

CC Resolution 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, SUSTAINING THE PLANNING COMMISSION'S APPROVAL OF A PARKING PLAN AMENDMENT (PARK 25-01) AT 1601 PACIFIC COAST HIGHWAY IN THE SPECIFIC PLAN AREA 8 (SPA-8) ZONE AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

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

Section 1. An application was filed by Margaret Taylor and John Farrace on November 26, 2024 on behalf of the property owner 1601 PCH LP (the applicant) requesting approval of Parking Plan Amendment (PARK25-01) to amend an existing Parking Plan to accommodate the consolidation of four existing retail tenant units totaling 5,368 square feet into two office or retail units, and to allow the activation of 1,203 square feet of previously non-leased common space into new leasable office or retail space without providing additional parking at the site's shared parking structure, at 1601 Pacific Coast Highway in the Specific Plan Area 8 (SPA-8) Zone (the project).

Section 2. The applicant provided an updated parking study prepared by Minegar and Associates dated February 19, 2025 to analyze the parking impacts to the site based on the above listed scope of the Parking Plan Amendment (PARK25-01).

Section 3. The Planning Commission (PC) first approved a parking plan for the site (commonly known as the Hermosa Pavilion) in 1986 through PC Resolution 86-40. The original parking plan has been amended several times to allow different types of uses to occupy the building's tenant spaces and to accommodate their expansion. The site was first approved for development as a theater, restaurant, and shopping complex. The most recent modification to the parking plan occurred in 2016 with the Planning Commission's approval of PC Resolution 16-2 allowing for an expansion to an existing tutoring/educational facility. The site is governed by various entitlements, some governing the site at large, and others governing individual uses within the shopping complex. The relevant entitlements currently governing the parking plan at the site are CC Resolution 06-6482 (requiring free parking for the first validated two hours), PC Resolution 08-23 (modifying the allocation of uses), and PC Resolution 16-2 (sustaining the prior allocation of uses).

Section 4. The Planning Commission conducted a duly noticed public hearing to consider the applicant's project on March 18, 2025, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission. Following the public hearing, the Planning Commission approved Parking Plan Amendment (PARK25-01).

Section 5. Pursuant to Hermosa Beach Municipal Code (HBMC) Section 2.52.040, the City Council initiated a review of the Planning Commission's action on the project at its regularly scheduled meeting on March 25, 2025 and scheduled a de novo public hearing to reconsider the project on May 27, 2025, at which time testimony and evidence, both written and oral, was presented to the Council.

Section 6. The proposed project is found by the City Council to be Categorically Exempt from the California Environmental Quality Act (CEQA) as defined under State CEQA Guidelines, section 15301 (e)(1), Class 1, "Existing Facilities." The project consists of the operation or minor alteration of existing private structures or facilities, involving negligible or no expansion of existing use, as the project consists of an expansion of less than 50 percent of the existing floor area before the addition and less than 2,500 square feet total. Moreover, none of the exceptions to the categorical exemption(s) in State CEQA Guidelines, section 15300.2 apply:

- a) The Project does not qualify for an exception due to its location because it is not situated in a particularly sensitive environment. The Project site is within an area that has already been developed with commercial uses.
- b) The Project does not qualify for an exception due to significant cumulative impacts of the same type of project in the same place over time. The proposed Project proposes the consolidation of four retail tenant units totaling 5,368 square feet into two units, and to allow the activation of 1,203 square feet of previously non-leased common space into new leasable office or retail space without providing additional parking. The likelihood of successive similar projects at this location is low. Therefore, there is no foreseeable cumulative impact.
- c) The Project does not qualify for an exception due to unusual circumstances because the proposed commercial use of the site is consistent with the permitted uses in the area. The Project does not introduce any unusual characteristics that would result in a potentially significant environmental effect.
- d) The Project does not qualify for an exception due to scenic resources because the Project site is not located within an officially designated state scenic highway

corridor, and no significant scenic resources such as historic buildings, trees, or rock outcroppings will be damaged or removed.

- e) The Project does not qualify for an exception due to hazardous waste sites because the site is not included on any hazardous waste site list compiled pursuant to Section 65962.5 of the Government Code.
- f) The Project does not qualify for an exception due to historical resources, as the Project site is not located on a historic property or surrounded by historic structures, and the project will not cause a substantial adverse change in the significance of a historical resource.

