

Civic Facilities Project Advisory Group

Meeting #5
April 7, 2025



WWW.CIVICFACILITIESHB.ORG

Agenda

1. Recap of last 4 meetings
2. Exercise to define the project
3. Project goals/decisions framework



Recap Meeting #1

What the city does

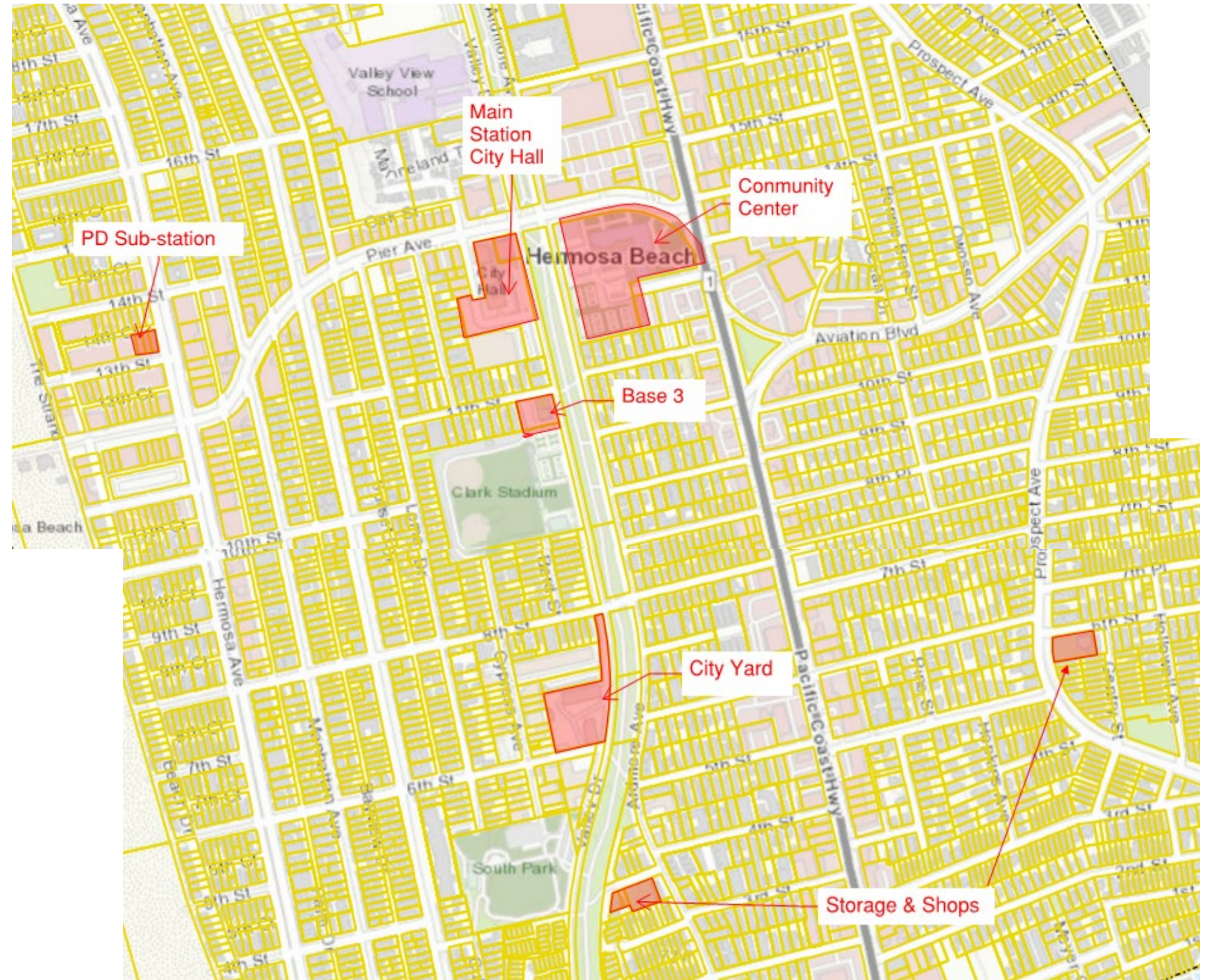
- Department overview & locations
- Project needs
- Deferred maintenance
- Historical information



Overview of Current Facilities

City Departments:

- Police Department (3 locations)
- Emergency Operations Center (EOC)
- City Manager
- City Clerk
- Community Development
- Administrative Services
- Community Resources
- Public Works (4 locations)



