

July 30, 2007

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

**Regular Meeting of
August 21, 2007**

SUBJECT: PARKING PLAN AMENDMENT 07-5

LOCATION: 134 AND 142 PACIFIC COAST HIGHWAY

APPLICANT: F. RICHARD DIGIORGIO
1451 BAYVIEW DRIVE
HERMOSA BEACH, CA 90254

REQUESTS: PARKING PLAN AMENDMENT TO EXPAND THE SHARED PARKING
AREA BEHIND THE PITCHER HOUSE AND OKELL'S FIREPLACE BY
INCORPORATING THE ADJACENT PROPERTY TO THE EAST AT 830
2ND STREET, INCREASING PARKING FROM 8 STALLS TO 16 STALLS,
AT 134 AND 142 PACIFIC COAST HIGHWAY

Recommendation:

To approve the request and adopt the attached Resolution.

Background:

PROJECT INFORMATION:

ZONING:	Specific Plan Area No. 7
GENERAL PLAN:	Commercial Corridor
PARKING PROVIDED:	8 Spaces (Shared)
PARKING PROPOSED:	16 Spaces (5 Compact plus 1 Handicap Assessable)
EXISTING LOT SIZE (Parking lot only):	Approximately 3,638 Square Feet
PROPOSED LOT SIZE	Approximately 7,277 Square Feet
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

Okell's Fireplace (134 Pacific Coast Highway) shares an 8 stall parking lot with Pitcher House (142 Pacific Coast Highway). Currently, both sites are non-conforming to the parking requirements for retail sales (1 parking space for every 250 square feet of gross floor area) and bar/lounges (1 parking space for every 80 square feet of gross floor area).

On August 20, 2002, the Planning Commission approved a Parking Plan (P.C. Resolution 02-28) to allow a 1,500-square foot addition for storage in the attic above Okell's Fireplace. Therefore, any modification to the existing parking area requires an amendment to the previously approved Parking Plan.

The applicant is proposing to enlarge the existing parking lot by incorporating the property directly east of the existing parking lot (Attachment 2). The new parking area will provide

twice as much off-street parking as the current parking area. If approved, the parking area will be approximately 7,277 square feet; large enough to accommodate 16 parking stalls, landscaping, and a new trash enclosure. No other changes are proposed at this time.

Analysis:

The subject lot (830 2nd Street) is developed with a single-family residence. The property is zoned Specific Plan Area No. 7 (SPA-7); therefore the existing single-family residence is a non-conforming "building" and "use" (H.B.M.C. Chapter 17.52, Nonconforming Buildings and Uses). Conversion of 830 2nd Street into additional parking for the two existing businesses is a permitted use in the SPA-7 zone.

The applicant is proposing numerous modifications to the parking area. The following is a brief review of the proposed modifications:

Traffic Flow

The applicant is proposing to convert the existing ingress/egress apron into an "ingress only" apron. A new "egress only" apron is proposed off of the new lot frontage along 2nd Street adjacent to the east property line. The proposed circulation through the parking area will be a one-way, single lane, drive aisle, which will move traffic through the parking area as opposed to the existing shared ingress and egress configuration. Currently, there is a traffic barricade in the public right-of-way on 2nd Street restricting east bound traffic 1-foot east from the proposed egress apron, thus requiring vehicles to exit at a 30 degree angle onto 2nd Street. The Public Works Director recommends adding a Condition of Approval that the applicant construct a new 4-foot high split-faced traffic barricade 5 feet east from the existing barricade location to eliminate the angled egress.

Parking

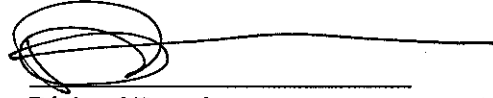
The southern most portion of the site will have 8 parking spaces of which 1 will be handicap accessible. The remaining 8 parking spaces will be located parallel to 2nd Street between the ingress and egress aprons. Of these eight spaces, 5 will be compact parking stalls (31.25% of the total parking provided). All the stalls have been designed at 90 degree angles and comply with the minimum stall dimensions and with the minimum turning radius as required by the Municipal Code. The applicant has proposed a new trash enclosure adjacent to the north property line adjacent to the proposed "egress only" apron along 2nd Street. Staff recommends a Condition of Approval that the trash enclosure be located to the southern most property line away from the 2nd Street frontage.

