

P.C. RESOLUTION 02-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND PRECISE DEVELOPMENT PLAN TO DENY A REQUEST TO DEVELOP A ONE-STORY, 13,212 SQUARE FOOT COMMERCIAL BUILDING FOR A DRUG STORE AND MARKET, AND A DRIVE-THROUGH LANE FOR PURCHASE AND PICK-UP OF PHARMACY PRODUCTS AT 155 PACIFIC COAST HIGHWAY LEGALLY DESCRIBED AS PORTIONS OF LOTS 90-95 INCLUSIVE AND LOTS 96, 97, 98, 118, AND 119 WALTER RANSOM CO'S VENABLE PLACE

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

Section 1. An application was filed by Regency Centers, part owner and part lessee of property comprising the project site at 155 and 159 Pacific Coast Highway seeking approval of a Precise Development Plan to construct a 13,212 Square foot commercial building for a drugstore and market and a Conditional Use Permit for a drive-through pharmacy.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for a Precise Development Plan, and Conditional Use on November 19, 2002, and considered testimony and evidence. Based on the testimony and evidence received the Planning Commission makes the following factual findings:

1. The applicant is proposing to construct a one-story commercial building for a drugstore and market containing 13,212 square feet with a double drive-through lane for pharmacy drop off and pick up, which requires a Precise Development Plan pursuant to Chapter 17.58 of the Zoning Ordinance.

2. Pursuant to Section 17.26.040 regarding similar uses, the City Council previously determined that a drive-through teller window may be permitted in conjunction with a bank with the approval of a Conditional Use Permit. The proposed drive-through for a pharmacy is very similar to the bank and therefore also may be permitted with a Conditional Use Permit.

3. The subject site is located on the West Side of P.C.H. between First Place and Second Street. The property contains an auto dealership and repair business and one nonconforming residential building. The proposed project involves the demolition of all existing structures and the construction of a new one-story commercial building and surface parking lot.

Section 3. Based on the foregoing factual findings the Planning Commission makes the following findings pertaining to the application for a Precise Development Plan and Conditional Use Permit:

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5. The project as submitted does not meet the requirements for approval of a Precise Development Plan as set forth in Chapter 17.38.330, and pursuant to the criteria of Hermosa Beach Municipal Code Section 17.38.330(D) the project meets the criteria for denial of a Precise Development Plan. In making this finding, the Planning Commission has determined that:

- a. The project will substantially depreciate property values in the vicinity, or interfere with the use or enjoyment of property in such area, because of excessive dissimilarity or inappropriateness of design in relation to the surrounding vicinity.
- a. The project will have significant local environmental adverse impacts related to traffic, and noise that cannot be mitigated through conditions of approval.

Section 5. Based on the foregoing, the Planning Commission hereby denies the subject Precise Development Plan and Conditional Use Permit.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 02- 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 November 19, 2002.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

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