Square Footage based on Study Data

58,000 Square Feet

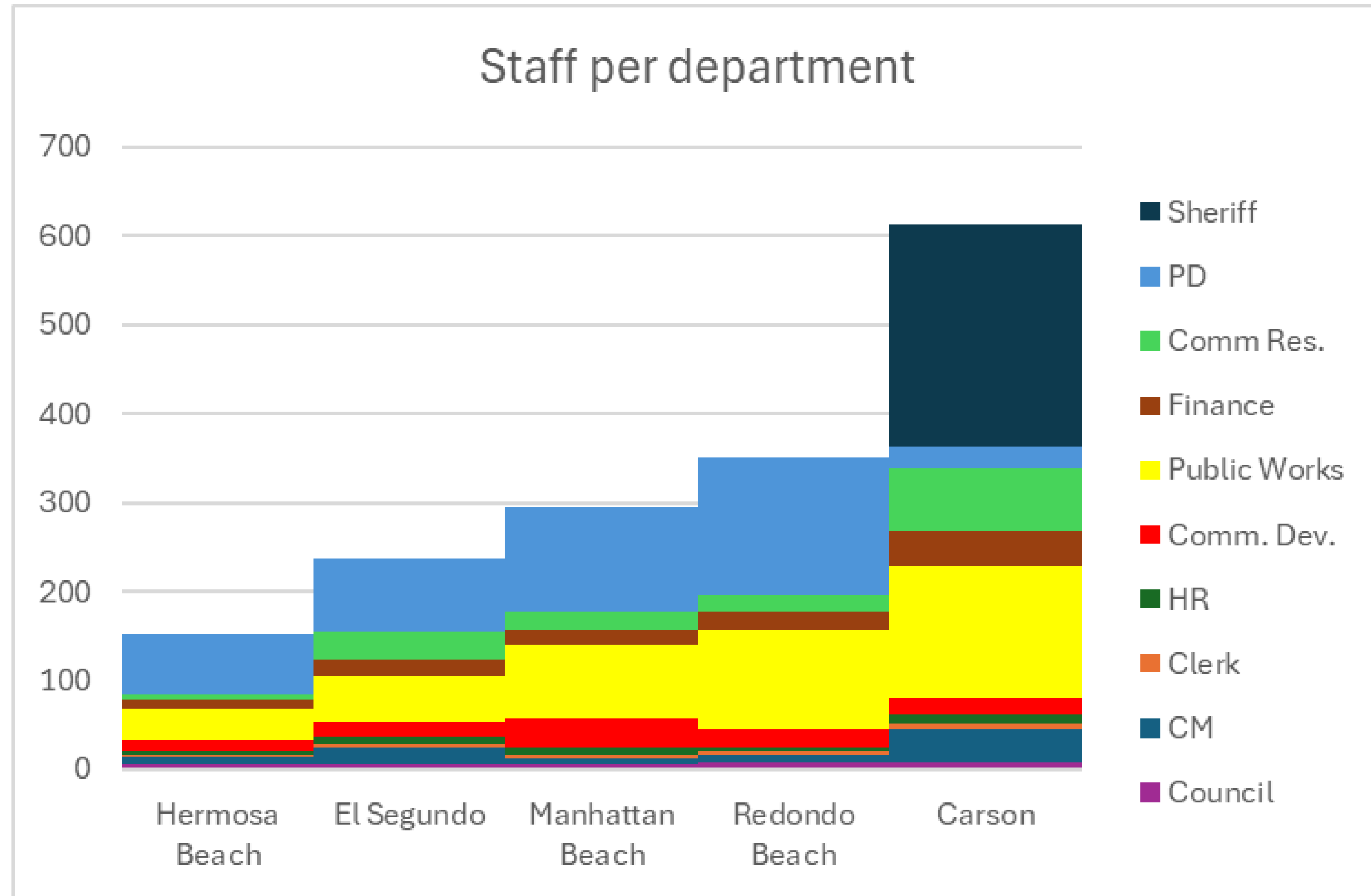
Current Estimated
Square Footage

76,000 Square Feet

Needed Square
Footage



Staffing Level Comparison



Recap Meeting #2

Scope Elements and sites

LOCATION

- Yard Site
- Community Center
- Public Storage
- Civic Center
- Other

SCOPE ELEMENT

- City Yard
- Base 3
- EOC
- City Hall
- Police
- Library
- Fire
- Public Parking



Recap Meeting #3

- Review of other Civic Centers'
- Renovation option



Local city halls comps

City	Year	Size	\$/sf
Malibu	2011	30k sf	\$733
Brentwood	2012	58k sf	\$1,000
Laguna Niguel	2011	67k sf	\$358
Chino Hills	2008	56k sf	\$1,642
Napa	Bid 2019 Not built	112k sf	\$517
Newport	2013	95k Sf	\$1,600
Sunnyvale	2022	170K sf	\$1,105