Landscaping

The proposed Parking Plan provides approximately 777 square feet of landscape area (10.71%) along 2nd Street and the west and south property lines. All proposed landscape areas along 2nd Street have been designed with a 6-inch raised curb as required by the Municipal Code. Staff recommends that the Commission add a Condition of Approval that all plant/tree types be a native Southern California drought tolerant species and abide by the minimum size as required by Section 17.38.320 (Plan Area No. 7 Commercial Development Standards) of the Municipal Code.

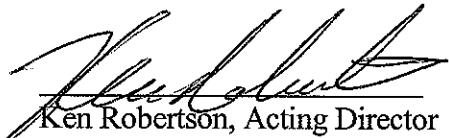
Summary:

The revised parking plan will provide additional off-street parking spaces for commercial uses that currently lack sufficient parking. In addition it will provide for a new trash enclosure, a handicap assessable parking stall, and landscaping. Therefore, staff recommends approval of the proposed Parking Plan Amendment subject to Conditions of Approval.



Richard Denniston
Associate Planner

CONCUR:



Ken Robertson, Acting Director
Community Development Department

Attachments:

1. Resolution
2. Location and Radius Maps
3. Poster Verification
4. Photo Survey

RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PARKING PLAN AMENDMENT TO EXPAND THE SHARED PARKING AREA BEHIND THE PITCHER HOUSE AND OKELL'S FIREPLACE BY INCORPORATING THE ADJACENT PROPERTY TO THE EAST AT 830 2ND STREET, INCREASING PARKING FROM 8 STALLS TO 16 STALLS, AT 134 AND 142 PACIFIC COAST HIGHWAY, LEGALLY DESCRIBED AS LOTS 43, 44, 45, AND 46, HOME BUILDERS' PLACE TRACT

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

Section 1. An application was filed by F. Richard DiGiorgio for a Parking Plan Amendment to expand the shared parking area behind the Pitcher House and Okell's Fireplace by incorporating the adjacent property to the east at 830 2nd Street, increasing parking from 8 stalls to 16 stalls.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for the Parking Plan Amendment on August 21, 2007.

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. Okell's Fireplace (134 Pacific Coast Highway) shares an 8 stall parking lot with Pitcher House (142 Pacific Coast Highway).
2. Both sites are non-conforming to the parking requirements for retail sales (1 parking space for every 250 square feet of gross floor area) and bar/lounges (1 parking space for every 80 square feet of gross floor area).
3. The applicant is proposing a Parking Plan Amendment to enlarge the existing parking lot by incorporating the property directly east of the existing parking lot. The new parking area will provide twice as much off-street parking as the current parking area. If approved, the parking area will be approximately 7,277 square feet; large enough to accommodate 16 parking stalls, landscaping, and a new trash enclosure.
4. The subject lot (830 2nd Street) is developed with a single-family residence. The property is zoned Specific Plan Area No. 7, (SPA-7) therefore the existing single-family residence is a non-conforming "building" and "use."

Section 4. Based on the factual findings and the testimony and evidence presented at the public hearing, the Planning Commission makes the following findings pertaining to the application for the Conditional Use Permit:

1. 830 2nd Street is currently development with a non-conforming single-family dwelling unit. Conversion of 830 2nd Street into additional parking for the two existing businesses is a permitted use in the SPA-7 zone.
2. All the stalls have been designed at 90 degree angles and comply with the minimum stall dimensions and with the minimum turning radius as required by the Municipal Code.

1 3. The proposed Parking Plan provides approximately 777 square feet of landscape area
2 (10.71%) along 2nd Street and the west and south property lines and have been designed with
3 a 6-inch raised curb as required by the Municipal Code.

4 Section 5. Based on the foregoing, the Planning Commission hereby approves the Parking
5 Plan Amendment to expand the shared parking area behind the Pitcher House and Okell's Fireplace by
6 incorporating the adjacent property to the east at 830 2nd Street, increasing parking from 8 stalls to 16
7 stalls subject to the following **Conditions of Approval:**

