

CALIFORNIA COASTAL COMMISSION

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Filed: November 6, 2008
49th Day: December 25, 2008
180th Day: May 5, 2008
Staff: Gabriel Buhr-LB
Staff Report: November 18, 2008
Hearing Date: December 10 – 12, 2008
Commission Action:

Th4d

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-08-277

APPLICANT: City of Hermosa Beach

AGENT: Adrian Gaus Architects, Attn: Xavier Adrian

PROJECT LOCATION: 555 6th Street, City of Hermosa Beach (Los Angeles County)

DESCRIPTION: Phase I of improvements to the Hermosa Beach Public Works Yard. The proposed project includes the demolition of existing wood structures and the construction of a one-story, 5,000 square-foot maintenance building, a 2,880 square-foot vehicle wash down area, and two material storage bins, the relocation of 15 parking spaces, and landscaping improvements.

Lot Area	58,989 square feet
New Building Coverage	5,100 square feet
Parking Spaces	15
Zoning	M-1 (Light Manufacturing)
Planning Designation	Industrial
Ht above final grade	28 feet

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing construction of a new maintenance building, vehicle wash down area, storage bins and relocation of existing on-site parking. The major issues with this development involve ensuring that adequate parking is available on-site and managing potential effects from runoff on water quality.

Staff is recommending that the Commission **APPROVE** a coastal development permit for the proposed development with **Three (3) special conditions** addressing: **1)** storage of construction materials and mechanized equipment and removal of construction debris; **2)** submittal of a water quality management plan; and **3)** future development.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Hermosa Beach Land Use Plan, certified 4/21/82.
2. City of Hermosa Beach City Council P.C. Resolution No. 08-19.
3. *Geotechnical Investigation Report, City of Hermosa Beach Public Works Yard Renovation Located in the Public Works Yard at 555 6th Street, City of Hermosa Beach, Los Angeles County, California*; prepared by Geo-Environmental dated February 14, 2008.

LOCAL APPROVALS RECEIVED: City of Hermosa Beach Approval-in-Concept dated September 29, 2008.

LIST OF EXHIBITS

1. Location Map
 2. Assessor's Parcel Map
 3. Site Plan
 4. City of Hermosa Beach City Planning Commission Resolution No. 08-19
-

STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application:

MOTION: *I move that the Commission approve coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all permits included on the consent calendar. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

RESOLUTION:

I. APPROVAL WITH CONDITIONS

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris**

The permittee shall comply with the following construction-related requirements:

- Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of construction-related materials, and to contain sediment or contaminants associated with construction activity, shall be implemented prior to the on-set of such activity;
- No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain
- All trash and debris shall be disposed in the proper trash or recycling receptacle at the end of every construction day.
- Construction debris and sediment shall be properly contained and secured on site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
- Construction debris and sediment shall be removed from construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;

- The discharge of any hazardous materials into any receiving waters shall be prohibited;
- A pre-construction meeting shall be held for all personnel to review procedural and BMP/GHP guidelines;
- All BMPs shall be maintained in a functional condition throughout the duration of the project.
- Debris shall be disposed at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

2. Water Quality Management Plan

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for the review and approval of the Executive Director, a Water Quality Management Plan (WQMP) for the post-construction project site, prepared by a civil engineer or licensed water quality professional, and shall include plans, descriptions, and supporting calculations. The WQMP shall incorporate structural and non-structural Best Management Practices (BMPs) designed to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

Water Quality Goals

- Appropriate structural and non-structural BMPs shall be designed to treat, infiltrate, or filter the runoff from all surfaces and activities on the development site.
- Post-construction structural BMPs (or suites of BMPs) should be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
- The drainage system shall also be designed to convey and discharge runoff from the site in a non-erosive manner.

Parking Lot

- Selected BMPs shall be effective at addressing vehicular contaminants (oil, grease, automotive fluids, heavy metals), sediments, and floatables.
- The applicant shall regularly sweep the parking lot at a minimum on a monthly basis, in order to prevent dispersal of pollutants that might collect on those surfaces.
- The applicant shall not spray down or wash down the parking lot unless the water used is directed through the sanitary sewer system or a filtered drain.

