

March 12, 2002

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
March 19, 2002**

SUBJECT: PRECISE DEVELOPMENT PLAN (PDP) MINOR AMENDMENT 02-2,
PARKING PLAN MINOR AMENDMENT 02-2

LOCATION: 702 11TH PLACE – PARKING LOT
(AKA 1131 PACIFIC COAST HIGHWAY)

APPLICANT: BEACH CITIES CHRISTAIN FELLOWSHIP
730 11TH STREET
HERMOSA BEACH, 90254

REQUESTS: TO ELIMINATE REQUIREMENTS FOR SHARED USE OF THE CHURCH
PARKING LOT

Recommendation

To direct staff as deemed appropriate.

Background

ZONING: C-3

GENERAL PLAN: General Commercial

LOT SIZE: 6500 square feet

The subject parking lot is located behind the ARCO station and on Pacific Coast Highway, with access from 11th Place and 11th Street. The applicant previously obtained approval from the City (Precise Development Plan 99-27) to pave the northern portion of the parking lot to double the size of the existing church parking. The fees for the PDP and the fees for the building permit and plan checking were waived by the City Council because the lot would be available for public use when not in use by the church. The applicant also obtained approval from the City (Parking Plan 00-2) to expand the church with off-site parking provided in this shared parking lot. The northern half of the parking lot is not owned by the church, but is leased from Best California Gas Co. on a long-term basis. The parking lot expansion and repaving was completed in October of 2000.

The conditions of approval of the PDP (P.C. Resolution 99-50) include a requirement that “signs shall be installed designating the use restrictions for the parking lot, including authorized users of the lot and hours limitations. The use restrictions shall only allow limited exclusive use of the lot for church or other private parking purposes subject to the approval of the Community Development Director, and otherwise shall be available for public use.” Also the conditions of the Parking Plan (P.C. Resolution 00-32) include a requirement that the common parking lot must be “improved, maintained, and used pursuant to the conditions...” of the PDP.

The church has found it difficult to meet the terms of this public use requirement, because of previously unforeseen issues of liability and parking needs for the church, which can vary from week to week. They have found when the lot is left open neighboring uses can usurp the lot when needed by the church, and the costs of providing an attendant is prohibitive. The Church has been working with the City on an alternative solution for the City to lease the lot and control use with parking meters, with sub-lease to the church on Sundays and other needed times. This alternative was considered, and was not found to be feasible or cost effective for the City or applicant.

Analysis

The church is now requesting removal of the conditions requiring public use, so they can open and close the lot as needed without obligation for public availability. This change is considered a “minor” amendment because it only involves removing conditions of the existing approvals. However, this change will alter the expected use of the parking lot when the project was first approved. Since the fee waivers were given based on the assumption the lot would be available for public use staff recommends that if approved, the amendment include a condition of approval that the previously waived fees be paid (approximately \$3,000).

CONCUR:

Ken Robertson
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Location Map
2. P.C. Resolutions 99-50 and 00-32

Pdp1131