- 8 **1. The development and continued use of the property shall be in conformance with**
9 **submitted plans received and reviewed by the Planning Commission at their meeting of**
10 **August 21, 2007. Modifications which do not reduce the number of parking stalls shall be**
11 **reviewed and may be approved by the Community Development Director. This permit as**
12 **amended shall not be in effect until all of the Conditions have been fully implemented and**
13 **approved by the Community Development Director.**
- 14 **2. The applicant shall construct a new 4-foot high split-faced traffic barricade setback 5 feet east**
15 **of the existing 2nd Street east bound traffic barricade and 2 feet north of the gutter to the**
16 **satisfaction of the Public Works Director.**
- 17 **3. The applicant shall revise the plan to relocate the trash enclosure from along the 2nd Street**
18 **frontage to a more suitable location along the southern most property line.**
- 19 **4. The applicant shall provide a landscape plan showing the location, size, type of plant/tree**
20 **species to be planted. The proposed landscape shall be a native Southern California drought**
21 **tolerant species.**
- 22 **5. The applicant shall conduct routine maintenance of the clarifier and sump pump.**
- 23 **6. The applicant shall remove the storage building in the parking lot.**

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

28 The Parking Plan Amendment shall be recorded, and proof of recordation shall be submitted to the
29 Community Development Department prior to the issuance of a building permit.

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

Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from
any claim, action, or proceeding against the City or its agents, officers, or employee to attack, set aside,
void or annul this permit approval, which action is brought within the applicable time period of the State
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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

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.

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

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

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

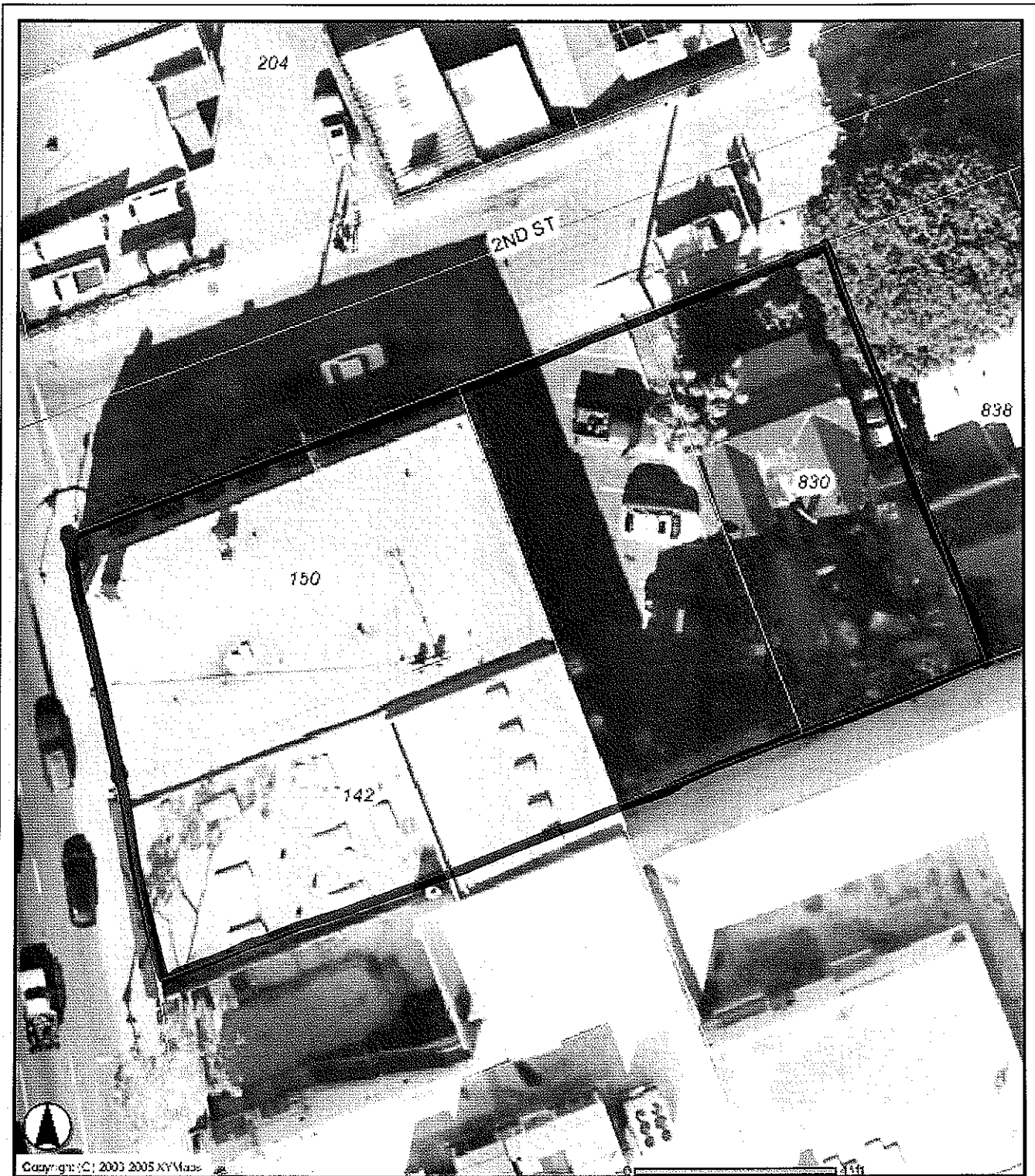
I hereby certify the foregoing Resolution P.C. 07- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of August 21, 2007.