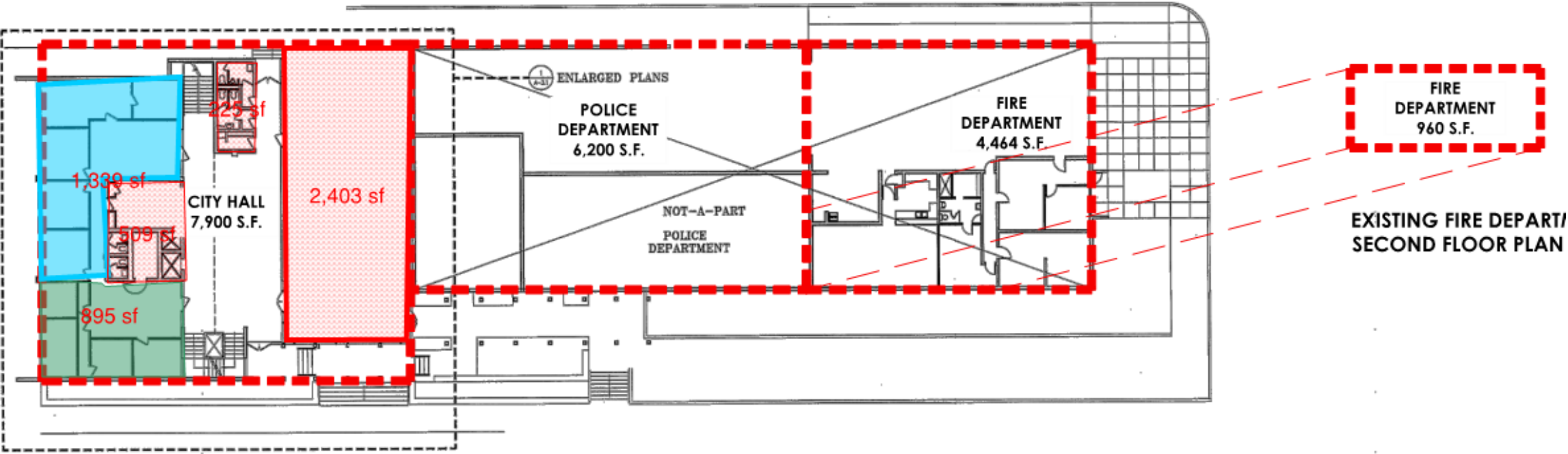


SPACE NEEDS

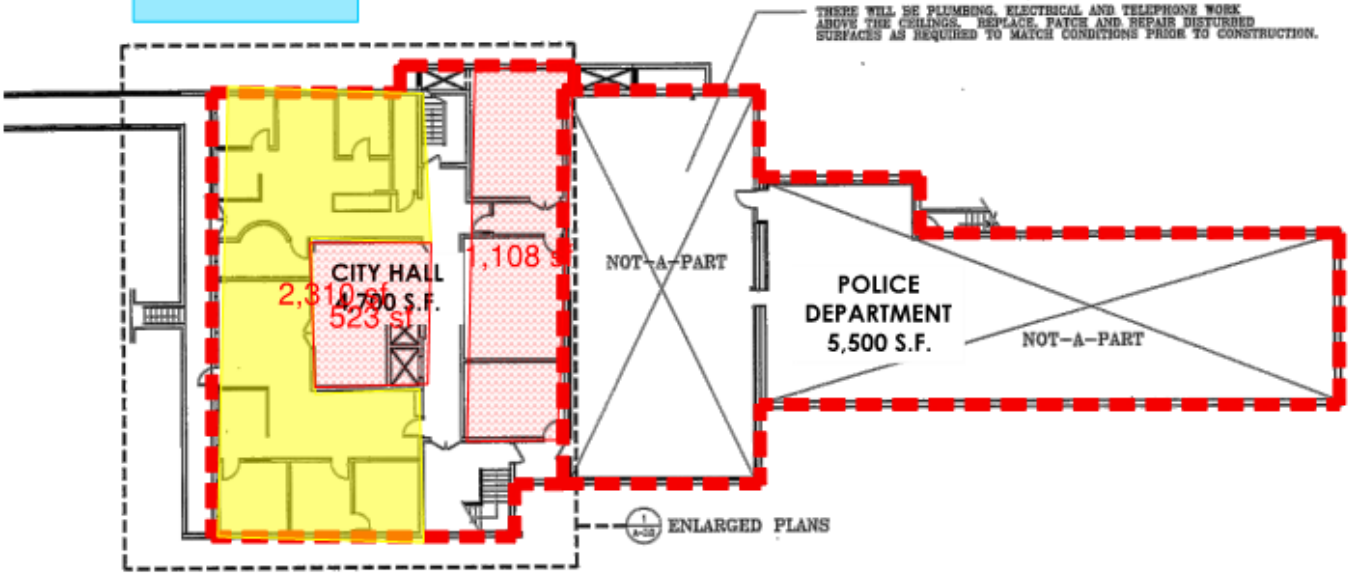
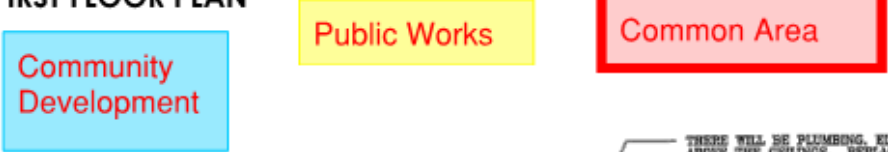
				Current	2016 Needs	2023 Needs
TOTAL Building Need				Est	Assessment	Update
	PD			18,621	38,193	31,610
	City			15,200	27,776	21,772
	PW			13,388	19,300	14,580
	Library			6,500	10,000	8,000
				53,709	95,269	75,962