Section 7. Based on the testimony and evidence received, the City Council hereby further finds, determines, and declares the following pertaining to the application for a Parking Plan, pursuant to the review criteria for Parking Plans pursuant to HBMC Section 17.44.060(A)

1. Whether the affected requirements are those of permanent buildings, or those of mere occupancies;

The project would accommodate a new tenant suite configuration onsite as well as a 1,203-square-foot expansion of leasable space that would require maintaining the shared parking arrangement.

2. The peak as well as normal days and hours of operation of such buildings and of the structures and occupancies with which it is proposed to share multiple-use parking areas;

The applicant provided an addendum to the prior parking study prepared by Minegar and Associates dated February 19, 2025 (the parking study) describing the changes in hour-by-hour parking demand. Specifically, when the converted common space is evaluated as an office use, the total projected peak parking demand (10 am on a Saturday) would reach 438 parking spaces required out of the existing 496 spaces available on site. This number is derived by taking the current peak parking demand under existing conditions (433 spaces used at the peak hour during a 7-day week) and adding five (5) utilized spots to this total which represents the theoretical parking demand generated by the proposed 1,203-square-foot expansion based on the City's existing parking ratios for office space (1 space per 250 square feet). This amounts to an 88 percent utilization rate of the existing parking supply when taking into account existing office vacancies on site. When

the analysis considered conservative, future conditions under which the entire Hermosa Beach Pavilion would be at full occupancy, the analysis projected that there would be a deficit of one parking space during one morning hour in a seven-day week, amounting to a 100.2 percent utilization rate. However, this analysis is based on a very conservative set of assumptions. Planning staff and the city's traffic engineer both reviewed and agree this very conservative estimate is unlikely to occur given the variability of business operating hours and days as well as vacancies.

3. Whether the proposed multiple-use parking area is normally or frequently used by the patrons, customers or employees of other buildings or occupancies which will share such parking area at the same time as the applicant's patrons, customers and employees will normally or frequently utilize such parking area;

The project maintains the shared use of parking by both employees and customers. The parking study considers the parking demand by both employees and customers within its calculations and finds an adequate supply to allow a 1,203-square-foot expansion in leasable space under existing vacancy conditions and further finds that in a future scenario in which the Hermosa Beach Pavilion is at full occupancy levels, there shall be one hour in a given 7 day week where there is projected to be a deficit of one parking space. However, this analysis is based on a very conservative set of assumptions under which the entire Hermosa Beach Pavilion would be at full occupancy, which does not account for variability in business operations and market conditions.

4. The certainty that the multiple-use parking area(s) will be available for satisfying such parking requirements to the extent approved, and the permanency of such availability; and

The project maintains the shared parking arrangement previously approved by the Planning Commission as recently as 2016, with minor changes in tenant suite configuration and an expansion of 1,203 square feet of leasable space. The applicant will be required to record a copy of the approved resolution describing the shared parking arrangement, as well as an affidavit of acceptance demonstrating the applicant acknowledges the entitlement in its entirety (See Condition of Approval #7).

5. The proximity and accessibility of the multiple-use parking area(s).

The project proposes no change to site circulation or use of tandem parking. Additionally, the project will not change the location of provided parking in relation to uses on all engaged sites or means of access.

Section 8. Based on the evidence received at the public meeting, the City Council hereby further finds, determines, and declares that the project is consistent with the City's General Plan (PLAN Hermosa) because the Parking Plan Amendment is consistent with Land Use Policies 1.7, 4.1, 13.2 and 13.4 as shown below.

Goal 1. Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.

Policy:

1.7 Compatibility of uses. Ensure the placement of new uses does not create or exacerbate nuisances between different types of land uses.

Conformity:

The property will continue to provide enough parking to accommodate the combination of uses onsite. Further, the shared parking arrangement provides enough shared parking during existing peak hours of operation, to ensure all parking will be onsite and no spillover into adjacent residential neighborhoods is expected under existing occupancy conditions.

Goal 4. A variety of corridors throughout the city provide opportunities for shopping, recreation, commerce, employment and circulation.

Policy:

4.1 Shared parking. Facilitate park-once and shared parking policies among private developments that contribute to a shared parking supply and interconnect with adjacent parking facilities.