Vehicle Wash Down Area

- The Plan shall include Best Management Practices and Good Housekeeping Practices appropriate for Vehicle Maintenance and Wash Down activities such as those recommended in the California Stormwater BMP Handbook –Industrial and Commercial (California Stormwater Quality Association, January 2003), which include but are not limited to the following:
 - Minimize exposure of maintenance areas to rain and runoff by using cover and containment. In and around these areas, use Good Housekeeping Practices to minimize the generation of pollutants. Make stormwater pollution prevention BMPs a part of standard operating procedures and the employee training program.
 - Washing activity should only occur on a designated “wash pad” which should be bermed or protected from storm drains. If soap or other cleaning agents are used, the wash water should be collected and pre-treated with an oil/water separator or other device, if necessary for compliance with sanitation system requirements, before discharging to the sanitary sewer.
 - The detergents and cleaning components used on site shall comply with the following criteria: they shall be phosphate-free, biodegradable, and non-toxic to marine wildlife; amounts used shall be minimized to the maximum extent practicable; no fluids containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye shall be used;
- B.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a ‘noxious weed’ by the State of California or the U.S. Federal Government shall be utilized within the property.
- C.** All BMPs shall be operated, monitored, and maintained for the life of the project and at a minimum, all structural BMPs shall be inspected, cleaned-out, and where necessary, repaired at the following minimum frequencies: (1) prior to October 15th each year; (2) during each month between October 15th and April 15th of each year and, (3) at least twice during the dry season. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner. It is the applicant’s responsibility to maintain the drainage system and the associated structures and BMPs according to manufacturer’s specification.
- D.** The permittee shall undertake development in accordance with the final plan. Any proposed changes to the final plan shall be reported to the Executive Director. No changes to the final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Future Development

This permit is only for the development described in coastal development permit No. 5-08-277. Pursuant to Title 14 California Code of Regulations section 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (b) shall not apply to the development governed by the coastal development permit No. 5-08-277. Accordingly, any future improvements to the structure authorized by this permit, including but not limited to changes in number of on-site parking spaces, change of building use, and repair and maintenance identified as requiring a permit in Public Resources section 30610(d) and Title 14 California Code of Regulations sections 13252(a)-(b), shall require an amendment to Permit No. 5-08-277 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Description and Location

The subject site is located at 555 6th Street, within the City of Hermosa Beach, Los Angeles County (Exhibit #1). The site is currently operated as the Hermosa Beach Public Works Yard. The subject site is located within a small node along the inland border of the coastal zone that is designated as Industrial in the City's certified Land Use Plan, and is zoned Light Manufacturing (M-1) by the City. Allowable uses within this zone include manufacturing, warehousing, wholesale distribution and administrative offices associated with the aforementioned uses.

The 58,989 square foot lot is located on the northwest corner of the intersection of 6th Street and Valley Drive. The site is directly adjacent to light manufacturing and industrial uses along its northern, eastern and southern borders, and residential uses border the western edge of the property (Exhibit #2).

The current application is for the first of three proposed phases of improvements to the existing work yard. The proposed project for Phase I includes the demolition of an existing wood building located in the southeastern corner of the yard and the removal of some existing storage containers along the western property boundary. The applicant then proposes the construction of a new 5,100 square foot maintenance facility building along the western property boundary, the construction of a 2,880 square foot vehicle wash down area in the southwestern corner of the lot, and the placement of two permanent material storage bins. The application also includes the relocation of the current 15 parking spaces located on-site that are currently oriented in a tandem layout that restricts vehicle movements. The relocated parking spaces would be located in a straight row running north to south along 6th Street reducing the risk of accidents and traffic congestion caused by the present parking lot configuration. Landscape improvements along Valley and 6th Street are also proposed.

B. Community Character/Visual Quality

The proposed improvements to the existing Public Works yard are compatible with the character and scale of the surrounding development located within the small industrial node located along the inland border of the coastal zone in the southern portion of the City of Hermosa Beach. The Commission has recently approved other development for manufacturing and storage in the vicinity (CDP No. 5-03-226, CDP No. 5-03-261 and CDP 5-07-306). The proposed project as designed, and conditioned by the City, will have minimal impact on the residential uses located nearby.