Langley Kersenboom, Chairman

Ken Robertson, Secretary

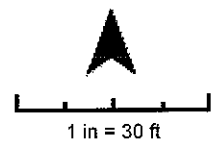
August 21, 2007

Date

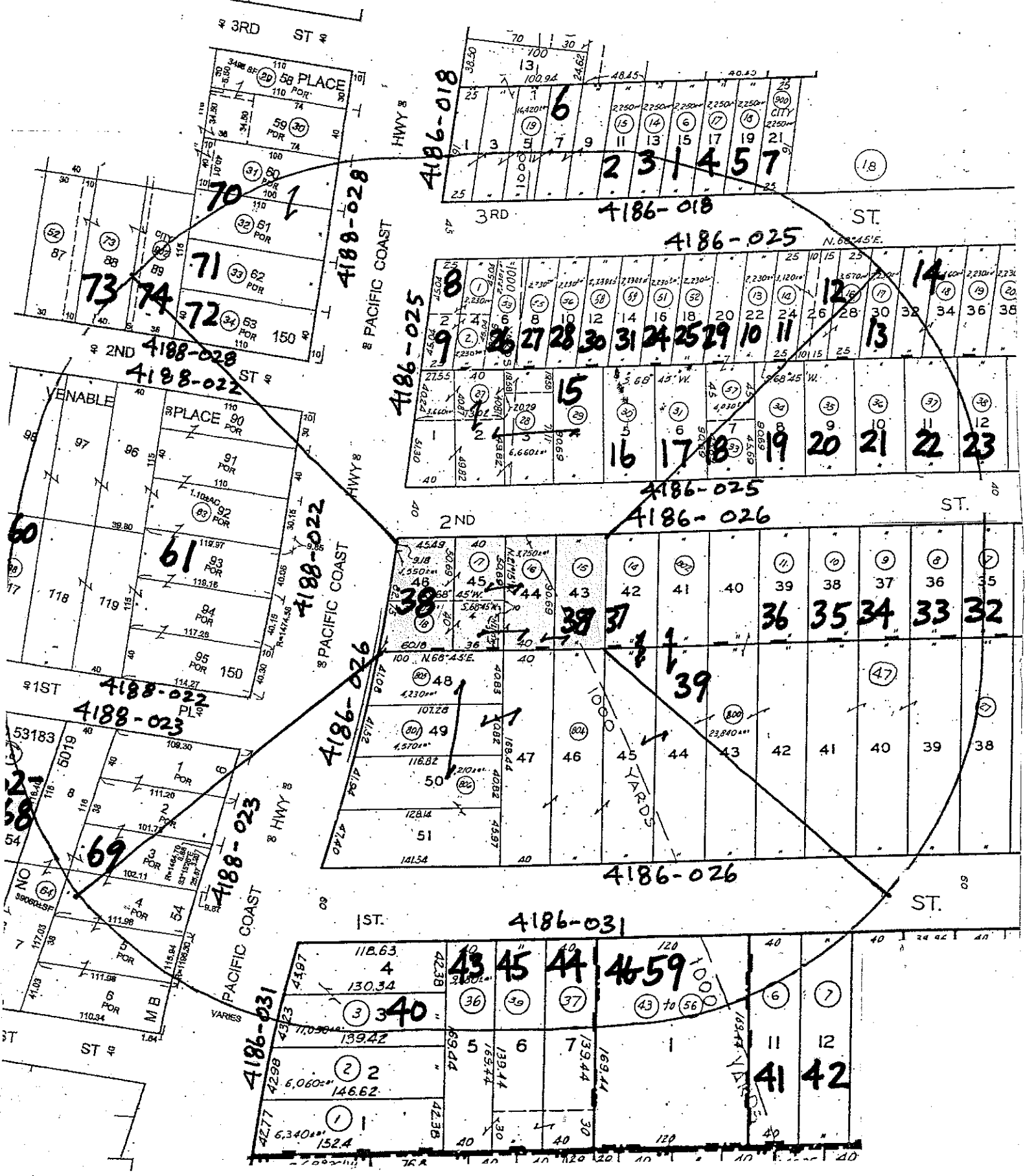


134 and 142 Pacific Coast Hwy

City of Hermosa Beach



Date Printed: 8/6/2007



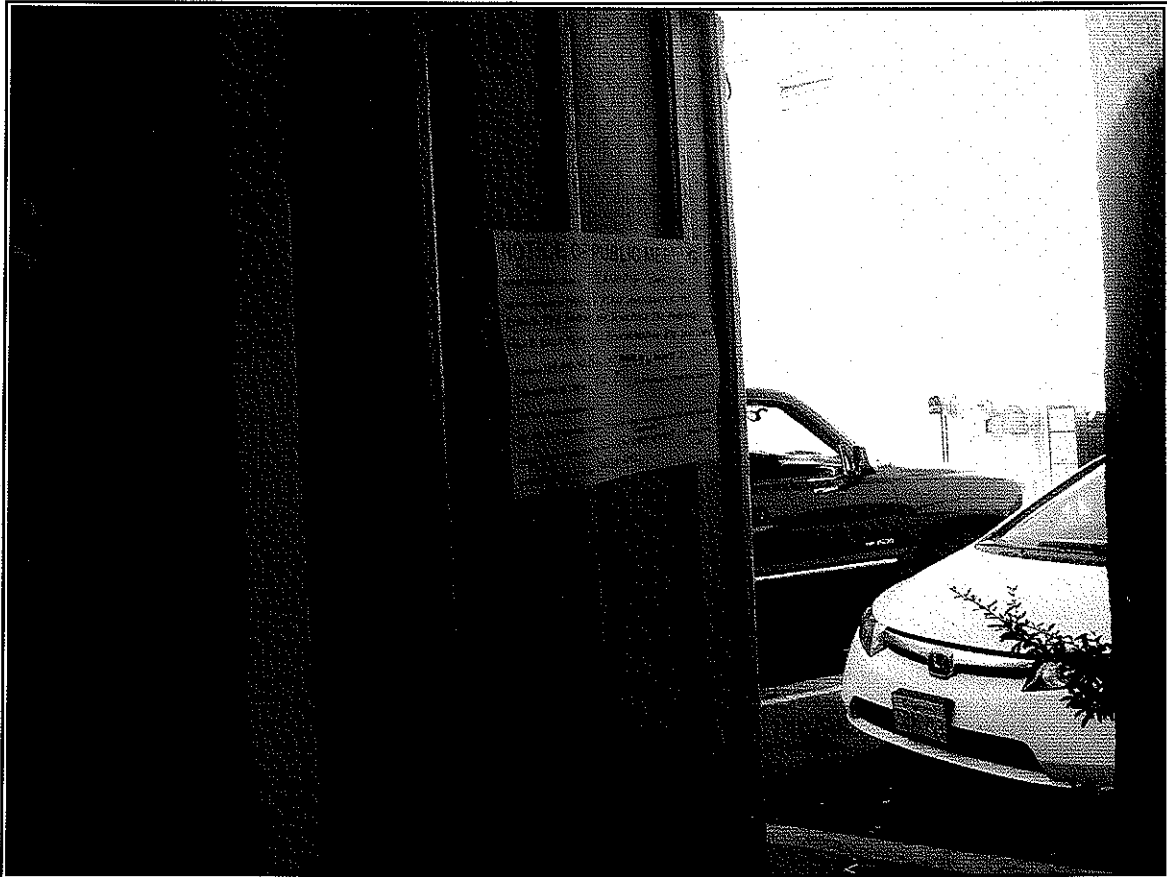
ADDRESS: 134 & 142 PACIFIC COAST HWY

SCALE 1" = 100'

8

CONTINENTAL MAPPING SERVICE
 6325 Van Nuys Boulevard, Van Nuys, CA 91401
 (818) 787-1663

**POSTER VERIFICATION
134 & 142 PACIFIC COAST HIGHWAY**



**PHOTO SURVEY
830 2ND STREET
134 & 142 PACIFIC COAST HIGHWAY**



EXISTING PARKING AREA



830 2ND STREET