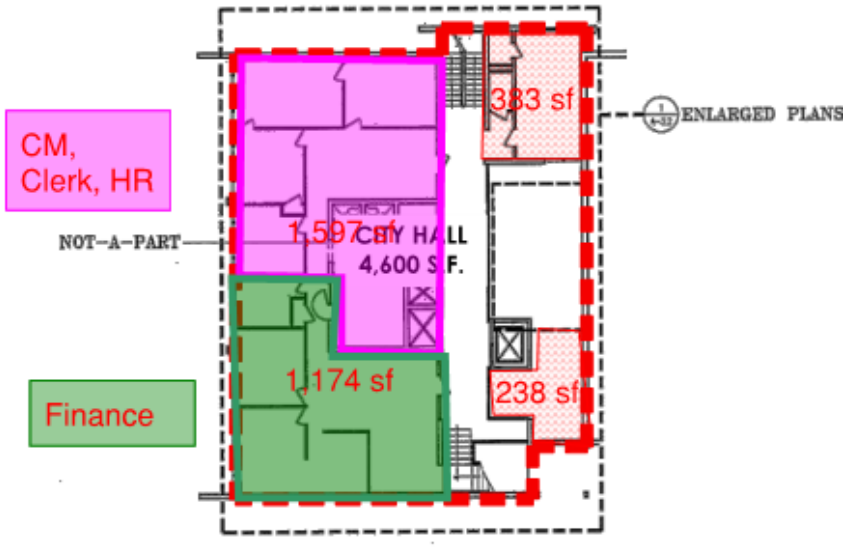
Current Floor Plans



EXISTING CITY HALL, POLICE & FIRE DEPARTMENT
FIRST FLOOR PLAN



EXISTING CITY HALL & POLICE DEPARTMENT
BASEMENT PLAN



EXISTING CITY HALL
SECOND FLOOR PLAN

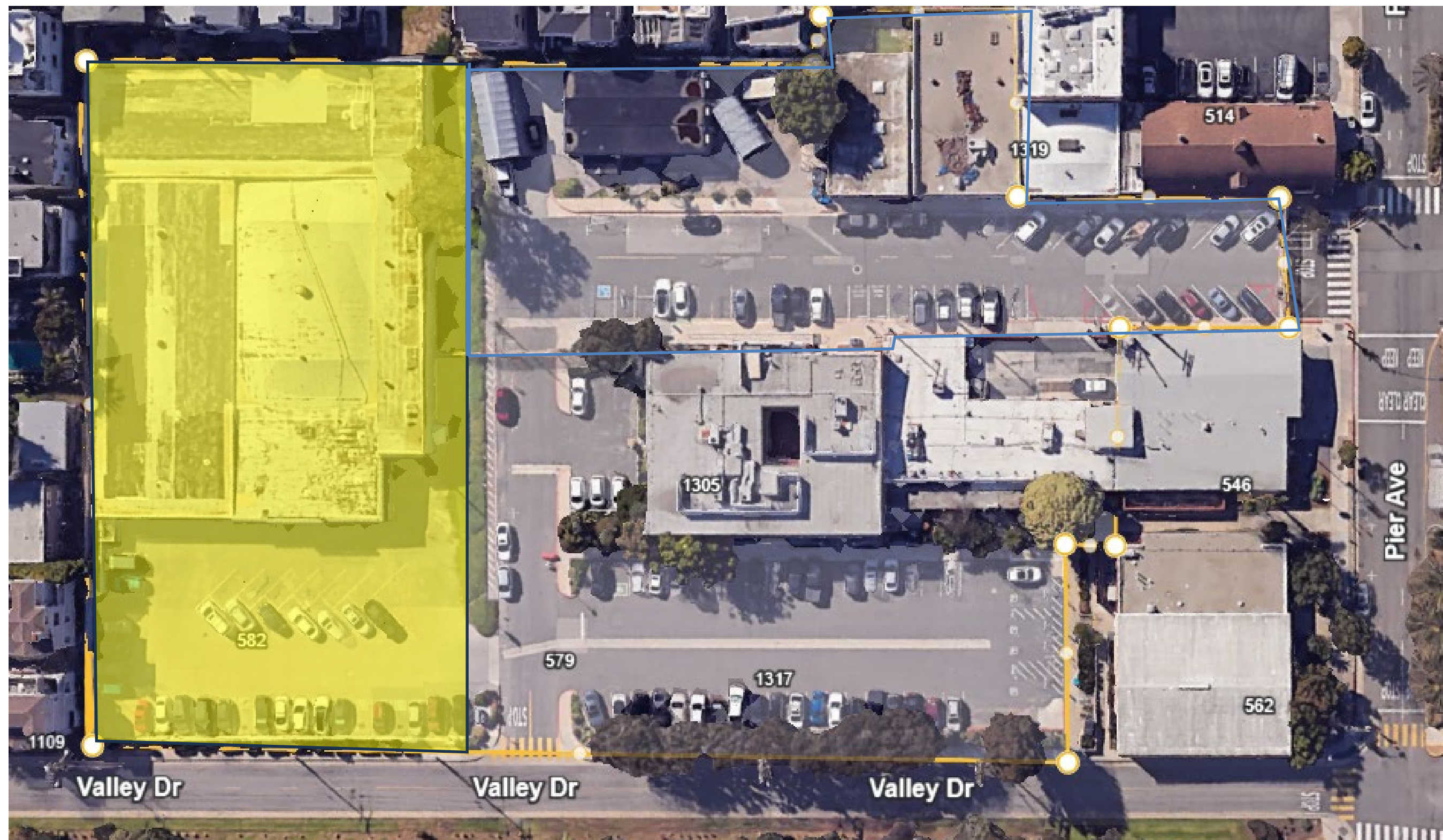


Current Site Plan

133,000 SF Site TOTAL

On option for phasing:

- 1) Demo Self Storage
- 2) Build New PD (35k Site & 30K building (2-3 stories)
- 3) Renovate City Hall – expand into PD space
- 4) Build New City Yard (50K site, 14K buildings)
- 5) Re-develop city yard to replace self storage income



