January 8, 2002

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of January 15, 2002

SUBJECT: PRECISE DEVELOPMENT PLAN 01-21

LOCATION: 2697-2699 PACIFIC COAST HIGHWAY

APPLICANT: MICHAEL WUERTH

225 S. SEPULVEDA BOULEVARD MANHATTAN BEACH, CA 90266

REQUEST: TO CONSTRUCT A NEW TWO-STORY COMMERCIAL OFFICE BUILDING

Recommendation

To approve the proposed project subject to conditions in the attached resolution.

Background / Project Information

ZONING: C-3

GENERAL PLAN: General Commercial
 COMBINED LOT AREA: 4,800 Square Feet
 PROPOSED BUILDING AREA: 6,500 Square Feet
 OFFICE SQUARE FOOTAGE: 5,840 Square Feet
 STORAGE SQUARE FOOTAGE: 660 Square Feet

• PARKING REQUIRED: 26 Spaces

• PARKING PROVIDED: 26 Spaces, Including 2 Handicapped

• ENVIRONMENTAL DETERMINATION: Categorically Exempt

The property, located on the west side of Pacific Coast Highway, consists of two lots under common ownership. Access to the site is also available from the alley to the rear. The site currently contains a one-story building that was previously used for an automobile repair shop.

The project is Categorically Exempt as Class 3 (c) because the project is within an urbanized area and does not exceed 10,000 square feet in floor area.

Analysis

A Precise Development Plan approval is required pursuant to Chapter 17.58 of the Zoning Ordinance because the project exceeds 1500 square feet. The proposed two-story building consists of parking and storage on the first floor and office space and an open landscaped courtyard on the second floor. Staff has reviewed the plans for compliance with the C-3 requirements of the Zoning Ordinance.

The project is designed to comply with the 35-foot height limit of the C-3 zone, although precise maximum and proposed building height elevations have not been provided on the plans. This required information is recommended as a Condition of Approval.

1

Adequate parking is provided on the first floor, including 2 handicapped spaces. Pursuant to Chapter 17.44 of the Zoning Ordinance, general office uses require one parking space for every 250 square feet of gross floor area. The parking is accessed from a driveway on Pacific Coast Highway.

Some landscaping is provided in planters within the second floor courtyard and small planters along the building frontage on either side of the central driveway. However staff believes that more substantial landscaping should be provided along the building frontage, including the addition of street trees. Staff reccommends that two street trees be provided (one on either side of the driveway and 20 feet away to provide proper traffic safety clearance. Also, the front planter at grade located to the south of the driveway could be expanded within the building footprint to allow 36-inch box trees to be planted without the loss of required parking.

CONCUR:	Scott Lunceford Planning Assistant	
Sol Blumenfeld, Director Community Development Department		

Attachments

- 1. Resolution
- 2. Location Map
- 3. Photographs