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, and has been designed to assure structural integrity. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250 and 30251 of the Coastal Act.

D. Public Access/Parking

In the South Bay, the cities of Manhattan Beach, Hermosa Beach and Redondo Beach provide limited on-street parking and limited public transportation options. The downtown beach pier area in Hermosa Beach is a major visitor destination for recreational purposes. The amount of public access to the beach is, in practice, therefore largely limited by the amount of on-street parking. For this reason, the Commission has generally required that development in near-beach areas provide all of its parking on-site, rather than reducing parking requirements by the presumed number of on-street parking spaces available.

The proposed improvements to the Public Works yard includes the relocation of existing parking located on-site to improve the functionality of the parking lot. The current parking area on-site consists of tandem parking that limits vehicle movements. The new proposed parking alignment would include a row of parking spaces accessed from 6th Street that would improve vehicle movement and vehicle exits from the site thereby improving traffic congestion and safety. There would be no loss of parking on-site as a part of the proposed relocation.

As conditioned, the proposed development will not have any new adverse impacts on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 and 30252(4) of the Coastal Act.

E. Water Quality

The proposed development will result in urban runoff entering the storm water system. Pollutants such as sediments or toxic substances such as grease, motor oil, heavy metals, pesticides and fertilizers are often contained within urban runoff entering the storm water system. In this case, the site drains an existing parking lot, a new vehicle wash down facility, paved walkways and landscaped areas. Therefore, the primary post-construction water quality concerns associated with the proposed project include sediments, grease, motor oil, heavy metals, pesticides and fertilizer.

The proposed development would result in the discharge of storm water into the storm water conveyance system. As such, the amount of pollutants carried through the system would increase proportionally. Therefore, the project has the potential to affect the water quality of the coastal waters in Hermosa Beach.

The proposed improvements to the Public Works yard affords an opportunity to improve water quality. Much of the pollutants entering the ocean come from land-based development. The Commission finds that it is necessary to minimize to the extent feasible within its jurisdiction the cumulative adverse impacts on water quality resulting from incremental increases in impervious surface associated with additional development. Reductions in the amount of pollutants in the existing runoff would be one step to begin to reduce cumulative adverse impacts to coastal water quality. The proposed project drains an existing paved parking lot and work yard, a vehicle wash down facility, paved storage areas, paved walkways and landscaped areas. As such, appropriate measures must be taken to assure that adverse affects on water quality are minimized.

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Due to this, the Commission has imposed **Special Condition #1**, which requires the applicant to comply with construction-related requirements related to storage of construction materials, mechanized equipment and removal of construction debris, and **Special Condition #2**, which requires the applicant to submit a water quality management plan prior to issuance of the permit.

Other sources of polluted runoff could include runoff from the large amount of impervious surface in the proposed project and over-watering, which sometimes occurs from installation of landscaping with a high water demand. Plants with a high-water demand are typically not well-suited to the Mediterranean climate of southern California, and therefore often require intense fertilization and application of pesticides/herbicides as a maintenance regime, in addition to regular irrigation. Thus, this type of landscaping can add pollutants to both dry weather and stormwater runoff. Therefore, the use of drought tolerant plants or low-maintenance landscaping is a preferred alternative.

The term “drought tolerant” is equivalent to the terms “low water use” and “ultra low water use” as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 and is available for review at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>. The applicant has submitted a landscaping plan. Commission staff reviewed the submitted landscaping plan for drought tolerant vegetation and determined that the majority of the proposed plants are drought tolerant.

Invasive plants can invade an area and displace native plants, impeding restoration and preservation efforts. Seed dispersal can occur via water transport and drainage, wind, and via avian and mammalian species. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org>) and California Native Plant Society (www.CNPS.org) in their publications. Commission staff reviewed the submitted landscaping plan and determined that the plan does not contain any invasive species.

