

March 12, 2007

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

**Regular Meeting of
March 20, 2007**

SUBJECT: PRECISE DEVELOPMENT PLAN 07-4
 CONDOMINIUM 07-3
 VESTING TENTATIVE TRACT MAP NO. 68769

LOCATION: 3001 PACIFIC COAST HIGHWAY

APPLICANT: 3001 PCH, L.L.C. (C/O PATRICK CUNNINGHAM)
 330 ILLINOIS ST.
 EL SEGUNDO, CA 90245

REQUESTS: PRECISE DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VESTING
 TENTATIVE TRACT MAP FOR AN 8,750 SQUARE FOOT COMMERCIAL
 OFFICE BUILDING CONTAINING 16 OFFICE CONDOMINIUM UNITS

Recommendation

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

Background

ZONING:	C-3
GENERAL PLAN:	General Commercial
LOT SIZE:	10,555 Square Feet
PROPOSED BUILDING SIZE:	8,750 Square Feet
FLOOR AREA RATIO:	0.86
OFFICE UNITS:	16
REQUIRED PARKING:	35 Spaces
PARKING PROVIDED:	35 Spaces (plus 4 tandem spaces and 1 loading space)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

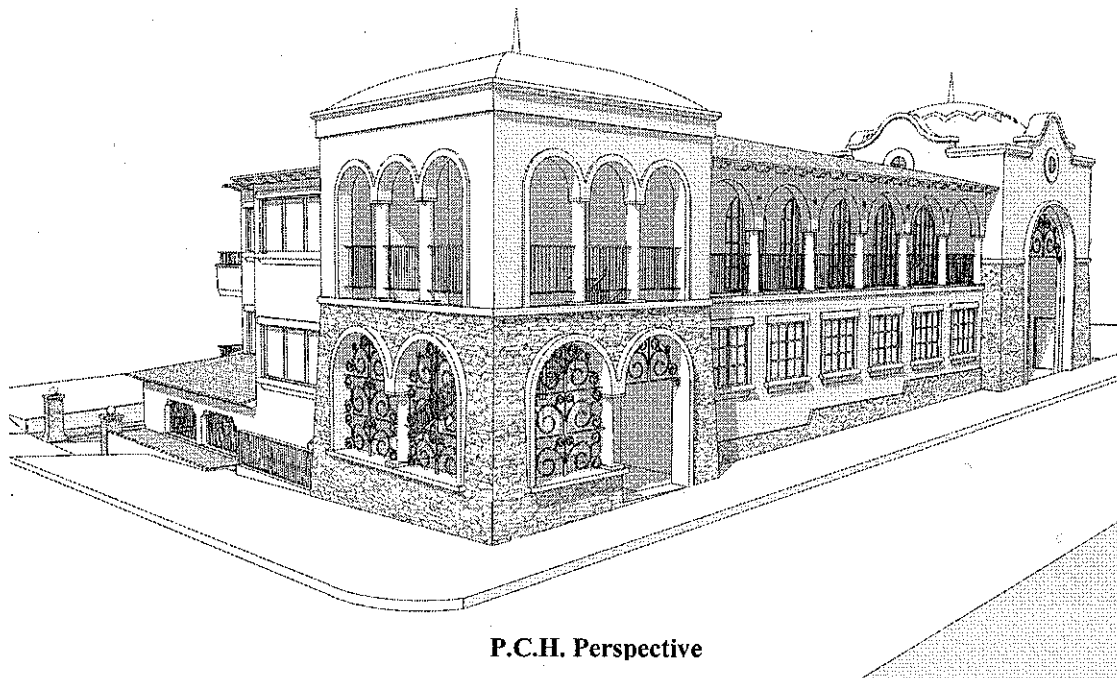
The subject site is located on the west side of Pacific Coast Highway at the northwestern corner of P.C.H. and 30th Street. The site was formerly used as part of the BMW automotive dealership (used car sales) that extended on property along P.C.H. to the south, and is currently improved with a surface parking lot. The property abuts residentially zoned and developed property to the west, and also along a portion of the site to the north.

The project is categorically exempt from the California Environmental Quality Act, pursuant to Section 15303 of the CEQA Guidelines which exempts new commercial projects of less than 10,000 square feet that comply with all the requirements of the zone. Since the project is exempt, no traffic impact study is required. This differs from some recently considered office or commercial condominium projects that either exceeded 10,000 square feet in gross floor area, or required Parking Plans for shared parking, in-lieu parking, or other exceptions from parking requirements.

Analysis

The project involves the construction of a two story building with two levels of basement parking. The building will contain office uses with 10 office suites on the first floor level and

the remaining 6 suites on the second floor. The office suites will be marketed to sole proprietors and other small businesses. Because of the professional office use the expected peak hours of the use of the building will be weekdays, between 8 A.M. and 6:00 P.M. The office suites range in size from 350 to 690 square feet and include one larger suite of 1,900 square feet on the second floor. The plans include private bathrooms for 12 or the 16 suites, elevator access from the parking levels to all floors, and open balconies for some of the suites. The building is designed in a "Mediterranean" style of architecture with a mix of natural stone and smooth stucco finishes, clay tile roofing, arched colonnades and arched entryways, "Venetian" dome features, decorative wrought iron, wood corbels, and decorative trim. The plans include a large open lobby with a central fountain at the main pedestrian entrance on P.C.H., and an open stairway corridor at the secondary entrance.



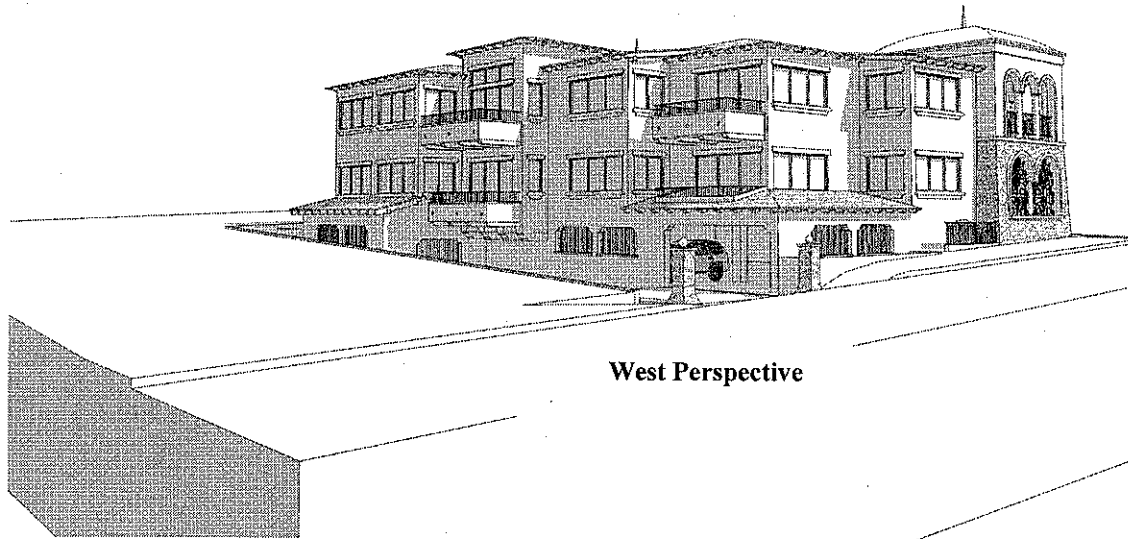
The parking is accessed by a common driveway from 30th Street, located at the lower westerly portion of the site. The upper level parking is at the same level as the driveway, and the lower level is reached by an interior ramp. The two parking levels contain a total of 35 parking spaces that conform to code requirements, and 4 extra tandem spaces. One more space is proposed adjacent to the driveway entry for short term loading.

