

RESOLUTION P.C. 07-5

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH TO RECOMMEND AMENDING THE ZONING ORDINANCE TO EXEMPT PIER PLAZA BUILDING SITES FROM PROVIDING A PERCENTAGE OF PARKING SPACES ON SITE WHEN IN-LIEU PARKING FEES ARE PAID

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

Section 1. The Planning Commission held a duly noticed public hearing on February 20, 2007, to consider amending the Zoning Ordinance to consider modifications of certain provisions of section 17.44.040 with respect to the allowances for on-site parking when payment parking in-lieu fees are provided rather than providing parking on site in the downtown district;

Section 2. Based on the evidence considered at the public hearing, the Planning Commission makes the following findings:

1. The requirement to provide a minimum of 25% of required parking on-site, for building sites of greater than 1:1 floor area to building site area, is not appropriate for sites on Pier Plaza because of their limited access and the pedestrian attributes of the Plaza. Therefore, these sites should be allowed to pay in-lieu fees for all required parking.

Section 3. Based on the foregoing, the Planning Commission hereby recommends that the Hermosa Beach Municipal Code, Title 17-Zoning, be amended as follows:

1. Subsection 17.44.040-E of Title 17 of the Hermosa Beach Municipal Code, pertaining to parking in-lieu fees in the downtown district is hereby amended to read as follows:

“E. Parking in-lieu fees. When the City Council provides for contributions to an improvement fund for a vehicle parking district in-lieu of parking spaces so required, said in-lieu fee contributions shall be considered to satisfy the requirements of this chapter.

“1. The Director of the Community Development Department shall be responsible for the calculations required under this chapter and shall calculate and collect the in-lieu contribution.

“2. The following allowances through in-lieu fee contributions for parking may be allowed with a parking plan as approved by the Planning Commission and as prescribed in Section 17.44.210:

“a. Building sites with a ratio of building floor area to building site of one-to-one or less may pay an "in-lieu" fee for all required spaces.

“b. Building sites where buildings will exceed a one-to-one gross floor area to building site area ratio shall be required to provide a minimum of twenty-five (25) percent of the required parking on-site, except for sites on Pier Plaza west of Hermosa Avenue.”

1 Section 4. This code amendment is categorically exempt from environmental review pursuant
2 to the California Environmental Quality Act Guidelines, Section 15305, Class 5: Minor Changes in
3 Land Use Limitations, because the amendment would make minor changes in the regulation of parking
regulations.

4 VOTE: AYES: Allen, Hoffman, Kersenboom, Perrotti, Pizer
5 NOES: None
6 ABSTAIN: None
7 ABSENT: None

8 CERTIFICATION

9 I hereby certify the foregoing Resolution P.C. 07-5 is a true and complete record of the action taken by
10 the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of
11 February 20, 2007.

12 Kent Allen, Chairman

Sol Blumenfeld, Secretary

13 March 20, 2007

14 Date

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