

**P.C. RESOLUTION NO. 02-39**

**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.

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

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

- 3            **1. The development and continued use of the property shall be in conformance with**  
4            **submitted plans reviewed by the Planning Commission at their meeting of September**  
5            **17, 2002. Minor modifications to the plan shall be reviewed and may be approved by**  
6            **the Community Development Director.**
- 7            **2. Architectural treatment shall be as shown on building elevations and site and floor**  
8            **plans. Any modification shall require approval by the Community Development**  
9            **Director.**
- 10           **3. The project shall comply with the requirements of the Fire Department and the Public**  
11           **Works Department.**
- 12           **4. Final building plans/construction drawings including site, elevation, floor plan,**  
13           **sections, details, signage, landscaping and irrigation, submitted for building permit**  
14           **issuance shall be reviewed for consistency with the plans approved by the Planning**  
15           **Commission and the conditions of this resolution, and approved by the Community**  
16           **Development Director prior to the issuance of any Building Permit.**
  - 17           **a.) Revised and detailed landscaping plans shall be included which specify plant sizes,**  
18           **with all proposed trees to be minimum 24” box size, and berming of the planters**  
19           **surrounding the front parking area.**
  - 20           **b.) An automatic landscape sprinkler system shall be provided, and shall be shown on**  
21           **landscaping plans (building permits are required).**
  - 22           **c.) A trellis and vine pocket planters shall be installed to screen the parking adjacent**  
23           **to the alley to the satisfaction of the Community Development Director.**
  - 24           **d.) Final roof plans shall be revised to include all property lines, corner point**  
25           **elevations, and critical height point information (locations and elevations).**
  - 26           **e.) Roof screening must be provided for all HVAC units and other rooftop equipment**  
27           **to the satisfaction of the Community Development Director.**
- 28           **5. All exterior lights shall be located and oriented in a manner to insure that neighboring**  
29           **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.**
- 9. Parking in rear shall be designated and signed as employee parking.**



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

---

Ron Pizer, Chairman

---

Sol Blumenfeld, Secretary

---

Date

Pdpr02-13