PRECISE DEVELOPMENT PLAN

Pursuant to Chapter 17.58 a Precise Development Plan is required because of the new construction. 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 project meets the basic zoning requirements of the C-3 zone, as the building is designed in compliance with the 35-foot height limit as shown on the roof plan and elevations. Also the required setbacks and landscaped buffer areas are provided adjacent to the residential property. Also required parking is provided with standard dimensions and turning area. The short term parking space is located along the western property line in the area required to be landscaped. The applicant is proposing a dual use of this area as it is landscaped in "grasscrete", but can also be used for short term loading and deliveries. The Planning Commission needs to confirm this dual use is an acceptable use of the required landscape buffer.

The Zoning Ordinance requires an 8-foot building setback where the property abuts residentially zoned property, with a 10-foot setback required at the second floor. Where the building projects above grade, the building setback from the residential property to the west and north is stepped, and varies between 8.5 feet at its closest point, to more than 20 feet which exceeds the minimum setback requirements. These varied setbacks give the building added relief on the west side, enhancing its compatibility with the residential neighborhood, as shown in the perspective drawing below.



The landscape plans are fairly well developed and show the use several trees in the landscaped buffer area, and landscaped areas along both the P.C.H. and 30th Street frontages. The landscaping along P.C.H. is within a planter with a 4'4" width to be planted with a variety of shrubs and flowering plants. Staff recommends that 5-feet be provided to allow adequate width to support the proposed landscaping and to also include some small trees as a vertical element. The landscaping should complement the building, and help buffer the building from adjacent residential uses. Overall, with the combination of decorative elements along P.C.H. and the relief provided on the west side, the overall appearance of the building is attractive, and will be compatible with surrounding properties.

TRAFFIC AND PARKING

As noted above, the project is in full compliance with parking requirements, based on the required parking ratio of one space per 250 square feet of floor area for general office use. This parking ratio precludes medical office use which requires one space per 200 square feet. Additionally, the plans provide 4 extra tandem spaces which do not count as required spaces, and a short term loading and delivery parking area in the landscaped buffer area.

The parking requirements are based on gross floor area as defined by the code, which excludes the open stairs and common corridors and the open lobby. This requirement based on floor area and the proposed use is the only parking standard for this project, since the code does not distinguish the office condominium form of ownership as a different use. This method of calculating required parking assumes that parking is available in common and will be shared amongst all legitimate users of the building. If any of the parking spaces are taken out of the pool of common parking by being assigned to a specific owner or tenant, it would preclude others from using those spaces, thereby diminishing available parking for all building users. Therefore, staff is recommending a condition (consistent with similar projects) that the parking not be assigned to any individual tenants or condominium owners. Also, staff is recommending

that a parking management plan be submitted prior to occupancy to address security, parking signage, parking validation, tandem parking, and short-term delivery parking.

The existing access to the site is exclusively from 30th Street, and the proposed driveway access is also from 30th Street, with the driveway moved to the westerly end of the site. Entering the site from 30th Street is better for traffic safety, and eliminates the need for a curb cut on P.C.H. (a Cal Trans controlled highway). All the parking is accessed through this one driveway which allows for straight-in access to the ramp which connects motorists to the low parking level, and requires a sharp right-turn into the upper level parking. Cal Trans has been contacted by the applicant, and is requiring a 3-foot dedication along P.C.H. to allow for a widened pedestrian sidewalk.

The applicant was not required to provide a traffic study, because of the small scope of the project, and the fact that it is full compliance with parking requirements. Given the fact that the prior use of the site was fairly intensive (an auto dealership) and based on traffic studies for similar office projects, staff does not anticipate a significant increase of traffic impacts on nearby intersections or on the local neighborhood. To alleviate impact on the residential streets, and for pedestrian safety, staff is recommending a condition that a right-turn prohibition sign and stop markings in the pavement are installed at the driveway exit.

The following are the estimated vehicle trips of the proposed use, as compared to the prior use of the site for an auto dealership, and estimates of alternative uses based on information from prior traffic studies and the Institute of Transportation Engineers (ITE) trip generation manual. These estimates generally show that the proposed use as compared to prior or alternative uses will have the same or lesser traffic impact.

Use	Square Feet	Total Trips per Day	A.M. Peak	P.M. Peak
<i>Proposed General Office</i>	<i>8,750 sq. ft.</i>	<i>96</i>	<i>14</i>	<i>13</i>
Prior Use: Automobile Sales and Service	10,555 Sq. Ft. Lot Area (13.3% portion of total site for auto sales/service use)	214*	13*	15*
Alternative Uses:				
Specialty Retail	8,750	350	Not Available	23
Medical – Dental Office	7,000	253	17	26
Restaurant (“Quality” Dinner Service)	3,500	315	3	26

*Derived from trip generation analysis of existing dealership prepared by Kaku Associates (by calculating 13.3% of estimated trips for entire dealership) prepared for The Corner project which was withdrawn, by using the proportion of lot area of subject site compared to total site that was dealership/auto service.

Otherwise vehicle Trip numbers from I.T.E. Trip Generation Manual, 6th Edition
 Medical Office, retail, restaurant development assumes similar parking numbers as proposed which allows for the building square footage indicated.

OFFICE CONDOMINIUMS

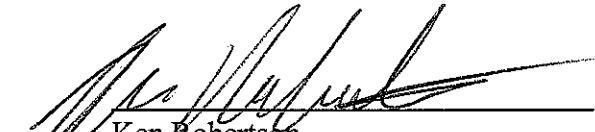
The condominium form of ownership for commercial buildings is subject to the requirements as set forth in Section 17.22.080 through 17.22.140 of the Zoning Ordinance, including the

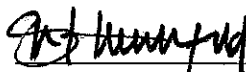
requirement for a Conditional Use Permit. Also, it requires the approval of a condominium tract map. The guidelines are similar to those required for the Precise Development Plan, with the additional requirement that Covenants Codes and Restrictions (CC&R's) be included in the project to "ensure that potential problems resulting from lack of continuous and centralized management, do not impact upon the public health, safety and welfare." Specific provision to be included in the CC&R's are set forth in Section 17.22.120. Therefore, as noted above the project conforms to the PDP standards of the zone, and it also conforms to the commercial condominium standards.

