

**Honorable Mayor Members of the
Hermosa Beach City Council**

**Regular Meeting of
May 28, 2002**

SUBJECT: RECONSIDERATION OF PRECISE DEVELOPMENT PLAN 01-19, PARKING PLAN 01-4, VARIANCE 01-4--**CONTINUED FROM THE APRIL 9 MEETING**

LOCATION: 1605 PACIFIC COAST HIGHWAY

APPLICANT: SHOOK DEVELOPMENT CORPORATION
220 TECHNOLOGY DRIVE, SUITE 110
IRVINE, CA 90025

REQUESTS: PRECISE DEVELOPMENT PLAN FOR AN EXPANSION AND REMODEL TO AN EXISTING RETAIL AND ENTERTAINMENT CENTER, "THE HERMOSA PAVILION;" PARKING PLAN FOR SHARED PARKING TO ACCOMMODATE A HEALTH AND FITNESS FACILITY IN CONJUNCTION WITH OFFICE AND RETAIL USES; VARIANCE TO THE 35' HEIGHT LIMIT TO ENCLOSE THE UPPER FLOOR OPEN DECK AREAS AND TO ADD FLOOR AREA ABOVE THE OPEN AREA OF THE PARKING STRUCTURE

Planning Commission Recommendation

To sustain the decision to approve the Precise Development Plan and Parking Plan subject to the conditions as contained in the attached resolution, and to sustain the decision to approve the Variance to enclose the upper floor deck areas and open area of the parking structure.

Background

At the meeting of April 9, the City Council continued the hearing on this matter and directed the applicant to consider a redesign of the front of the building, and to receive more detailed height calculations from staff.

Project Information

As presented previously, the applicant is proposing new construction and remodeling to expand and reconfigure the uses within the existing retail and entertainment center. The existing approved use and proposed uses are summarized as follows:

Prior Approved Use	Allocation	Proposed Project	Proposed Allocation	
			P.C. Approved	5/02 Revision
Theatre (6-Plex)	26,680 SF	Health and Fitness Club	44,300	44,300
Retail and Restaurant	46,180 SF	Office	48,990	49,080
Total	72,860 SF	Retail	12,088	15,050
		Total	105,378 SF	108,430 SF

For further background and project information please refer to the April 9, 2002 staff report.

Analysis

In response to Council direction the applicant has redesigned the front of the building to create more of an entryway, and to use the former valet lane for landscaping. The new rounded glass enclosure in the center of the building is no longer designed to extend to the ground level, and instead is opened up on the first level to open up the entry. Existing columns that define the open entry are maintained, and raised planters providing substantial landscaping and mature palm trees are provided in front of the

building on both sides of the open entry. The front façade has also been enhanced with new banding material at the mid-level of to tie in with the other new features of the building. These changes have slightly modified the total square footage of the building and the allocation as noted above¹.

VARIANCE / HEIGHT CALCULATION

As noted previously, the project includes enclosing open deck areas and filling in areas around the existing roof structure which were originally set aside for outdoor uses, and enclosing the open area of the parking structure, while not increasing the level of the roof. A Variance is required because the height limit was changed from 45 to 35 feet when the subject property was rezoned from C-3 to Specific Plan Area 8 in 1990 making most of the existing roof area over height, including the proposed enclosed spaces. The roof as currently built appears to comply with the 45-foot height limit in effect when the project was originally built. However, the proposed built-up roof areas will result in some of the roof exceeding a 45-foot height measurement, because the location of the built-up areas are on the lower side of the lot.

The height calculations prepared for the project indicate that the proposed building height at the critical points varies from 6" to 5.6' over the 45-foot height limit in effect when the building was constructed. (See the attached exhibits). As shown, the enclosure of the open deck areas at the west and southwest portions of the building exceed the current 35-foot building height and exceed the 45-foot height limit in effect at the time of construction, as follows:

	Max Height 35' Height Limit	Max Height 45' Height Limit	Proposed Height	Amt. Over 45' Height
Critical Point 1 (SW corner of building, enclosure of open deck area)	119.19	129.19	134.8	5.61
Critical Point 2 (W edge of building enclosure of open parking area)	122.55	132.55	133.5	0.95
Critical Point 3 (S edge of building, top of new rounded roof feature)	128.37	138.37	142.5	4.13

The enclosure of the open decks and the open area of the parking deck that are the subject of this Variance would cause slightly less than 1/3 of the area of the roof to exceed the 45' height limit. These enclosed areas account for approximately 12,000 square feet of the new interior floor area.

Please refer to the April 9 staff report for the discussion of the Variance findings made by the Commission, which are also contained in the Commission's resolution of approval.

CONCUR:

Ken Robertson
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Stephen R. Burrell
City Manager

Attachments

1. Proposed Resolution to sustain the Planning Commission decisions

¹ The change while reducing total building area, has reduced common area, and increased usable floor area for retail and office (see attached square feet calculations). Also see attached revised parking analysis showing these changes have a minimal impact on parking (438 peak parking demand rather than 429 under previous plan, with 450 spaces available.)

2. Height Calculation exhibits, revised square footage calcs, revised parking analysis
3. April 9 Staff Report with attachments

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