

September 13, 2004

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

**Regular Meeting of
September 21, 2004**

SUBJECT: PRECISE DEVELOPMENT PLAN 04-22

LOCATION: 338-400 PIER AVENUE

APPLICANT: ALBERT MARCO
 240 CENTER STREET
 EL SEGUNDO, CA 90245

REQUESTS: PRECISE DEVELOPMENT PLAN TO REMODEL AN EXISTING COMMERCIAL
 BUILDING

Recommendation

To approve the Precise Development Plan subject to conditions as contained in the attached Resolution.

Background

ZONING:	C-2 Restricted Commercial
GENERAL PLAN:	General Commercial
LOT SIZE:	7,688 Sq. Ft. (338 Pier Avenue) 9,139 Sq. Ft. (400 Pier Avenue)
EXISTING FLOOR AREA:	5,152 Sq. Ft. Commercial 1,500 Sq. Ft. Residential
REQUIRED PARKING:	19 Spaces
EXISTING PARKING PROVIDED:	24 Spaces
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The existing building to be remodeled was initially constructed in 1927. Prior to being vacant, a mortuary use occupied the building. The property also includes a parking lot and garages located at 400 Pier Avenue, across from the existing building on the other side of Loma Drive. The parking lot currently has 21 parking spaces, including 6 garage spaces. No improvements are proposed for 400 Pier Avenue.

The project is categorically exempt from the requirements of California Environmental Quality Act (CEQA), pursuant to the CEQA guidelines, Section 15303, Class 3(c), as the project is located in an urbanized area, involves construction of less than 10,000 square feet, and all necessary public services and facilities are available.

Analysis

Pursuant to Chapter 17.58 a Precise Development Plan is required for any remodels or additions of more than 1,500 square feet in any zone. The PDP review requirements are conformance with minimum standards of the zone, and general review of the project relating to compatibility with surrounding uses.

The applicant's proposal involves the remodeling of an existing two story commercial building that has 5,152 square feet of commercial space and 424 square feet of garage on the first story with an existing nonconforming apartment above on the second story. The applicant proposes to remove all the interior improvements in place for the former mortuary use, add two new handicapped accessible bathrooms, and open up the floor plan for general commercial office use. The applicant also proposes to remove the exterior stair access to the second story apartment, and provide interior stair access. This interior stair access will be separate from the commercial use areas. No additional square footage is proposed for the building. The architect is proposing to replace the existing windows with Andersen wood windows, re-stucco the exterior and re-roof portions of the roof with metal. Otherwise the building exterior will remain the same, and the existing stone veneer will be retained.

Conversion of the building from a mortuary use to a general office/retail use will not intensify parking demand. The mortuary use had an assembly area of 1050 square feet, which required 1 parking space for every 50 square feet of gross floor area of the assembly space. Combined with the existing apartment use, the previous parking demand was 24 spaces. Required parking for office/retail uses in the downtown area is 3 parking spaces per 1,000 square feet of gross floor area. Based on the proposed commercial floor area and the retention of the apartment use, the current parking demand is 19 spaces, which is a reduction of 5 parking spaces from the previous parking demand.

Beyond the retention of the existing nonconforming residential use on the second floor, the project meets the basic zoning requirements of the C-2 zone. The project plans show a substantial improvement to a very old and under-utilized building, in an attempt to revitalize a prominent location in the City's downtown. Office/retail commercial use of this type is certainly compatible with surrounding uses, and consistent with the general objectives of the City Council to balance the existing predominance of restaurant and bar uses with retail and office uses in the downtown area.

CONCUR:

Scott Lunceford
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs

PDP338