Staff recommends the following conditions of approval in addition to standard conditions for commercial projects and condominiums:

1. All required parking shall be shared amongst the occupants of the buildings on site, and owned in common, which shall be clearly set forth in project CC & R's, and no required parking spaces shall be assigned for exclusive use by any owner, occupant, or tenant.
2. The short term parking area located adjacent to the entry, within the landscaped buffer area, shall be a "grasscrete" surface, and limited to short-term loading and delivery, maximum 20 minutes.
3. A parking management plan shall be submitted to address security, signage, validation, tandem parking etc.
4. Decorative paving surfaces shall be provided for the entries into the parking area and main pedestrian entry.
5. Office condominiums limited to general office uses as listed in C-3 zone and shall not include medical clinics, or retail uses. Residential use strictly prohibited. CC & R's shall include provisions to regulate uses.
6. Install no right-turn signs at the driveway exit, thereby directing traffic to P.C.H.
7. Install appropriate pavement marking (i.e. stop bar with STOP legend) on the project drive aisle just north of the public sidewalk to ensure motorists stop prior to the sidewalk before exiting the site
8. Any changes to the interior layout of the building require Planning Commission approval.
9. Provision of a decorative block wall along the westerly and northerly property lines adjacent to the residential properties.
10. The lots that make up the building site shall be merged into one parcel.
11. The landscaped planter along P.C.H. shall be widened to 5-feet and be supplemented with appropriate trees.
12. The applicant shall work with staff to incorporate "green building" design in building construction such as high efficiency glazing and heating, HVAC systems, tankless water heaters and cool roofs.

CONCUR:


Ken Robertson
Senior Planner


Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Photos
4. Correspondence
5. Plans and renderings – separate attachment

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P.C. RESOLUTION 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN TO CONSTRUCT A NEW 8,750 SQUARE FOOT TWO STORY COMMERCIAL OFFICE BUILDING WITH TWO LEVELS OF BASEMENT PARKING; A CONDITIONAL USE PERMIT FOR A COMMERCIAL CONDOMINIUM AND VESTING TENTATIVE TRACT MAP NO. 68769 TO DIVIDE THE BUILDING INTO 16 CONDOMINIUM UNITS LOCATED ON PROPERTY AT 3001 PACIFIC COAST HIGHWAY AND LEGALLY DESCRIBED AS LOTS 124, 125, 126 AND 127 SOUTHERN CALIFORNIA CONVENTION HALL AND MARINE VIEW PARK, AND ½ VACATED ALLEY ON THE NORTH

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

Section 1. An application was filed by 3001 P.C.H. LLC owner of property at 3001 Pacific Coast Highway seeking approval of a Precise Development Plan, and Conditional Use Permit to construct a commercial office condominium building containing 16-units, and Vesting Tentative Tract Map No. 68769.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on March 20, 2007, and considered testimony and evidence both written and oral. Based on the testimony and evidence received the Planning Commission makes the following factual findings:

1. The subject site is located on the west side of Pacific Coast Highway at the northwestern corner of P.C.H. and 30th Street. The site was formerly used as part of the BMW automotive dealership (used car sales) that extended on property along P.C.H. to the south, and is currently improved with a surface parking lot. The property abuts residentially zoned and developed property to the west, and also along a portion of the site to the north.

2. The project involves the demolition of all existing improvements and the construction of a two story building with two basement levels of parking with access from 30th Street. The total gross floor area is proposed to be 8,750 square feet.

3. The building contains 16 separate commercial office units intended to be sold separately as condominium units. Commercial condominiums require a Conditional Use Permit pursuant to Section 17.22.100 of the Zoning Ordinance and approval of a tentative tract map

4. The office uses are subject to the parking requirements of Chapter 17.44 of the Zoning Ordinance which require 4 parking spaces per 1,000 square feet of floor area. This results in a parking requirement of 35 spaces. There are 35 spaces provided on site, with additional tandem parking for 4 spaces and 1 short term parking space for small loading and delivery vehicles.

1 Section 3. Based on the foregoing factual findings the Planning Commission makes the
2 following findings pertaining to the application for a Precise Development Plan, Conditional Use
3 Permit, and Vesting Tentative Tract Map:

4 1. The project is consistent with applicable general and specific plans and is in compliance
5 with the use and development requirements of the Zoning Ordinance;

6 2. The site is zoned C-3 and is physically suitable for the type and density of proposed
7 development and the project and the proposed use complies with the development standards
8 contained therein;

9 3. The subdivision or types of improvements are not likely to cause serious public health
10 problems;

11 4. The subdivision or type of improvements will not conflict with easements, acquired by the
12 public at large, for access through or use of property within the proposed subdivision;

13 5. Design of the proposed subdivision is compatible and consistent with applicable elements
14 of the City's General Plan, and is compatible with the immediate environment;

15 6. The project, as conditioned, will conform to all zoning and condominium laws and
16 criteria and will be compatible with neighboring residential properties;

17 7. The general criteria of Hermosa Beach Municipal Code Section 17.58.030 for granting
18 or conditionally granting a Precise Development Plan have been considered. In making this
19 finding, the Planning Commission has determined that:

20 a. The proximity of the project to existing commercial and residential uses in the
21 downtown area will not result in negative effects with incorporation of the conditions
22 below.

23 b. The project is designed to minimize impact on views from residential areas, as the
24 building will be constructed in compliance with the 35-foot height limit of the C-3
25 zone.

26 c. The amount of proposed off-street parking is sufficient for actual need and consistent
27 with the parking requirements for the downtown district.

28 d. The uses proposed are compatible with each other and with the area.

29 e. The capacity and safety of the streets serving the area is adequate for the traffic
volume estimated to be generated by the project.

 f. The proposed exterior signs and decor are sufficiently compatible with existing
establishments in the area with incorporation of the conditions below.

- 1 g. Building and driveway orientation is appropriate to minimize noise and traffic
2 impacts on nearby residential areas with incorporation of conditions below.
- 3 h. The project will not result in adverse noise, odor, dust or vibration environmental
4 impacts.
- 5 i. The proposed use will not result in an adverse impact on the City's infrastructure
6 and/or services.

