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**RESOLUTION P.C. 02-41**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO APPROVE A PARKING PLAN, PRECISE DEVELOPMENT PLAN AND VARIANCE TO CONSTRUCT A WAREHOUSE/STORAGE BUILDING EXPANSION TO AN EXISTING MANUFACTURING BUILDING AT 618 CYPRESS AVENUE LEGALLY DESCRIBED AS A LOT 8, BLOCK 1 TRACT NO. 1686.**

The Planning Commission does hereby resolve and order as follows:

Section 1. An application was filed by Michael Mantel owners of real property located at 618 Cypress Avenue in Hermosa Beach, seeking to construct a warehouse/storage building expansion and seeking a Parking Plan to provide one parking space in tandem and approval of the expansion for use as warehouse storage with associated warehouse parking requirements and a Precise Development Plan and Variance from Section 17.52.030 B (2) to allow an expansion in excess of 100% of the building valuation.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the application for a Variance, Parking Plan and Precise Development Plan on October 15, 2002 at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

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

1. The applicant is proposing to construct a 2,499 square foot warehouse/storage building expansion. A Variance is necessary to complete the project pursuant to submitted plans and to obtain relief from the non-conforming building expansion limitation established under Chapter 17.52. A Parking Plan is necessary to permit one tandem parking space and approval of the proposed warehouse/storage use. A Precise Development Plan is necessary because the proposed building expansion exceeds 1,500 square feet.
2. The subject lot is approximately a 30' X 100', with a lot size of 3,000 square feet, and is an interior lot with street access from Cypress Avenue.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Variance from the building expansion limitations under Section 17.52.030 B (2).

1. There are exceptional circumstances relating to the property because the lot is unique or peculiar as compared to surrounding properties for the reasons, as follows:
  - *The small size of the lot and existing building.* The lot contains only 3,000 square feet as compared to surrounding properties which generally consist of tied or merged parcels of 6,000 square feet or greater. The 79 other lots in the neighborhood within the 300-foot radius, within the same M-1 zone, vary widely in size with a few lots ranging from 3,000 square feet to lots of 40,230 square feet. Only eight lots

1 (including the subject lot) are 3,000 square feet and most are 6,000 square feet or  
2 greater. The small lot size limits the potential for a building expansion to  
3 accommodate the flammable and combustible materials storage associated with the  
4 applicant's business. This type of storage has more restrictive construction and  
5 occupancy requirements under the Building Code than other uses and properties in  
6 the area since it necessitate construction of a code complying building for such  
7 storage is required on the small lot, while accommodating adequate on-site parking.  
8 Furthermore, the existing building is only 1,200 square feet and an expansion limited  
9 to a similar size will not accommodate the needs of the business.

- 10 □ *The interior lot condition and building orientation* . In addition to being a relatively  
11 small lot, the interior lot condition and the orientation of the existing building  
12 located with access exclusively at Cypress Avenue, limits the ability to provide  
13 parking on site and maintain an existing building. Most lots are larger and can  
14 accommodate a driveway and on-site parking in the neighborhood (i.e. 6,000 square  
15 feet or greater). The existing building location on an interior lot severely limits the  
16 ability to provide parking on-site and maintain use of the existing building for a  
17 viable manufacturing use and an adequately sized building expansion for  
18 warehouse/storage.

- 19 2. The Variance is necessary for the enjoyment of a substantial property right possessed other  
20 properties in the vicinity in order to build a reasonably sized warehouse building expansion  
21 in parity with other manufacturing and warehouse/storage uses in the area. After examining  
22 the typical lot size and configuration of properties in the area, the Commission finds that  
23 most are larger and can accommodate parking and manufacturing and warehouse business  
24 operational needs in contrast to the applicant's property and business operational requirements  
25 which constrain use of the property relative to storage of combustible and flammable material.  
26 These storage requirements directly affect project construction and utilization of the property.  
27 The small lot size limits the potential for a building expansion to accommodate the storage  
28 needs of the applicant's business while accommodating on-site parking. Furthermore, there  
29 are more restrictive construction and occupancy limitations and constraints in complying with  
30 storage requirements on the property as stipulated by the Building Code as compared with  
31 other businesses and properties in the area.

32 In addition, the conditions of the business storage and site are unique to the property in  
33 question and the proposed variations are minor in nature, and still keep the project consistent  
34 with parking requirements of the zone relative to expansion of non-conforming buildings and  
35 parking requirements for warehouse/storage facilities. In other words, the granting of this  
36 *Variance will not confer any special privilege inconsistent with the limitations upon other  
37 properties in the vicinity*, as the basic requirement for parking is being met under the code and  
38 the proposed building expansion for warehouse storage has a lesser parking demand than  
39 manufacturing uses which are located in the area.

- 40 3. The project will not be materially detrimental to property improvements in the vicinity and  
41 zone since the project complies with all other requirements of the Zone Code and the project  
42 scale is consistent with and still smaller than the typical manufacturing and warehouse/storage  
43 uses in the area. Further, the Variance relates to technical standards in the Zoning Ordinance  
44 related to maximum building expansion and does not otherwise impact the actual number of  
45 required parking spaces for the project.

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2 4. The Variance is consistent with the General Plan because the construction of a manufacturing  
3 and warehouse/storage facility is consistent with the General Plan.

4 Section 5. Based on the foregoing, the Planning Commission hereby approves the Variance  
5 from maximum limitation requirements on building expansion under Chapter 17.52 of the Zone  
6 Code subject to the following conditions:

- 7 1. **The project shall be consistent with submitted plans reviewed by the**  
8 **Planning Commission at their meeting of September 17, 2002. Any further**  
9 **minor modifications to the plan which do not affect the use or parking for the**  
10 **property shall be reviewed and may be approved by the Community**  
11 **Development Director.**
- 12 2. **The owner shall submit revised plans indicating the location of driveway**  
13 **access and all on-site parking within the existing building in conformance**  
14 **with Chapter 17.44 of the Zone Code. The plan submittal shall be prepared**  
15 **by a licensed design professional and include a property survey and roof plan**  
16 **clearly indicating all property lines, and critical point elevations for the**  
17 **building expansion and all finished floor and site elevation information.**
- 18 3. **The project design may be modified as required to conform to the**  
19 **requirements of the Building Code relative to storage and occupancy and all**  
20 **storage shall be contained within an approved and permitted building.**
- 21 4. **The owner shall record a covenant in a form acceptable to the City Attorney,**  
22 **guaranteeing the proposed building expansion shall be used exclusively for**  
23 **warehouse/storage purposes and will not be converted to another use.**
- 24 6. **The Variance is specifically limited to the situation and circumstances that**  
25 **result relative to the proposed project and is not applicable to the development**  
26 **future projects.**

27 VOTE: AYES: Kersenboom, Perrotti, Pizer, Tucker  
28 NOES: Hoffman  
29 ABSTAIN: None  
ABSENT: None

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 02-41 is a true and complete record of the  
action taken by the Planning Commission of the City of Hermosa Beach, California at their  
regular meeting of October 15, 2002

\_\_\_\_\_  
Ron Pizer, Chairman

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Sol Blumenfeld, Secretary

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Date

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