

February 10, 2004

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

**Regular Meeting of  
February 17, 2004**

SUBJECT: PARKING PLAN 04-1

LOCATION: 3201 PACIFIC COAST HIGHWAY

APPLICANT: PACSAN MANAGEMENT CORPORATION  
6033 WEST CENTURY BOULEVARD, SUITE 1020  
LOS ANGELES, CA 90045

REQUEST: TO ALLOW THE ADDITION OF 318 SQUARE FEET TO AN EXISTING OFFICE BUILDING WHILE CONVERTING 331 SQUARE FEET OF EXISTING OFFICE SPACE TO A MECHANICAL ROOM WITHOUT PROVIDING ADDITIONAL PARKING

**Recommendation**

To approve the request subject to the conditions as contained in the attached resolution.

**Background**

PROJECT INFORMATION:

ZONING:	C-3, General Commercial
GENERAL PLAN:	General Commercial
EXISTING TOTAL FLOOR AREA:	5,750 Square Feet
PROPOSED TOTAL FLOOR AREA:	6,068 Square Feet
TOTAL EXISTING PARKING:	19
TOTAL PARKING REQUIRED:	24
ENVIRONMENTAL DETERMINATION:	Categorically Exempt
EXISTING USE:	General Office

The subject office building is located at the corner of Longfellow Avenue and Pacific Coast Highway. The building was constructed in 1982 at a parking ratio of 1 space per 300 square feet and is thus nonconforming to current parking requirements for general office uses in the C-3 Zone. The parking requirement for a general office use is 1 space per 250 square feet. The proposed addition of 318 square feet of floor area requires one additional parking space pursuant to Section 17.44.140(D) of the Zoning Ordinance. The telecommunications equipment in the proposed mechanical room was installed in 1992 (see attached building permit), and the subject office space has been used as a mechanical room since that time.

**Analysis**

Section 17.44.210, Parking Plans allows for Planning Commission consideration of less than required parking based on various factors, including the unique features of the proposed use. In this case, the applicant requests consideration based on the uniqueness of the mechanical room occupied by existing telecommunications equipment for an existing wireless telecommunications facility on the roof. This Section also states that a covenant with the city a party thereto, may be

required to limit the use of the property and/or designate the method by which the required parking will be provided. In this case, if the Commission supports the proposed Parking Plan, staff recommends requiring a covenant limiting the use of the portion of the building intended as a mechanical room to contain telecommunications equipment with no office functions.

Staff believes that reducing the parking requirement for the existing building is appropriate since the conversion of 331 square feet of existing office space into a mechanical room (which is essentially storage) offsets the addition of 318 square feet of additional floor area. Thus, the proposed addition will not increase parking demand for the office building.

The telecommunications equipment intended to occupy the proposed mechanical room does not require a Conditional Use Permit pursuant to Section 17.46.240 of the Zone Code. Wireless telecommunications facilities are a conditionally permitted use in the C-3 zone. While there is no CUP on file for the existing wireless telecommunications facility, it was permitted and installed prior to the adoption of the Wireless Telecommunications Facilities Ordinance and can be maintained.

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Scott Lunceford  
Associate Planner

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Resolution
2. Copy of Building Permit No. 22522

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**P.C. RESOLUTION 04-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PARKING PLAN TO ALLOW THE ADDITION OF 318 SQUARE FEET TO AN EXISTING OFFICE BUILDING WHILE CONVERTING 331 SQUARE FEET OF EXISTING OFFICE SPACE TO A MECHANICAL ROOM WITHOUT PROVIDING ADDITIONAL PARKING, AT 3201 PACIFIC COAST HIGHWAY**