7 8. The criteria of Hermosa Beach Municipal Code Section 17.58.030(C) for denial of a
8 Precise Development Plan are not applicable. In making this finding, the Planning Commission
9 has determined that:

- 10 a. The project will not substantially depreciate property values in the vicinity, or
11 interfere with the use or enjoyment of property in such area, because of excessive
12 dissimilarity or inappropriateness of design in relation to the surrounding vicinity.
- 13 b. The project will not have significant environmental adverse impacts.

14 Section 4. Environmental Review. The project is categorically exempt from the
15 California Environmental Quality Act, pursuant to Section 15303 of the CEQA Guidelines which
16 exempts new commercial projects of less than 10,000 square feet that comply with all the
17 requirements of the zone. Since the project is exempt, no traffic impact study is required. This
18 differs from some recently considered office or commercial condominium projects that either
19 exceeded 10,000 square feet in gross floor area, or required Parking Plans for shared parking, in-
20 lieu parking, or other exceptions from parking requirements.

21 Section 5. Based on the foregoing, the Planning Commission hereby approves the subject
22 Precise Development Plan, Conditional Use Permit, Vesting Tentative Tract Map No. 68769
23 subject to the following **Conditions of Approval**:

- 24 **1. The development and continued use of the property shall be substantially consistent**
25 **with submitted plans as reviewed by the Planning Commission at their meeting of**
26 **February 20, 2007, incorporating all revisions as required by the conditions below.**
27 **Any major modification shall be subject to review and approval of the Planning**
28 **Commission. Minor modifications may be approved by the Community Development**
29 **Director but shall not be final until confirmed by the Planning Commission as a**
consent calendar item on the Commission agenda.
- 2. Final plans for building permit issuance shall be revised to incorporate the following.**
- a. **Appropriate pavement marking (i.e. stop bar with STOP legend) shall be installed**
on the project drive aisle just east of the public sidewalk to ensure motorists stop
prior to the sidewalk before exiting the site.

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- b. Right-turn only sign shall be installed at the driveway exit onto 30th Street
 - c. Decorative paving surfaces for the pedestrian entry, and entries into the parking areas shall be provided.
 - d. A decorative block wall shall be provided along the westerly property line.
3. A revised detailed landscape plan for on-site, and off-site landscaping, consistent with the submitted landscape plan shall be submitted for review and approval by the Community Development Director prior to issuance of building permits incorporating the revisions below:
- a. The landscape area along the P.C.H. frontage shall be a minimum 5-feet wide and enhanced with appropriate trees.
4. All available parking shall be shared amongst the occupants/owners, owned in common and available for free to users of the building; no parking spaces shall be assigned for exclusive use by any owner, occupant, or tenant.
5. The short term parking area located adjacent to the drive entry, within the landscaped buffer area, shall be a grass-crete surface, and shall be limited to short-term and delivery, maximum 20 minutes.
6. A driveway profile shall be provided to verify compliance with the maximum slope requirements of the Zoning Ordinance, and shall be coordinated with the civil drawings for the project.
7. A parking management and operations plan shall be submitted for review and approval by the Planning Commission, regarding parking operations, efficiency, signage, and security and control of access, and setting forth a program to ensure free parking for the employees/customers of the building through the use of validation, or passes, or other method, and said plan shall include how the parking program will be enforced including the signage to be posted in the parking facilities. The plan shall be implemented when the building is occupied. The Commission shall review the parking management plan and the operation and efficiency of parking facility 6 months after occupancy of the building.
8. Architectural treatment of the building and all finishes shall be as shown on building elevations and site and floor plans. Any modification shall require approval by the Community Development Director.
9. A detailed comprehensive sign plan shall be submitted for review and approval by the Community Development Director incorporating specifications for all individual tenant or owner signs that shall be consistent with that plan.
10. The uses of the building shall be as shown on the plan for exclusively general office use, and shall not include any other uses subject to greater parking requirements. The

1 general office use does not include stair corridors, common lobby, common locker
2 rooms or storage. General office use shall not include medical clinics, or retail
3 businesses or services. Any material change in the use shall be reviewed and approved
4 by the Planning Commission.

5 11. A covenant or restriction shall be incorporated into the Covenants, Codes and
6 Restrictions for the condominiums and recorded with the property, and with State
7 Department of Real Estate if necessary, stipulating that common areas cannot be
8 converted to condominium office space.

9 12. Deliveries shall be permitted only Hermosa Avenue and shall be scheduled in a staggered
10 manner, and limited to between the hours of 9:00 A.M. and 5:00 P.M.

11 13. The lots that make up the project site shall be merged.

12 14. Final verification of compliance with the height limit requires submittal of revised roof
13 plan with property corner elevations and finished roof heights, and maximum heights
14 identified at the critical points.

15 15. A detailed drainage and (SUSMP) Standard Urban Stormwater Mitigation Plan is
16 required for approval by the Public Works Department, prior to the issuance of
17 building permits and implemented on site, demonstrating best management practices
18 for stormwater pollution control, and for sediment control and erosion control during
19 construction.

20 16. The project shall meet all requirements of the Condominium Ordinance.

21 a. Covenants, Conditions, and Restrictions in compliance with the Condominium
22 Ordinance Section 17.22.120 shall be submitted to the Community Development
23 Department for review and approval prior to the issuance of building permits.

24 b. The Covenants, Conditions and Restrictions shall include all conditions of
25 approval as contained herein, and shall also strictly prohibit any residential use
26 and any use of the condominium units for overnight sleeping purposes.

27 b. Proof of recordation of approved CC & R's shall be submitted to the Community
28 Development Director thirty (30) days after recordation of the Final Map.

29 17. The applicant is responsible for all off-site right-of-way construction required by the
30 Public Works Department, or alternatively, may deposit funds in amount to cover the
31 cost for future right-of-way construction.

32 18. Any existing or proposed encroachments in the public right-of-way, must comply with
33 or be corrected as necessary to meet the requirements of Chapter 12.16 of the
34 Municipal Code, including the requirement to obtain an encroachment permit from the
35 Public Works Department.