Recap Meeting #4

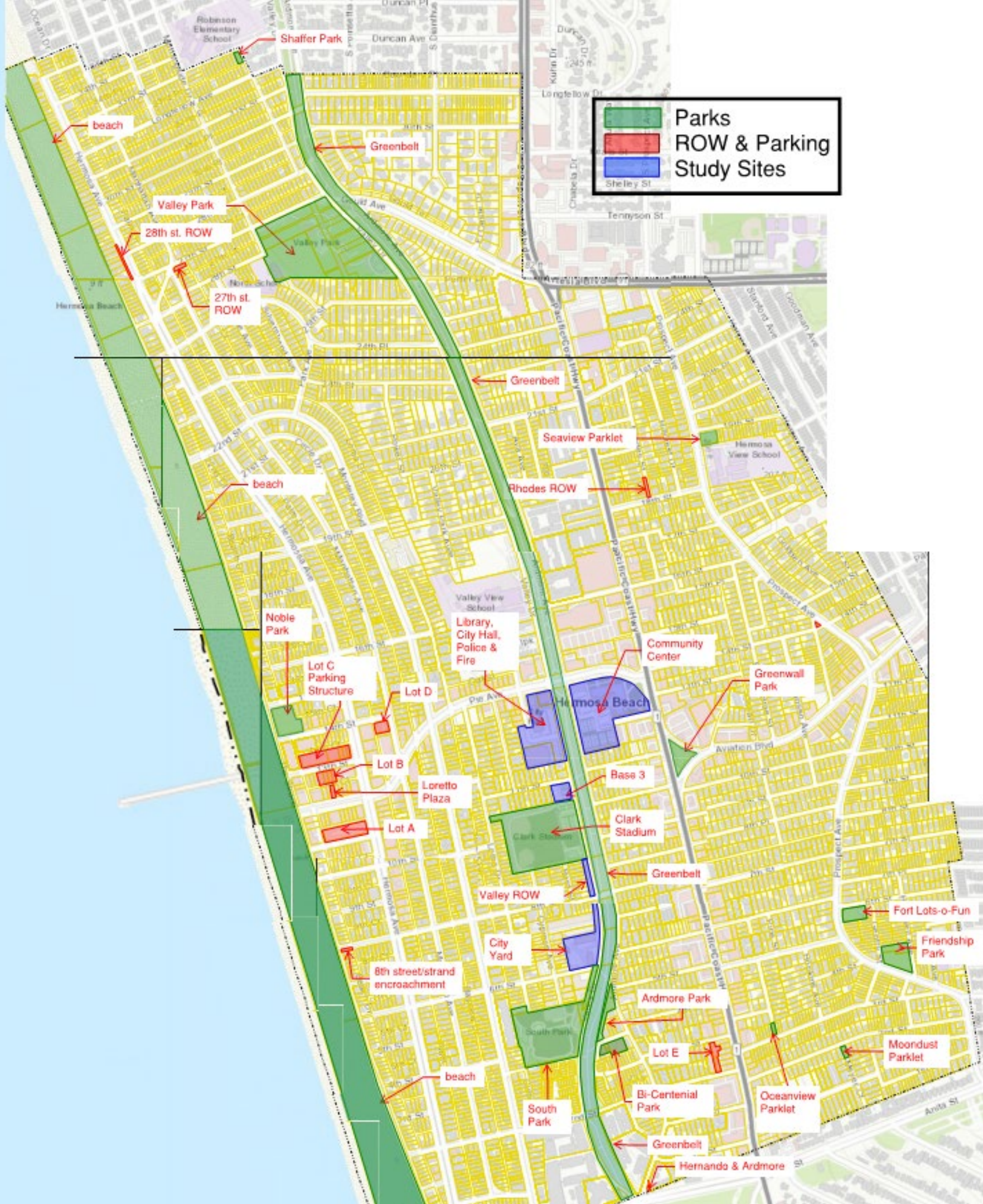
- Funding
 - Available Funds
 - Tax Increment
 - Real Estate
- Financing
 - Bonds
 - Private Capital



