

September 12, 2002

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

**Regular Meeting of
September 17, 2002**

SUBJECT: PRECISE DEVELOPMENT PLAN AMENDMENT 02-13

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: 5,028 Square Feet
- OFFICE SQUARE FOOTAGE: 5,028 Square Feet
- PARKING REQUIRED: 20 Spaces
- PARKING PROVIDED: 20 Spaces, Including 2 Handicapped
- ENVIRONMENTAL DETERMINATION: Categorically Exempt

At the meeting of January 15, 2002, the Planning Commission approved a Precise Development Plan to allow the construction of a new two-story 6,500 square foot commercial office building.

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 Categorical 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

The applicant has wholly changed and reduced the scope of the previously approved proposal in order to reduce the overall cost of the project. A Precise Development Plan Amendment approval is required pursuant to Chapter 17.58 of the Zoning Ordinance because the project as amended still exceeds 1500 square feet. The key changes from the previously approved design and the new design are parking, building layout and lot coverage, and landscaping. Staff has reviewed the new plans for compliance with the C-3 requirements of the Zoning Ordinance.

The newly proposed two-story building is much simpler and smaller in scope, and consists of office space on both floors with uncovered surface parking. The old building design had covered parking and storage on the first floor, and office space and a large open landscaped courtyard on the second floor. Also, lot coverage for the old project was nearly 100% whereas the new building has lot coverage of 31%.

The project is designed to comply with the 35-foot height limit of the C-3 zone. As proposed, the building is 33.2 feet in height at the highest point.

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. Adequate parking is provided, including 2 handicapped spaces, with 12 spaces accessed from a driveway on Pacific Coast Highway and 8 spaces accessed from the rear alley. Staff does not believe that the new parking layout is the best in terms of urban design and nuisance control. In the old design all of the parking was covered and the main access was from a driveway on Pacific Coast Highway. The newly proposed parking spaces having access off the rear alley are uncovered and can only be accessed from the alley. Thus the new plan causes more alley traffic than the old plan and the old plan had partial wall coverage between the parking and the residential uses adjacent to the alley on the westerly side. As a partial mitigating measure, staff proposes that a trellis and vine pocket planters be installed to help screen the rear parking.

There is much more landscaping provided in the new design as compared to the old design. Landscaping is provided in planters that surround the front parking area. Staff recommends that the planters be bermed in order to better screen the parking from the street. The proposed landscaping includes 17 15-gallon queen palm trees, but staff believes that 24-inch box trees should be the size minimum for the project. Also the plans do not note an irrigation system. These items have been included as conditions of approval on the attached resolution.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs

P.C. RESOLUTION NO. 02-

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN AMENDMENT FOR A TWO-STORY 5,000 SQUARE FOOT COMMERCIAL OFFICE BUILDING AT 2697-2699 PACIFIC COAST HIGHWAY, AND LEGALLY DESCRIBED AS PART OF LOT A, TRACT 1594

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Michael Wuerth owner of property at 2697-2699 Pacific Coast Highway seeking approval of a Precise Development Plan Amendment to construct a two-story commercial office building.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for a Precise Development Plan on September 17, 2002, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant is proposing to construct a two-story commercial office building containing 5,000 square feet of office and storage space, which requires a Precise Development Plan pursuant to Chapter 17.58 of the Zoning Ordinance.

2. The subject site is located on the west side of Pacific Coast Highway, north of Artesia/Gould Avenue. The property contains an existing one-story automobile repair shop and is mainly surrounded by other commercial uses and commercially zoned property, except for single-family residential uses to the west separated from the subject property by an alley.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Precise Development Plan Amendment.

1. The project is consistent with applicable general and specific plans, and is in compliance with the use and development requirements of the Zoning Ordinance.

2. The site is zoned C-3, General Commercial, and the project and proposed use complies with the development standards contained therein.

3. The project has been reviewed pursuant to Chapter 17.58, Precise Development Plans and is consistent with the standards and review criteria contained therein.

4. Compliance with the Conditions of Approval will mitigate any negative impact resulting from the issuance of the Precise Development Plan.

1 5. The project is Categorically Exempt from the requirement for an environmental assessment,
2 pursuant to the California Environmental Quality Act Guidelines, Section 15303(c) with the finding that the
3 project is an office structure, in an urbanized area, which does not exceed 10,000 square feet in floor area.

4 Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Precise
5 Development Plan Amendment subject to the following **Conditions of Approval:**

- 6 **1. The development and continued use of the property shall be in conformance with**
7 **submitted plans reviewed by the Planning Commission at their meeting of September**
8 **17, 2002. Minor modifications to the plan shall be reviewed and may be approved by**
9 **the Community Development Director.**
- 10 **2. Architectural treatment shall be as shown on building elevations and site and floor**
11 **plans. Any modification shall require approval by the Community Development**
12 **Director.**
- 13 **3. The project shall comply with the requirements of the Fire Department and the Public**
14 **Works Department.**
- 15 **4. Final building plans/construction drawings including site, elevation, floor plan,**
16 **sections, details, signage, landscaping and irrigation, submitted for building permit**
17 **issuance shall be reviewed for consistency with the plans approved by the Planning**
18 **Commission and the conditions of this resolution, and approved by the Community**
19 **Development Director prior to the issuance of any Building Permit.**
 - 20 **a.) Revised and detailed landscaping plans shall be included which specify plant sizes,**
21 **with all proposed trees to be minimum 24” box size, and berming of the planters**
22 **surrounding the front parking area.**
 - 23 **b.) An automatic landscape sprinkler system shall be provided, and shall be shown on**
24 **landscaping plans (building permits are required).**
 - 25 **c.) A trellis and vine pocket planters shall be installed to screen the parking adjacent**
26 **to the alley to the satisfaction of the Community Development Director.**
 - 27 **d.) Final roof plans shall be revised to include all property lines, corner point**
28 **elevations, and critical height point information (locations and elevations).**
- 29 **5. All exterior lights shall be located and oriented in a manner to insure that neighboring**
 residential property and public right-of-way shall not be adversely effected.
- 6. An oil separator for on-site stormwater drainage shall be provided in the parking lot to**
 the satisfaction of the Public Works Department.
- 7. The parcels comprising the subject property shall be merged prior to issuance of**
 building permits.
- 8. The project and operation of the businesses shall comply with all applicable**
 requirements of the Municipal Code.

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Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

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