- 1 **19. The applicant shall submit all required plans and reports to comply with the City's**
2 **construction debris recycling program including manifests from both the recycler and**
3 **County landfill.**
- 4 **20. The project shall comply with the requirements of the Fire Department.**
- 5 **21. Final building plans/construction drawings including site, elevation, floor plan,**
6 **sections, details, signage, landscaping and irrigation, submitted for building permit**
7 **issuance shall be reviewed for consistency with the plans approved by the Planning**
8 **Commission and the conditions of this resolution, and approved by the Community**
9 **Development Director prior to the issuance of any Building Permit.**
- 10 **22. All roof equipment shall be located and designed to be screened from public view and**
11 **any portion that exceeds the height limit shall not cover more than 5% of the roof area.**
- 12 **23. The applicant shall work with staff to incorporate "green building" design in building**
13 **construction such as high efficiency glazing and heating, HVAC systems, tankless water**
14 **heaters and cool roofs.**
- 15 **24. The project and operation of the business shall comply with all applicable requirements**
16 **of the Municipal Code.**
- 17 **25. The Precise Development Plan and Conditional Use Permit shall be recorded, and**
18 **proof of recordation shall be submitted to the Community Development Department.**
- 19 **26. Each of the above Conditions of Approval is separately enforced, and if one of the**
20 **Conditions of Approval is found to be invalid by a court of law, all the other conditions**
21 **shall remain valid and enforceable.**
- 22 **27. Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and**
23 **employees from any claim, action, or proceeding against the City or its agents, officers,**
24 **or employee to attack, set aside, void or annul this permit approval, which action is**
25 **brought within the applicable time period of the State Government Code. The City**
26 **shall promptly notify the permittee of any claim, action, or proceeding and the City**
27 **shall cooperate fully in the defense. If the City fails to promptly notify the permittee of**
28 **any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the**
29 **permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the**
 City.
- 28. 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 permittee is the real party in interest in an action,
 the City may, at its sole discretion, participate at its own expense in the defense of the
 action, but such participation shall not relieve the permittee of any obligation under
 this condition.

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

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

10 Section 7. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to
11 the decision of the Planning Commission, after a formal appeal to the City Council, must be made
12 within 90 days after the final decision by the City Council.

13
14 VOTE: AYES:
15 NOES:
16 ABSTAIN:
17 ABSENT:

18 **CERTIFICATION**

19 I hereby certify the foregoing Resolution P.C. No. 07- is a true and complete record of the
20 action taken by the Planning Commission of the City of Hermosa Beach, California at their
21 regular meeting of March 20, 2007.

