


**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: September 18, 2007

To: Honorable Chairman and Members of the Planning Commission

From: Ken Robertson, Acting Director
Eva Choi, Planning Assistant
Community Development Department 

Subject: 1601 Pacific Coast Highway – Hermosa Pavilion

1. Auto Spa 90-Day Review
2. 6-Month review of the modified parking plan regarding the 2-hour free parking validation program

Background/Analysis

Auto Spa 90-Day Review

At the meeting of December 12, 2006, the City Council approved a Conditional Use Permit on reconsideration to sustain Planning Commission's approval on October 17, 2006 for a car wash 'Auto Spa' that occupies 4 parking stalls within the parking structure of the Hermosa Pavilion. One of the conditions of approval was a review by the Planning Commission 90 days after the business opens to evaluate the operation of the business and its impact on the parking demand inside the parking structure.

The Conditional Use Permit was scheduled for review by the Planning Commission at its April 17, 2007 meeting. However, the business owner was in a motorcycle collision and the business has not been in operation since the approval of the Conditional Use Permit in December 2006. Therefore, a review has been postponed to 3 months after the business re-opens.

6-Month review of the modified parking plan regarding the 2-hour free parking validation program

On January 16, 2007, the Commission motioned to table the 6-month review of the modified parking plan regarding the 2-hour free parking validation program until the operations have been opened for 6 months and that a status report be provided to the Commission within the next 6 months.

On August 2, 2007, a building permit was issued for tenant improvement at the Hermosa Pavilion, Suite 165, 170 and 175 for Stillwater Bistro. Construction work is in the initial stage and a fire sprinkler and plumbing permit are required as part of the improvements. The applicant has yet to apply for either permit.

Recommendation

Staff is requesting to reschedule the review of the Auto Spa project to 90 days after the business re-opens. Furthermore, Staff recommends postponing the 6-month review of the modified parking plan regarding the 2-hour free parking validation program until the businesses, Stillwater Bistro and other retail uses within Hermosa Pavilion, have been in operation for 6 months.