

May 12, 2003

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

**Regular Meeting of  
May 20, 2003**

SUBJECT: REQUEST TO EXTEND A PRECISE DEVELOPMENT PLAN, PARKING PLAN  
AND VARIANCE, RESOLUTION NO. 02-6201, HERMOSA PAVILLION,  
1605 PACIFIC COAST HIGHWAY

**Recommendation:**

That the Planning Commission direct staff as deemed appropriate.

**Background:**

On May 12, 2003, the applicant submitted a request to extend the subject discretionary permits. There have been six iterations of the project. The first was approved in July 1986 and was partially implemented but failed. The latest was approved on June 11, 2002 and involves the redevelopment of an existing commercial building with 108,430 square feet of development consisting of 25,380 square feet of office, 68,000 square feet of fitness club and 15,050 square feet of retail and related structured parking.<sup>1</sup>

**Analysis:**

The applicant indicates that the project has been delayed in litigation over the past three years which prevented him from executing the project permits that effectively expire in June 2003. The litigation is expected to be resolved in six months according to the attached correspondence. Section 17.58 .050 of the Zone Code provides that an approved Precise Development Plan shall be valid for a one year period. Should development fail to commence within such time limitation and no extension is granted, the permit is void. The project Parking Plan and Variance expirations are regulated under Section 17.70.020 of the Zone Code which provides that any permit or Variance granted by the Planning Commission or City Council shall be null and void if not executed within the date specified in the permit or if no date is specified, within two years from the date of approval. The project Resolution does not contain a final date to execute the Variance or Parking Plans so these actions expire on June 11, 2004, however, without the Precise Development Plan in effect, the other permits cannot be executed.

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Sol Blumenfeld, Director  
Community Development Department

Notes

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1. A complete list of proposed projects and related development programs for the property is on file in the Community Development Department.

Attachments:

1. Resolution No. 02-6201
2. Correspondence