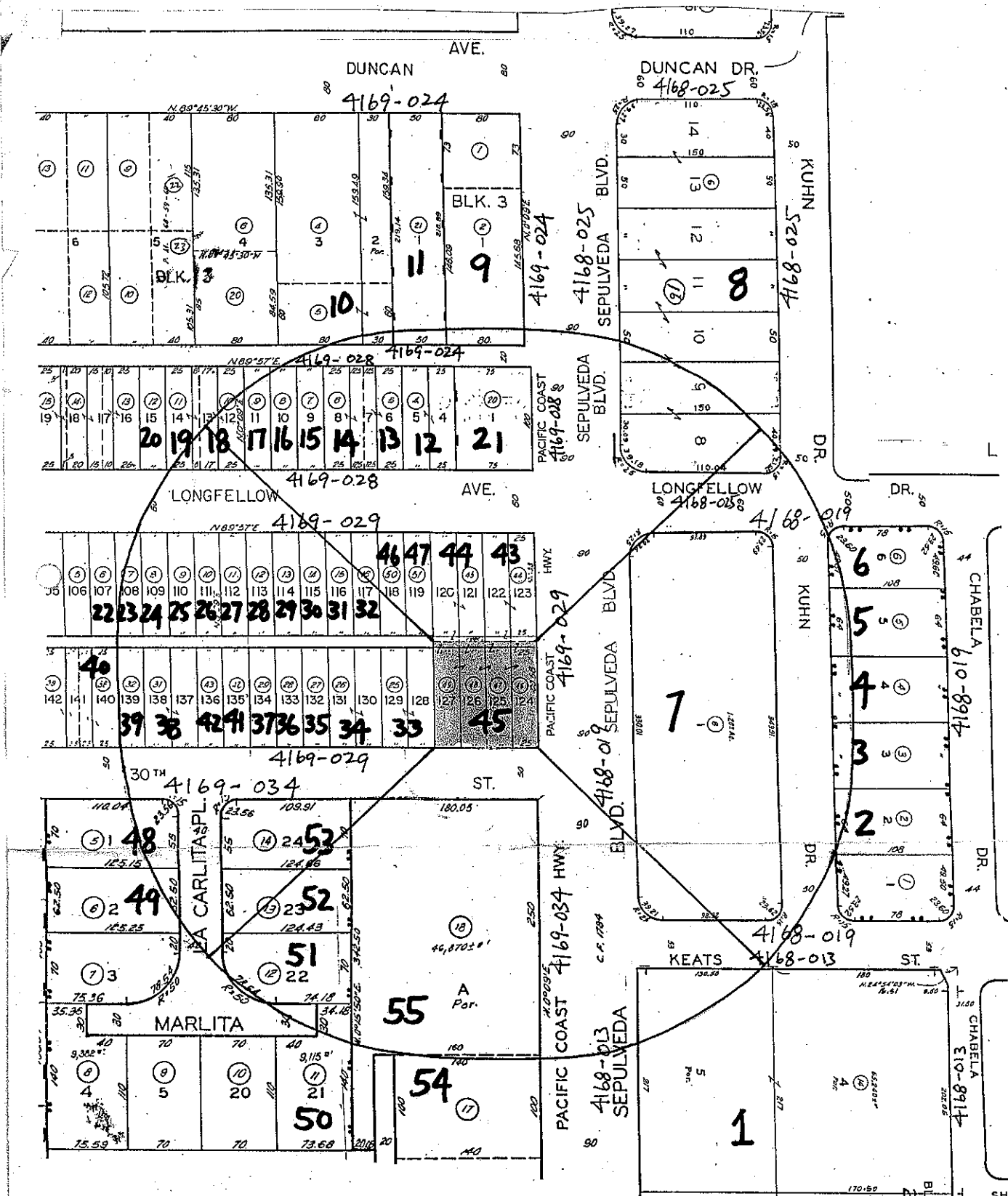
22 _____
23 Kent Allen, Chairman

24 _____
25 Sol Blumenfeld, Secretary

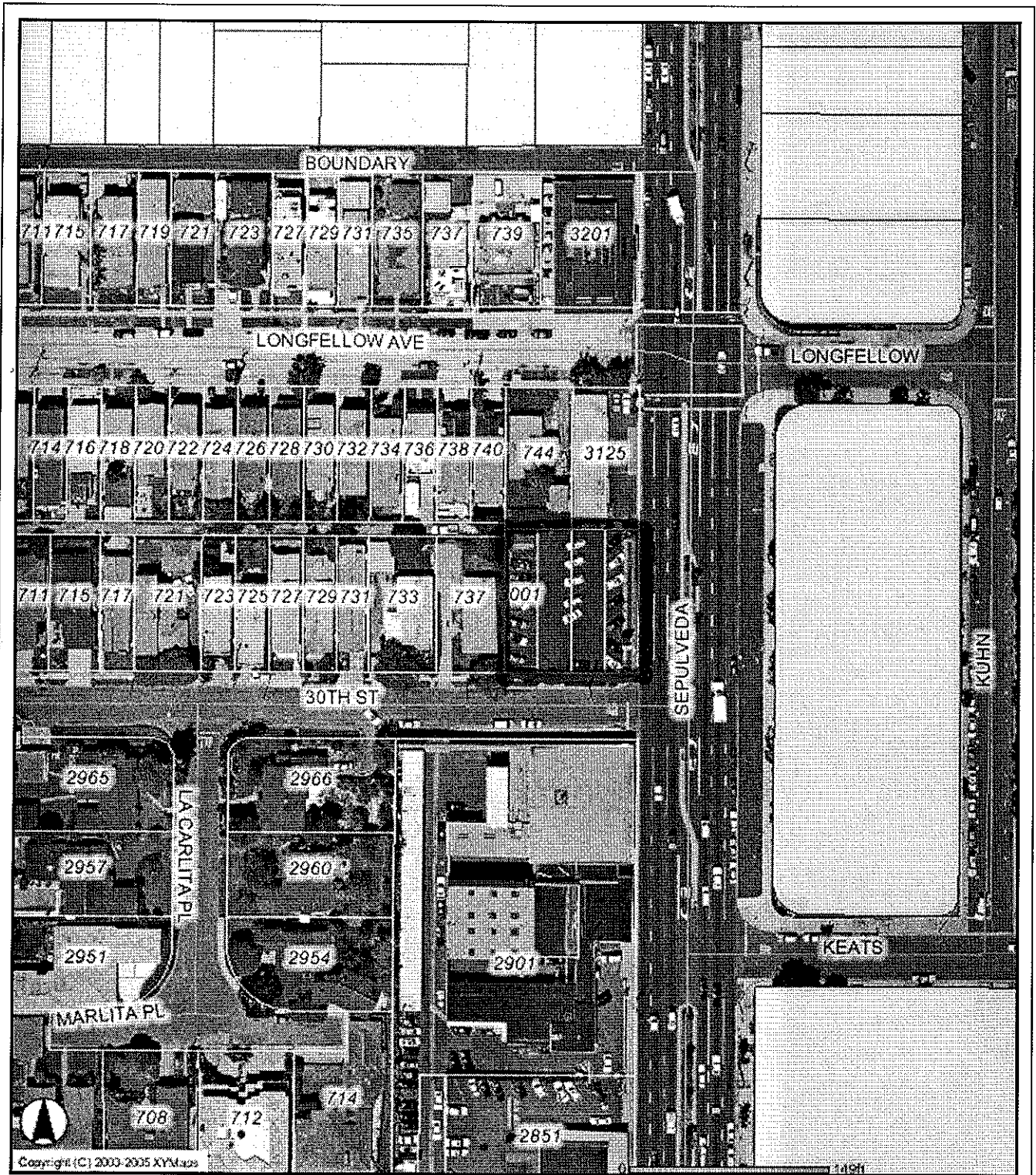
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27 Date

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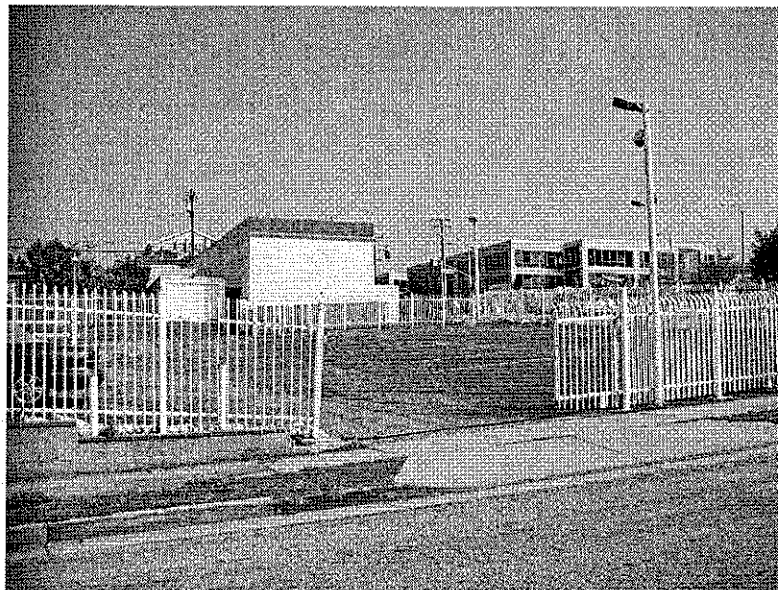
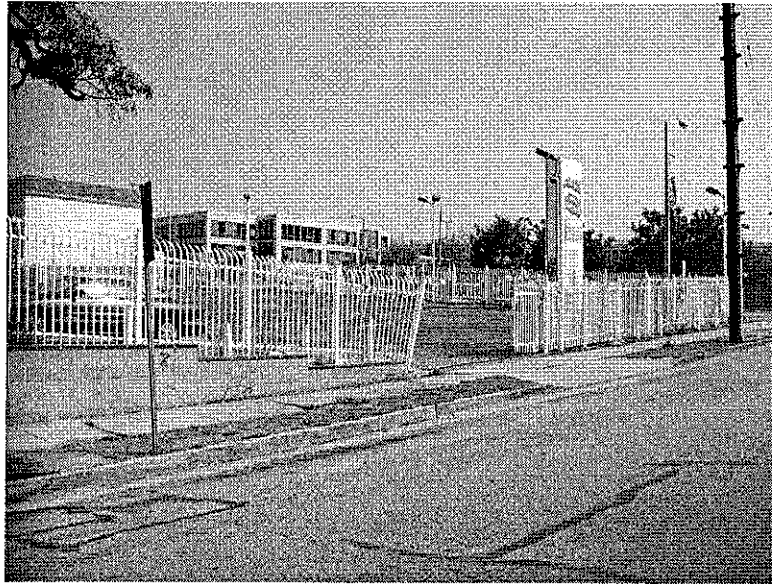
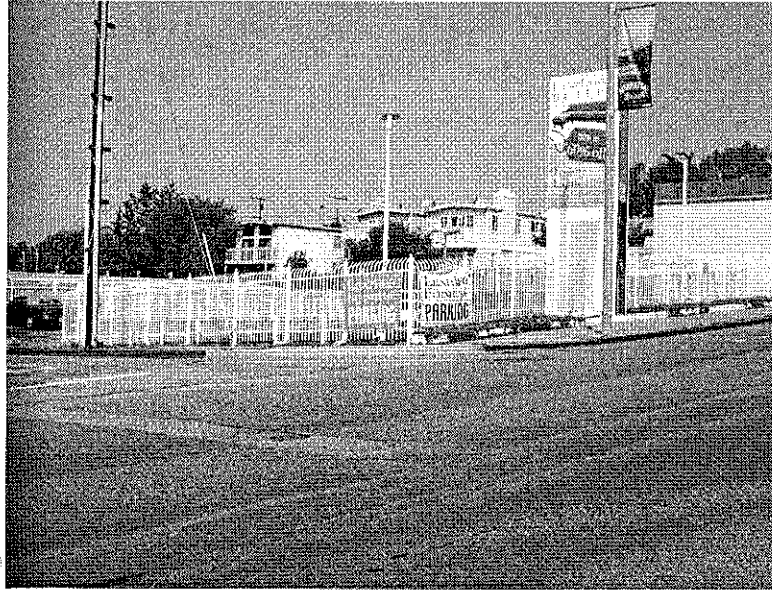


