIT

NEW MOTEL BUILDING FOR:
B&J CAPITAL GROUP INVESTMENTS
70 10th STREET., HERMOSA BEACH, CA 90254

PEHA & ASSOCIATES
ARCHITECTURE

Larry Peha, A.I.A.

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