City Owned Real Estate

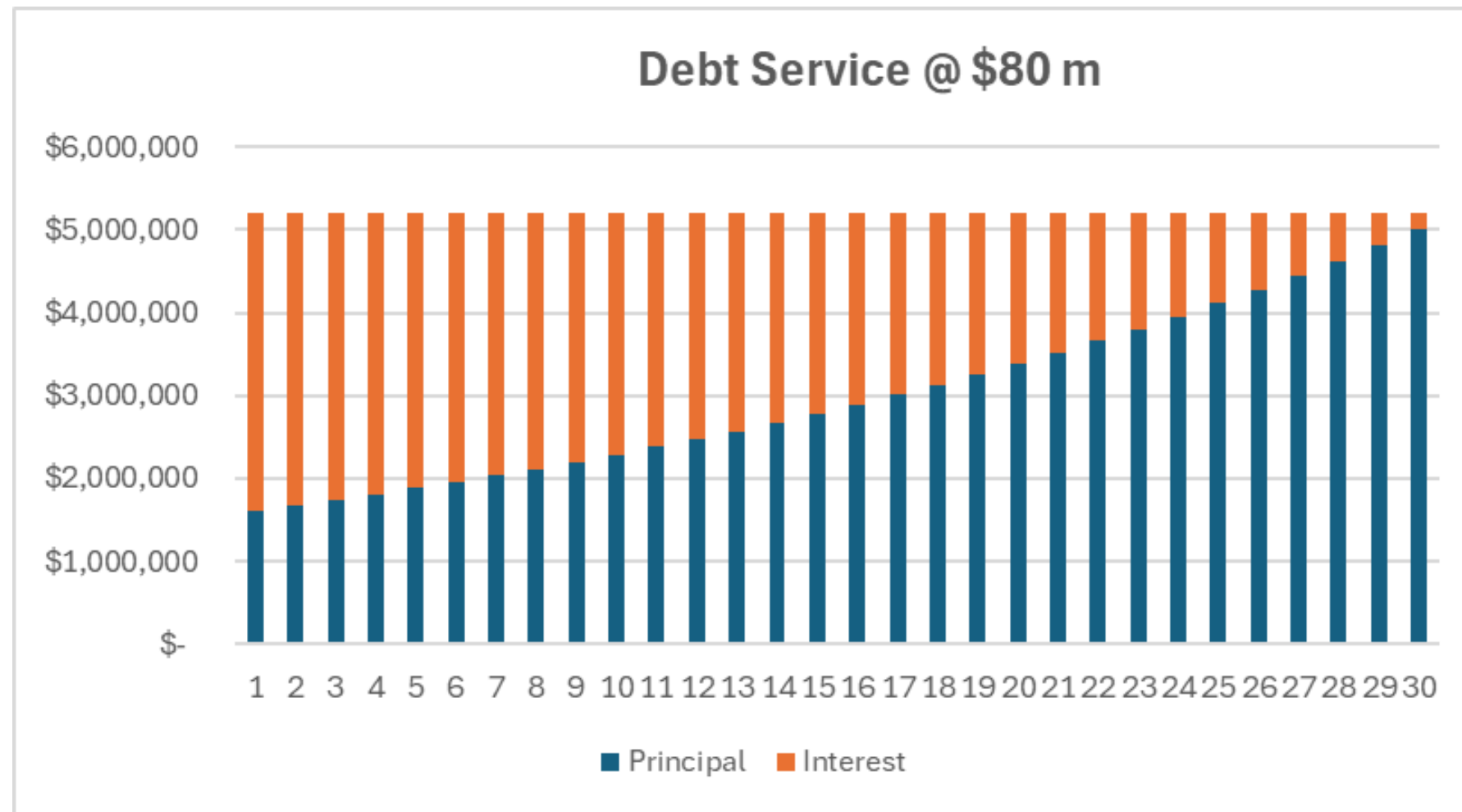
Focus Sites

- Self Storage
- Base 3
- Lot D
- Lot A



Project Costs		\$	90,000,000
Less: One time funds		\$	(10,000,000)
Net Financed		\$	80,000,000

<u>Site & Use</u>	<u>Annual</u>
Lot D - resi	\$ 183,640
Base 3 - Parking	\$ 120,255
Self Storage - Resi	\$ 225,625
Lot A - Hotel	\$ 2,616,939
	<hr/>
	\$ 3,146,459
Need	\$ 5,204,709
Less Cost Savings	<hr/>
	\$(1,484,804)
TOTAL	<hr/>
	\$ 3,719,905
Diff	\$ (573,446)



Exercise

Defining the project

- Needs
- Scope
- Location(s)
- Funding & Financing





CITY OF HERMOSA BEACH :: DECISION-MAKING TOOL

This decision-making tool is designed to:

1. Enhance the effectiveness and efficiency of our government.
2. Identify and optimize opportunities for residents and businesses to improve our quality of life in Hermosa Beach.
3. Create a culture of innovation, so that our challenges become our opportunities and our opportunities enhance our community brand.
4. Ensure the values & priorities of all residents and business owners are considered during the analysis & deliberation of actions.
5. Deliver transparency to the decision-making process so that the public can make informed decisions.

EXERCISE

Apply Plan Hermosa Decision Framework

ENVIRONMENTAL IMPACT

- + 0 - Does it enhance / preserve open space?
- + 0 - Is it in line with Hermosa Beach's carbon neutral goal?
- + 0 - How does it affect the health of the community?
- + 0 - Does it protect Hermosa Beach's natural resources?
- + 0 - Does it keep the beach and ocean clean?
- + 0 - Does it promote walkability / bikeability?