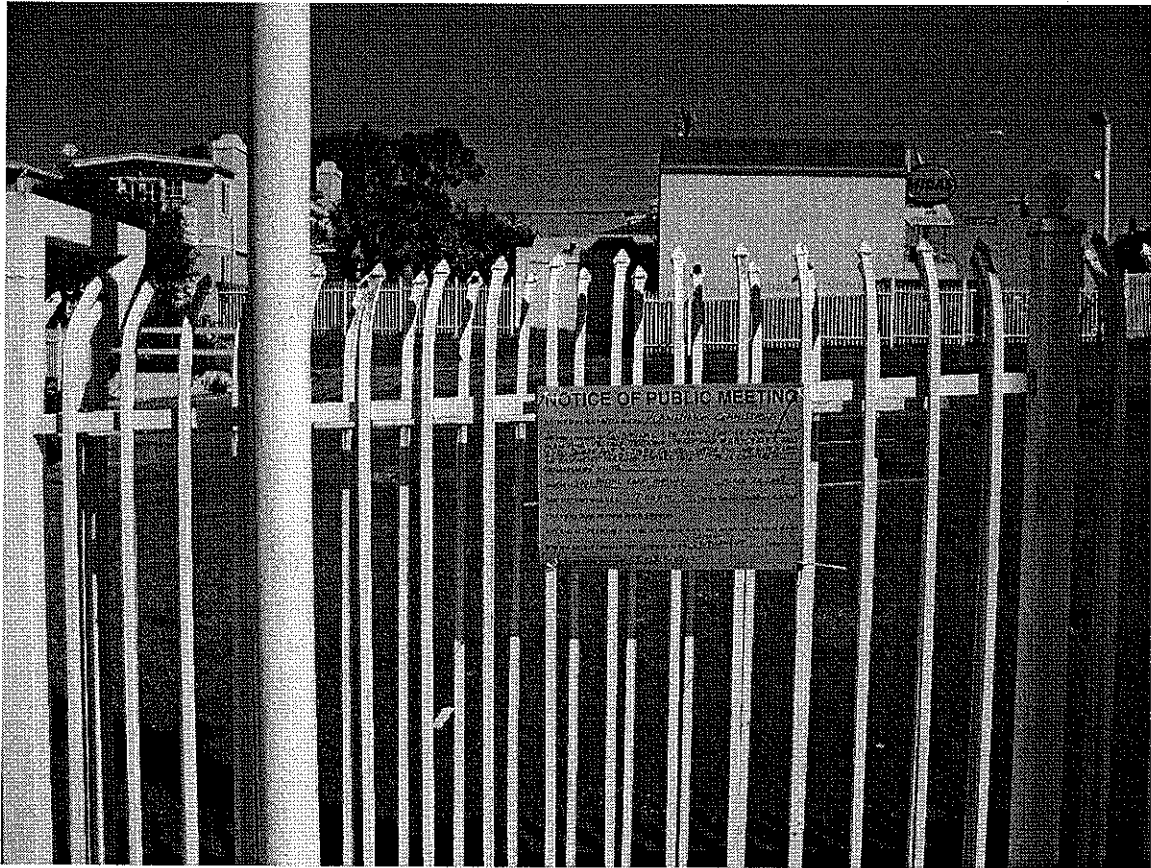
ADDRESS: 3001 PACIFIC COAST HWY



3001 Pacific Coast Highway

3001 P.C.H.





3001 P.C.H. posting

March 01, 2007

City of Hermosa Beach
Planning Commission
1315 Valley Drive
Hermosa Beach, CA 90254

RECEIVED

MAR 06 2007

COMMUNITY DEV. DEPT.

Re: Proposed Office Condominiums
Project Address: 3001 Pacific Coast Highway

The subject property consists of a 10,555 s.f. vacant site that previously contained an auto dealership inventory lot. The site includes four originally subdivided lots and a portion of the vacated alley to the north. The proposal includes a 3.1' dedication along the PCH frontage for sidewalk purposes, reducing the actual development site to 10,216 s.f. The site is zoned C-3 which allows a variety of commercial uses. However, it is the intention of the property owner to create a professional office complex and to locate their business at that location, occupying approximately 2,400 s.f. of floor space.



C&C Partners Design/ Build Firm, is a local real estate design and construction company that has been doing business in the South Bay for more than 20 years. The owners are currently targeting and planning to attract other professionals compatible in the field of architecture, engineering, real estate, etc. as the anticipated buyers. Other than the C&C Partners' office, the size of the individual office spaces will range from 300 s.f. to 692 s.f. The business activities will involve typical professional office use with the potential for low flow of client visitations. There will be no restaurant or other food service, retail or medical uses. Because of the professional office use, it is expected that the primary hours of operation will be confined to the typical hours of 8am – 6pm, Monday through Friday.

It is also the intention of the owners to set up the office building as condominiums so that the office suites can be offered for sale to individual owners.

The architecture will be a blend of the formality found in Spanish Colonial architecture combined with the Old World Tuscan details. The layout of office spaces will consist of 16 individual units totaling a maximum of 8,750 s.f. The majority of the units will have their own attached handicap accessible restrooms. All parking will be contained within the building in the two basement level garages. All vehicle access will be taken from a single driveway on 30th Street where there will also be a short term parking space for deliveries.

The architectural design incorporates a number of elements that benefit the surrounding neighborhood. This is especially evident on the west elevation that is modulated and stepped back and away from the abutting residences. In addition, the site development incorporates a substantial separation between the new office building and the adjacent neighbors, with a setback ranging from 16.8' to 27'. It includes an 8.5' landscaped buffer, 6' solid wall and 18.5' driveway separating the building from the property line at ground level.

The following is specific information regarding this project:

330 Illinois Street

El Segundo

California 90245

tel 310.322.0803

fax 310.322.0835

General Description: A new two-story office condominium building constructed over two levels of subterranean and partial subterranean parking, including 8,750 s.f. of office space and 12,451 s.f. of fully covered parking.

Parking: Parking consists of 35 fully code compliant spaces and an additional 4 tandem spaces, totaling 39 fully covered spaces within the parking structure.