The Commission has imposed **Special Condition #2** requiring the applicant to comply with the submitted landscaping plan. The plan requires the applicant to plant non-invasive, drought tolerant vegetation on the site. Non-invasive, drought tolerant plants are used because they require little to no watering once they are established (1-3 years), they have deep root systems that tend to stabilize the soil, and are spreading plants that tend to minimize erosion impacts of rain and water run-off.

As conditioned, the Commission finds that the proposed development conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

F. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program (“LCP”), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3.

The Commission conditionally certified the City of Hermosa Beach Land Use Plan on August 19, 1981. The Land Use Plan (LUP) was effectively certified with suggested modifications on April 21, 1982. The modifications were accepted and the LUP is certified. The City submitted a final draft of its zoning and implementation ordinances (LIP) and a revision to their LUP in 2000. The amendment and Implementation ordinance was scheduled for public hearing and Commission action at the October 8, 2001 meeting, but the City withdrew. Therefore, these have not been certified and the standard of review for development in Hermosa Beach is still the Coastal Act.

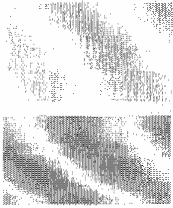
As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

G. California Environmental Quality Act

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

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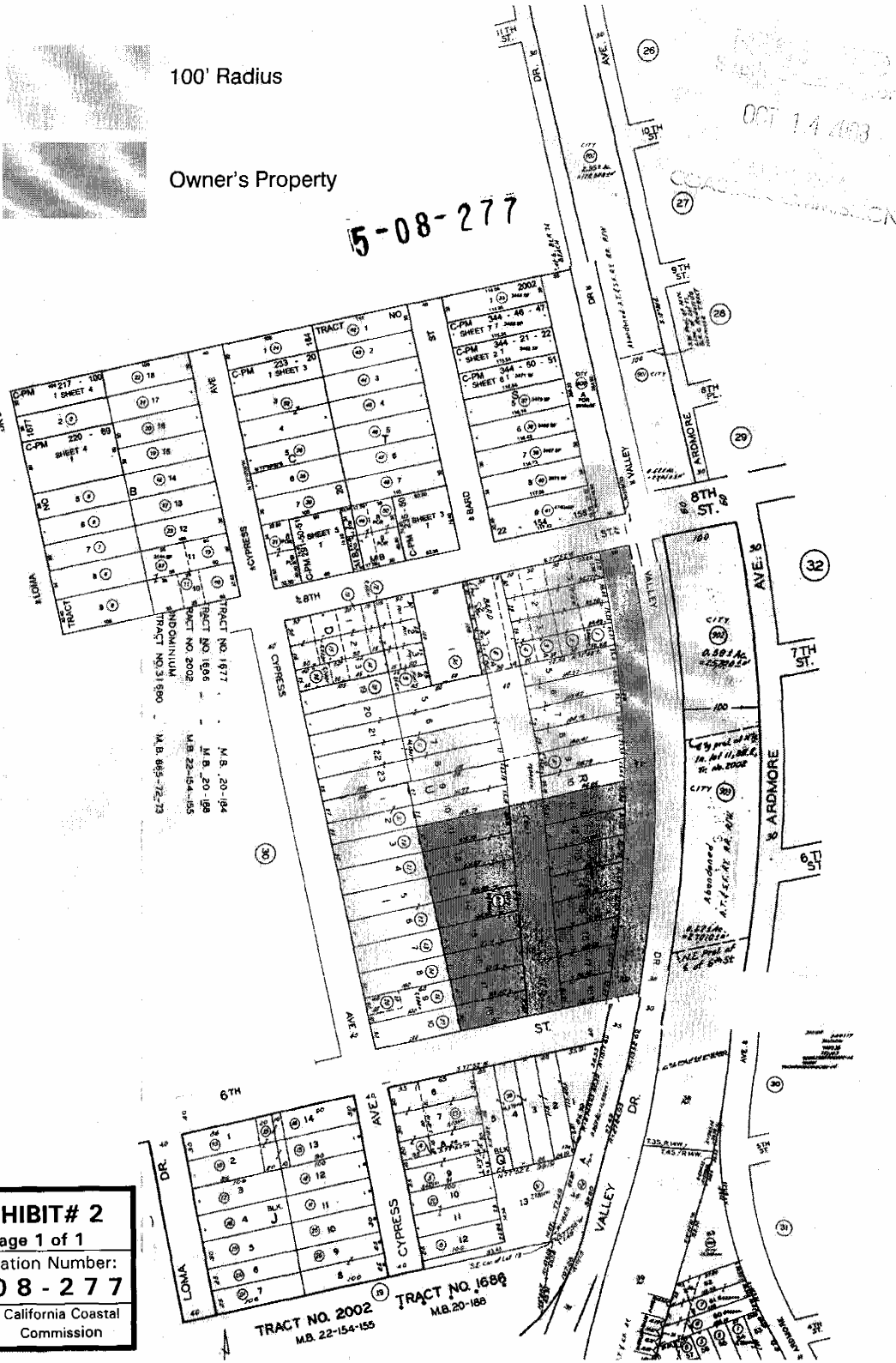


