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RESOLUTION NO. 02-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, SUSTAINING THE DECISION OF THE PLANNING COMMISSION TO APPROVE A PRECISE DEVELOPMENT PLAN AND PARKING PLAN, AS AMENDED, FOR AN EXPANSION AND REMODEL TO AN EXISTING COMMERCIAL BUILDING, "THE HERMOSA PAVILION;" AND TO SUSTAIN THE DECISION OF THE PLANNING COMMISSION TO APPROVE A VARIANCE TO THE 35' HEIGHT LIMIT TO ENCLOSE THE UPPER FLOOR OPEN DECK AREAS AND TO ENCLOSE THE OPEN AREA ABOVE THE PARKING STRUCTURE AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION AT 1605 PACIFIC COAST HIGHWAY

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

Section 1. Applications were filed by Shook Development Corporation owner of property at 1605 Pacific Coast Highway, known as the "Hermosa Pavilion", seeking approval of a Precise Development Plan and Parking Plan to remodel and expand an existing commercial building and to allow shared parking to accommodate a new allocation of uses within the building including a health and fitness facility, office and retail uses, seeking a Variance to the 35-foot height limit to enclose the upper floor open deck areas and to add floor area above the open area of the parking structure.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for a Precise Development Plan, Parking Plan and Variance on February 19, 2002, and based on the testimony and evidence, both written and oral, that was presented to and considered by the Planning Commission, approved the Precise Development Plan and Parking Plan subject to conditions as set forth in P.C. Resolution 02-8 and approved the Variance subject to conditions as set forth in P.C. Resolution 02-9.

Section 3. The City Council conducted a duly noticed public hearing to reconsider the decision of the Planning Commission to approve the Precise Development Plan, Parking Plan and Variance on April 9, 2002, and heard testimony and evidence, both written and oral, that was presented to and considered by the City Council.

Section 4. After considering the decision of the Planning Commission and their record of decision, and the testimony at the public hearing, the City Council hereby sustains the decision of the Planning Commission to approve the Precise Development Plan and Parking Plan based on the findings of the Planning Commission as set forth in Planning Commission Resolution 02-8 and subject to the conditions contained therein, which are incorporated herein by reference.

Section 5. After considering the decision of the Planning Commission and their record of decision, and the testimony at the public hearing, the City Council hereby sustains the decision of the Planning Commission to approve the Variance based on the findings of the Planning Commission as set

1 forth in Planning Commission Resolution 02-9, subject to the conditions contained therein, which are
2 incorporated herein by reference.

3 PASSED, APPROVED, and ADOPTED this day of , 2002,

4 _____
5 PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

6 ATTEST:

APPROVED AS TO FORM:

7 _____ CITY CLERK
8 ATTORNEY

_____ CITY