Loading: A loading and delivery parking space is located outside the parking garage for the temporary use of delivery vehicles along the western property boundary. This space will be surfaced with Grasscrete and concealed from the adjacent property to the west by a 6' property wall.

Pedestrian Access: The main pedestrian access to the building shall be from PCH near the northeast corner of the property. An additional secondary pedestrian access is provided at the corner of PCH and 30th.

Vehicle Access: All vehicular access is from the 18.5' driveway located on 30th Street near the southwest corner of the property.

Landscaping: A complete landscape buffer will be installed along the portions of the property that abut existing residential properties to our west and north. The buffer shall consist of mature trees, shrubs and ground cover that shall be maintained in perpetuity by the owners association. Additional landscaping will be provided between the sidewalk and building along 30th Street and PCH.

Trash & Recycling: Trash bins will be contained in a fully enclosed room within the parking structure portion of the building. The trash room has been sized to allow for recycling bins in addition to the main dumpster.

The proposed development will be compatible with surrounding uses and development currently taking place in the area. This proposal will not create any conflict nor will there result any significant impact upon the land use in the area as it incorporates all standards that have been established to maintain compatibility between neighboring uses. When occupied, the professional office building will be a very effective buffer for the residential neighborhood to the west and north an asset to the community.

height calc 3001 pch

3001P.C.H.				03/14/2007			
Elev. Pt. A	200.1			Elev. Pt. A	200.1		
Elev. Pt. B	197.5			Elev. Pt. B	197.5		
Length A-B	105.59			Length A-B	105.59		
Length A-AB'	26.25			Length A-AB'	48.25		
	<i>Elev. AB':</i>	199.453632			<i>Elev. AB':</i>	198.911914	
Elev. Pt. C	205.23			Elev. Pt. C	205.23		
Elev. Pt. D	198.7			Elev. Pt. D	198.7		
Length C-D	105.58			Length C-D	105.58		
Length C-CD'	26.25			Length C-CD'	48.25		
	<i>Elev. CD':</i>	203.606468			<i>Elev. CD':</i>	202.2457937	
Length AB'-CD'	99.95			Length AB'-CD'	99.95		
Length AB'-CP1	31			Length AB'-CP1	31.83		
	<i>Elev. CP1:</i>	200.741655			<i>Elev. CP1:</i>	199.9736188	
Height Limit	35			Height Limit	35		
Max. Hgt. @ CP1:	235.7416552			Max. Hgt. @ CP2:	234.973619		
Elev. Pt. A	200.1			Elev. Pt. A	200.1		
Elev. Pt. B	197.5			Elev. Pt. B	197.5		
Length A-B	105.59			Length A-B	105.59		
Length A-AB'	58.16			Length A-AB'	75.66		
	<i>Elev. AB':</i>	198.667895			<i>Elev. AB':</i>	198.2369827	
Elev. Pt. C	205.23			Elev. Pt. C	205.23		
Elev. Pt. D	198.7			Elev. Pt. D	198.7		
Length C-D	105.58			Length C-D	105.58		
Length C-CD'	58.16			Length C-CD'	75.66		
	<i>Elev. CD':</i>	201.632872			<i>Elev. CD':</i>	200.5505171	
Length AB'-CD'	99.95			Length AB'-CD'	99.95		
Length AB'-CP1	21.5			Length AB'-CP1	26.5		
	<i>Elev. CP1:</i>	199.305684			<i>Elev. CP1:</i>	198.850376	
Height Limit	35			Height Limit	35		
Max. Hgt. @ CP3:	234.3056837			Max. Hgt. @ CP4:	233.850376		
Elev. Pt. A	200.1			Elev. Pt. A	200.1		
Elev. Pt. B	197.5			Elev. Pt. B	197.5		
Length A-B	105.59			Length A-B	105.59		
Length A-AB'	94.16			Length A-AB'	93.16		
	<i>Elev. AB':</i>	197.781447			<i>Elev. AB':</i>	197.8060707	
Elev. Pt. C	205.23			Elev. Pt. C	205.23		
Elev. Pt. D	198.7			Elev. Pt. D	198.7		
Length C-D	105.58			Length C-D	105.58		
Length C-CD'	94.16			Length C-CD'	93.16		
	<i>Elev. CD':</i>	199.406314			<i>Elev. CD':</i>	199.4681625	
Length AB'-CD'	99.95			Length AB'-CD'	99.95		
Length AB'-CP1	34.75			Length AB'-CP1	83.5		
	<i>Elev. CP1:</i>	198.346371			<i>Elev. CP1:</i>	199.1946116	
Height Limit	35			Height Limit	35		
Max. Hgt. @ CP5:	233.3463707			Max. Hgt. @ CP6:	234.194612		

height calc 3001 pch

Elev. Pt. A	200.1		Elev. Pt. A	200.1
Elev. Pt. B	197.5		Elev. Pt. B	197.5
Length A-B	105.59		Length A-B	105.59
Length A-AB'	64.16		Length A-AB'	49
	<i>Elev. AB':</i>	198.520153		<i>Elev. AB':</i>
				198.8934463
Elev. Pt. C	205.23		Elev. Pt. C	205.23
Elev. Pt. D	198.7		Elev. Pt. D	198.7
Length C-D	105.58		Length C-D	105.58
Length C-CD'	64.16		Length C-CD'	49
	<i>Elev. CD':</i>	201.261779		<i>Elev. CD':</i>
				202.1994071
Length AB'-CD'	99.95		Length AB'-CD'	99.95
Length AB'-CP1	64.66		Length AB'-CP1	64.66
	<i>Elev. CP1:</i>	200.293775		<i>Elev. CP1:</i>
				201.0321499
Height Limit	35		Height Limit	35
Max. Hgt. @ CP7:	235.2937752		Max. Hgt. @ CP8:	236.03215
Elev. Pt. A	200.1		Elev. Pt. A	200.1
Elev. Pt. B	197.5		Elev. Pt. B	197.5
Length A-B	105.59		Length A-B	105.59
Length A-AB'	94.16		Length A-AB'	18
	<i>Elev. AB':</i>	197.781447		<i>Elev. AB':</i>
				199.6567762
Elev. Pt. C	205.23		Elev. Pt. C	205.23
Elev. Pt. D	198.7		Elev. Pt. D	198.7
Length C-D	105.58		Length C-D	105.58
Length C-CD'	94.16		Length C-CD'	18
	<i>Elev. CD':</i>	199.406314		<i>Elev. CD':</i>
				204.116721
Length AB'-CD'	99.95		Length AB'-CD'	99.95
Length AB'-CP1	34.75		Length AB'-CP1	82.75
	<i>Elev. CP1:</i>	198.346371		<i>Elev. CP1:</i>
				203.3492267
Height Limit	35		Height Limit	35
Max. Hgt. @ CP9:	233.3463707		Max. Hgt. @ CP10:	238.349227