100' Radius

Owner's Property

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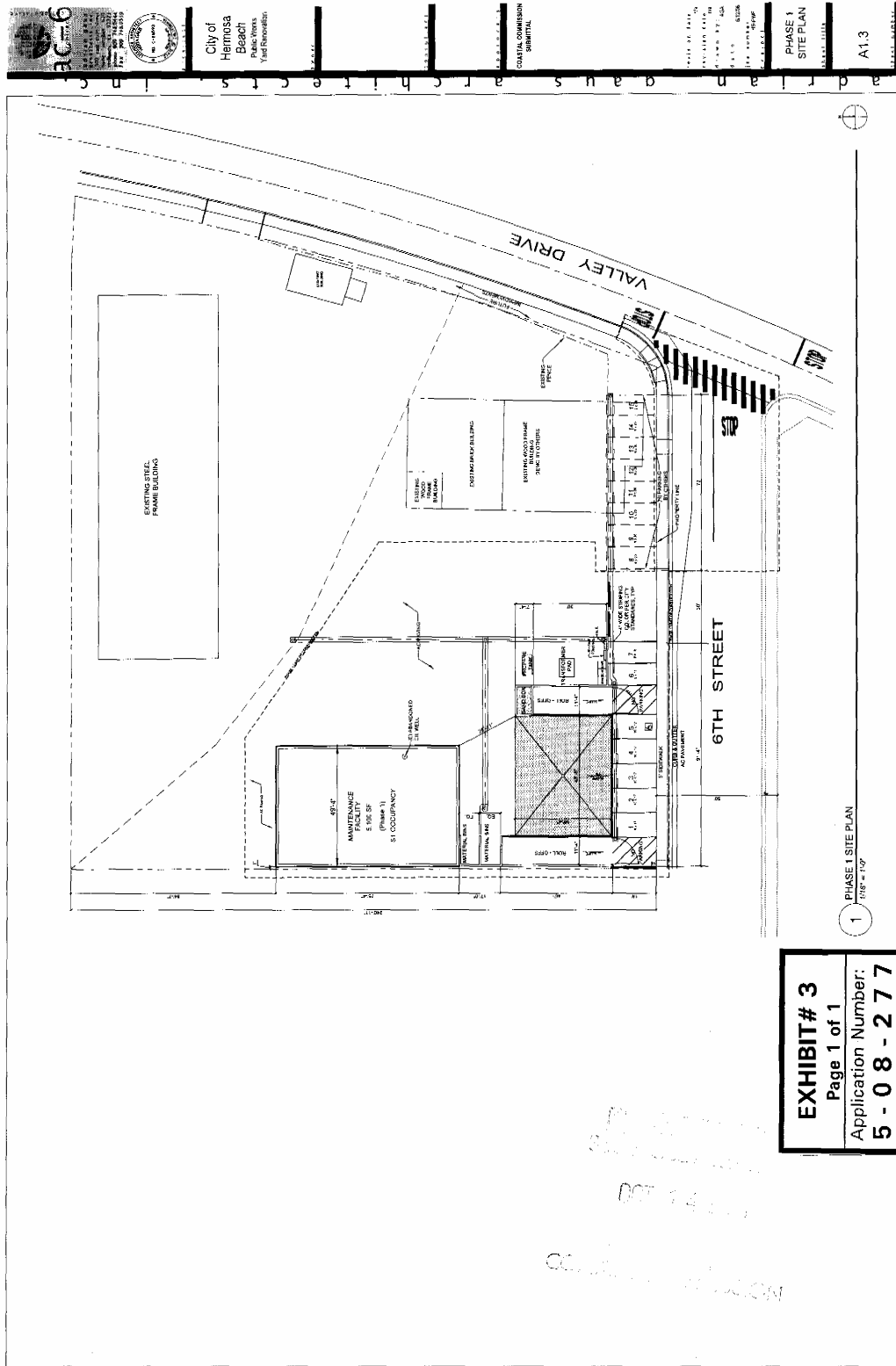