Section 1. An application was filed by Pacsan Management Corporation seeking approval to allow the addition of 318 square feet to an existing office building while converting 331 square feet of existing office space to a mechanical room without providing additional parking, requiring a Parking Plan pursuant to Section 17.44.210.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for Parking Plan on February 17, 2004, 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 subject office building contains 5,750 square feet and has 19 parking spaces.
2. The building was constructed in 1982 at a parking ratio of 1 space per 300 square feet and is thus nonconforming to current parking requirements for general office uses in the C-3 Zone.
3. The applicant proposes the addition of 318 square feet of office space to an existing office building by enclosing existing deck space, and convert 331 square feet of existing office space into a mechanical room.
4. Adding floor area requires additional parking pursuant to Section 17.44.140(D) of the Zoning Ordinance, resulting in an increased parking requirement of one space.
5. Given the existing built out condition of the lot it is not feasible to provide additional off-street parking on site.
6. The site is zoned General Commercial (C-3) allowing a variety of commercial uses.
7. The existing telecommunications facility is not subject to the requirement for a Conditional Use Permit pursuant to Section 17.46.240 of the Zone Code because the facility was permitted and installed in 1992 prior to the adoption of the Wireless Telecommunications Facilities Ordinance.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following finding pertaining to the application for the Parking Plan:

1. Pursuant to Section 17.44.210 the Planning Commission finds that reducing the parking requirement for the existing building is appropriate since the conversion of 331 square feet of

1 existing office space into a mechanical room offsets the addition of 318 square feet of additional floor  
2 area.

3 2. The applicant is willing to record a covenant to exclusively limit the use of the portion  
4 of the building intended as a mechanical room to contain telecommunications equipment with no office  
5 functions. Any change in use will require amendment to this Parking Plan and consideration and  
6 review by the Planning Commission.

7 3. This project is Categorically Exempt pursuant to Section 15303c of the California  
8 Environmental Quality Act.

9 Section 5. Based on the foregoing, the Planning Commission hereby approves the Parking  
10 Plan subject to the following **Conditions of Approval:**

11 **1. The proposed use of the building shall be consistent with submitted plans and  
12 consistent with the description of the intended use as submitted by the applicant,  
13 limited to use as a mechanical room containing automated telecommunications  
14 equipment with no office functions.**

15 **2. A covenant shall be recorded, with the City a party thereto and running with the  
16 land, guaranteeing the mechanical room will not be converted to any use other than  
17 as described above in condition Number 1.**

18 Section 6. This grant shall not be effective for any purposes until the permittee and the owners  
19 of the property involved have filed a the office of the Planning Division of the Community Development  
20 Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of  
21 this grant.

22 The Parking Plan shall be recorded, and proof of recordation shall be submitted to the Community  
23 Development Department.

24 Each of the above conditions is separately enforced, and if one of the conditions of approval is found to  
25 be invalid by a court of law, all the other conditions shall remain valid and enforceable.

26 Permittee shall defend, indemnify and hold harmless the City, it agents, officers, and employees from any  
27 claim, action, or proceeding against the City or its agents, officers, or employee to attack, set aside,  
28 void or annul this permit approval, which action is brought within the applicable time period of the State  
29 Government Code. The City shall promptly notify the permittee of any claim, action, or proceeding and  
the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim,  
action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall no  
thereafter be responsible to defend, indemnify, or hold harmless the City.

The permittee shall reimburse the City for any court and attorney's fees which the City may be required  
to pay as a result of any claim or action brought against the City because of this grant. Although the

1 permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its  
2 own expense in the defense of the action, but such participation shall not relieve the permittee of any  
3 obligation under this condition.

4 The subject property shall be developed, maintained and operated in full compliance with the conditions  
5 of this grant and any law, statute, ordinance or other regulation applicable to any development or activity  
6 on the subject property. Failure of the permittee to cease any development or activity not in full  
7 compliance shall be a violation of these conditions.

8 The Planning Commission may review this Parking Plan and may amend the subject conditions or  
9 impose any new conditions if deemed necessary to mitigate detrimental effects on the neighborhood  
10 resulting from the subject use.

11 VOTE:           AYES:  
12                   NOES:  
13                   ABSENT:  
14                   ABSTAIN:

15 **CERTIFICATION**

16 I hereby certify the foregoing Resolution P.C. 04- is a true and complete record of the action taken by  
17 the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of February  
18 17, 2004.

19 \_\_\_\_\_  
20 Langley Kersenboom, Chairman

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22 Sol Blumenfeld, Secretary

23 February 17, 2004

24 Date

25 Ppr3201