CATALYST FOR INNOVATION

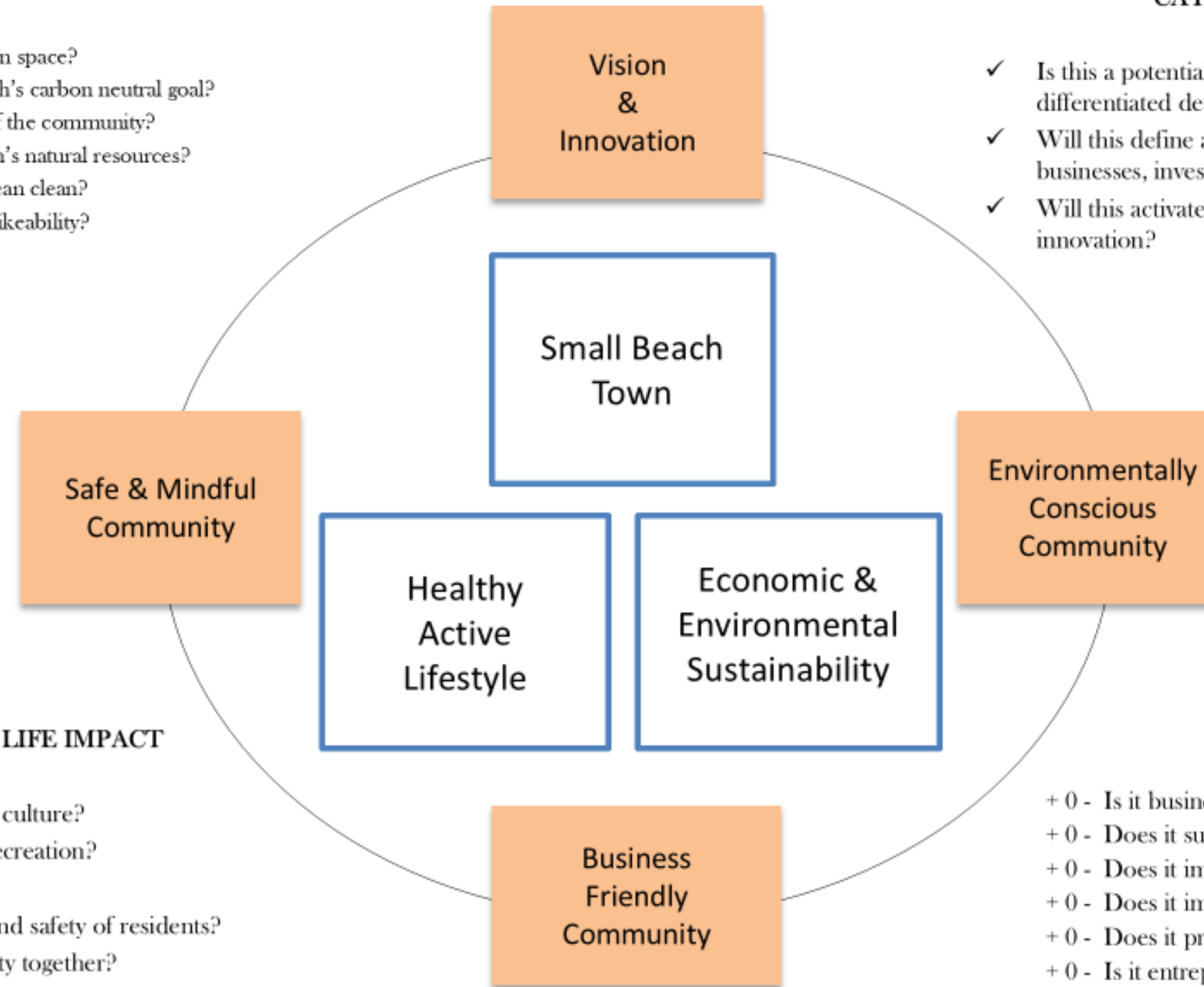
- ✓ Is this a potential catalyst for strategic, transformative and differentiated development, or is this "business as usual"?
- ✓ Will this define and enhance the City brand to attract businesses, investment, tourists and like-minded residents?
- ✓ Will this activate community involvement, participation, and innovation?

QUALITY OF LIFE IMPACT

- + 0 - Does it enhance our beach culture?
- + 0 - Does it enhance outdoor recreation?
- + 0 - Is it family friendly?
- + 0 - Does it impact the health and safety of residents?
- + 0 - Does it bring the community together?
- + 0 - Does it serve the diversity of our population?
- + 0 - Does it acknowledge our cultural heritage?
- + 0 - Is it an appropriate scale for Hermosa Beach?
- + 0 - Is it aesthetically appropriate?
- + 0 - Is it a complementary use of public and private space?

ECONOMIC IMPACT

- + 0 - Is it business-friendly?
- + 0 - Does it support our schools?
- + 0 - Does it improve our infrastructure?
- + 0 - Does it improve property values?
- + 0 - Does it promote our Brand?
- + 0 - Is it entrepreneurial?
- + 0 - Does it serve the local market?
- + 0 - Does it reduce cost, waste or reliance on city resources?
- + 0 - Does it balance public and private incentives?
- + 0 - Does it increase tax and other revenues going to the community?





CITY OF HERMOSA BEACH :: DECISION-MAKING TOOL

Version 1.4 – 03.05.14

This decision-making tool is designed to:

- 1.
- 2.
- 3.

ENVIRONMENTAL IMPACT

CATALYST FOR INNOVATION