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1 PHASE 1 SITE PLAN
1/8" = 1'-0"

City of Hermosa Beach
Coastal Commission
SUBMITTAL
PHASE 1
SITE PLAN
A13



P.C. RESOLUTION 08-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN FOR A NEW 5,100 SQUARE FOOT MAINTENANCE FACILITY AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION AT 555 6TH STREET, HERMOSA CITY YARD, LEGALLY DESCRIBED AS LOTS 11, 12, 13, 14, 15, 16, 17 AND 18, BLOCK R AND VACATED STREET ADJACENT ON NORTHEAST AND LOTS 11, 12, 13, 14, 15, 16, 17 AND 18, BLOCK U, PORTION TRACT NO. 2002.

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

Section 1. An application was filed by the City of Hermosa Beach, owner of property comprising the project site at 555 6th Street, known as City Yard, seeking approval of a Precise Development Plan for a 5,100 square-foot maintenance facility and adoption of an Environmental Negative Declaration.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for a Precise Development Plan on March 18, 2008 and considered testimony and evidence. Based on the testimony and evidence received the Planning Commission makes the following factual findings:

1. The Public Works Department at the City of Hermosa Beach has submitted this application to extend and refurbish the existing maintenance buildings bordered by Valley Drive, 555 6th Street and Cypress Avenue, known as the City Yard. The aim of this project is to provide 20,000 square feet of additional covered space for maintenance and storage use and 3,000 square feet of office floor space. The project will also significantly improve the City Yard's visual appearance.

2. Construction will be completed over three phases; however, the applicant is requesting approval of a Precise Development Plan for phase one construction only. Funding is still pending City Council approval for phases two and three.

3. The applicant intends to demolish single-story wood frame structure and bin storage area; erect one-story 5,100 square-foot maintenance building, 2,880 square-foot vehicle wash down area, and two material storage bin areas; relocate 15 parking spaces, including 1 disabled space to 6th Street frontage; and landscape the site boundary.

4. The existing parking layout provides these 15 spaces in tandem, which restricts vehicle movements. The revised layout will provide 15 spaces in a straight row running north south along the 6th Street property boundary. There is sufficient visibility for parked vehicles to exit the site and enter traffic flows safely. This layout is considered an improvement on the existing as it reduces the number of vehicle movements required to exit the parking lot, reducing the risk of accidents and traffic congestion.

1
2 Section 3. Based on the foregoing factual findings the Planning Commission makes the
3 following findings pertaining to the application for a Precise Development Plan and adoption of a
4 Environmental Negative Declaration:

5 1. The general criteria of Hermosa Beach Municipal Code Section 17.58.030(B) for
6 granting or conditionally granting a Precise Development Plan in the M-1 zone have been
7 considered. In making this finding, the Planning Commission has determined that:

- 8 a. The proposal complies with all of the development standards for the M-1 (Light
9 Manufacturing) zone including a maximum height of 35 feet (22 feet proposed) and
10 setbacks.
- 11 b. There will be no changes in the use or use intensification of the site; and, the
12 existing uses are permitted in the M-1 (Light Manufacturing) zone.
- 13 c. There is sufficient visibility for parked vehicles to exit the site and enter traffic
14 flows safely. This layout is considered an improvement on the existing as it reduces
15 the number of vehicle movements required to exit the parking lot, reducing the risk
16 of accidents and traffic congestion.
- 17 d. The Environmental Review Committee determined the proposal complies with all
18 requirements of the Municipal Code and General Plan; therefore, the proposal will
19 not result in adverse noise, odor, dust or vibration environmental impacts.
- 20 e. The proposed use is consistent with the goals and policies of the Municipal Code
21 and the General Plan; therefore, will not result in an adverse impact on the City's
22 infrastructure and/or services.