Conformity:

The Community Commercial General Plan Designation is intended to provide commercial goods and services that primarily serve the local market and community. The proposed tenant space reconfiguration and leasable area expansion would amend the type of office/retail offerings in the community for added employment and commerce opportunities in the area.

Goal 13. Land uses patterns that improve the health of residents.

Policies:

13.2 Social and health needs. Support the continuation of existing and new uses that enhance the social and health needs of residents.

13.4 Private health uses. Allow for the development of private recreation, cultural, educational, institutional and health care uses along Corridors and in Districts, where they are compatible with existing uses.

Conformity:

The project proposes the reconfiguration of commercial tenant spaces as well as a 1,203 square foot expansion permitted under a shared parking arrangement. Shared parking promotes efficient use of land, reduces traffic, and encourages walking. The reconfiguration would amend the type of office/retail offerings in the community for added employment and commerce opportunities.

Section 9. Based on the foregoing, the City Council hereby sustains the Planning Commission's approval of the subject Parking Plan Amendment Case No. PARK 25-01 subject to the following Conditions of Approval.

Conditions of Approval:

- 1. The proposed modifications to the building, allocation of uses, and square footages shall be consistent with those identified in the Updated Parking Analysis, prepared by Minegar and Associates Inc., dated February 19, 2025, and shall be substantially consistent with the plans and application submitted and approved by the Planning Commission on March 18, 2025. The Community Development Director shall review and may approve minor modifications that do not otherwise conflict with the Municipal Code or requirements of this approval.**
- 2. Any material change to the allocation of uses that increases parking demand shall require a Parking Plan Amendment. Modifications that do not increase parking demand pursuant to HBMC 17.44 (Off-Street Parking) may be approved by the Community Development Director.**

- 3. The use shall be subject to and bound by all other restrictions pertaining to the building and parking structure as well as any parking management program applicable to a use in the building generally. The use and management of parking at the Hermosa Beach Pavilion shall continue to be subject to the programs set forth in City Council Resolution 06-6482, and Planning Commission Resolution 08-23, in addition to the specific approvals set forth in resolutions applied to various tenant spaces. Meanwhile the allocation of commercial uses shall be subject to the allocation specified in Condition #1.**
- 4. All parking shall be shared among all uses within the Hermosa Beach Pavilion and shall be available within the structure for employees and customers of all tenants in the building. All parking shall be available on a first come, first served basis (i.e., no assigned or reserved spaces for any person, tenant space or use, except that tandem spaces may be assigned to employees).**
- 5. A minimum of two-hour free validated parking within the Hermosa Beach Pavilion parking structure shall be provided for employees and patrons of the businesses. Signs shall be prominently displayed at all entry locations and in all public areas of the Hermosa Pavilion to promote the two-hour free validated parking program.**
- 6. The Parking Plan Amendment shall not be effective unless and until the tenant space and its use conform to all codes, and Conditions of Approval have been complied with. Approval of these permits shall expire twenty-four (24) months from the date of approval by the Planning Commission, unless significant construction or improvements or the use authorized hereby has commenced. One or more extensions of time may be requested. No extension shall be considered unless requested, in writing to the Community Development Director including the reason therefore, at least 60 days prior to the expiration date. No additional notice of expiration will be provided.**
- 7. Prior to issuance of the building permit, an 'Acceptance of Conditions' affidavit and recording fees shall be filed with the Community Development Department stating that the applicant/property owner is aware of, and agrees**

to accept, all of the conditions of this grant of approval. This approval shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of this grant. The Parking Plan Amendment shall be recorded, and proof of recordation shall be submitted to the Community Development Department.

Section 10. This resolution shall take effect immediately. The City Clerk shall certify to the passage and adoption of this Resolution, and shall make a minute of the passage and adoption thereof in the minutes of the City Council meeting at which the same is passed and adopted.

Section 11. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the City Council must be made within 90 days after the final decision by the City Council.

PASSED, APPROVED, and ADOPTED on this 27th day of May, 2025.

Rob Saemann

PRESIDENT of the City Council and **MAYOR** of the City of Hermosa Beach, CA

ATTEST:

APPROVED AS TO FORM:

Myra Maravilla
City Clerk

Todd Leishman
Interim City Attorney