23 2. The criteria of Hermosa Beach Municipal Code Section 17.58.030(C) for denial of a
24 Precise Development Plan are not applicable. In making this finding, the Planning Commission
25 has determined that:

- 26 a. The project will not substantially depreciate property values in the vicinity, or
27 interfere with the use or enjoyment of property in such area, because of excessive
28 dissimilarity or inappropriateness of design in relation to the surrounding vicinity.
- 29 b. The project will not have significant environmental adverse impacts.

30 Section 4. Environmental Review.

31 1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's
32 local CEQA Guidelines, the Staff Environmental Review Committee prepared an Initial Study of
33 the potential environmental effects of the proposed project. Based upon the Initial Study, the
34 Committee determined that there was no substantial evidence, in light of the
35 the City, that the project would have a significant effect on the environment.
36 mitigation measures are incorporated into the project to address parking issues.

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1 been addressed in the project plans by providing 15 spaces in a straight row running north south along
2 the 6th Street property boundary. City staff thereafter prepared a Negative Declaration for the
3 project and duly provided public notice of the public comment period and of the intent to adopt
4 the Negative Declaration. A copy of the Initial Study and Negative Declaration are attached
5 hereto and incorporated herein by reference.

6 Section 5. Based on the foregoing, the Planning Commission hereby approves the subject
7 Precise Development Plan and Negative Declaration subject to the following Conditions of
8 Approval:

- 9 1. The development and continued use of the property shall be in conformance with
10 submitted plans as revised and reviewed by the Planning Commission at their meeting
11 of March 18, 2008. Any minor modification may be approved by the Community
12 Development Director.
- 13 2. The Precise Development Plan shall be null and void twenty-four months from the date
14 of approval unless development has commenced on the site. The applicant may apply
15 in writing for an extension of time to the Planning Commission prior to the dates of
16 expiration.
- 17 3. Architectural treatment of the building shall be as shown on building elevations and
18 site and floor plans.
- 19 4. The applicant shall submit revised landscape plans showing a minimum of 36-inch box
20 trees along Valley Drive for review and approval by the Community Development
21 Director.
- 22 5. The project shall comply with the requirements of the Fire Department.
- 23 6. The applicant shall submit all required plans and reports in two steps to comply with
24 the City's construction debris recycling program, including manifests from both the
25 recycler and County landfill, prior to final approval of building demolition and
26 issuance of building permits, and prior to project final approval.
- 27 7. Final building plans/construction drawings including site, elevation, floor plan, sections,
28 details, signage, landscaping and irrigation, submitted for building permit issuance
29 shall be reviewed for consistency with the plans approved by the Planning Commission
and the conditions of this resolution, and approved by the Community Development
Director prior to the issuance of any Building Permit.
8. All exterior lights shall be located and oriented in a manner to insure that neighboring
residential property and public right-of-way shall not be adversely affected.
9. All roof equipment shall be located and designed to be screened from public view by the
parapet walls.
10. An automated watering system shall be installed to cover all landscaped areas.

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11. The project and operation of the business shall comply with all applicable requirements of the Municipal Code.

12. Each of the above Conditions of Approval 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.

13. 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.

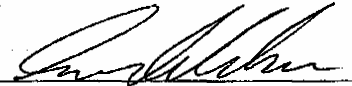
Section 6. This grant shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions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


Section 7. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE:	AYES:	Allen, Hoffman, Kersenboom, Perrotti, Pizer
	NOES:	None
	ABSTAIN:	None
	ABSENT:	None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 08-19 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 March 18, 2008.


L. Kersenboom, Chairman


Ken Robertson, Secretary

March 18, 2008

Date

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