



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3884

911 1st Street Site History

According to City records, the following is a timeline identifying previous uses and past actions related to the subject site:

1930¹: The building located at 102 PCH was approximately built in 1930 for a telephone (switching station) office building.

1989: The City designated the subject site as a commercial land use designation and commercial zoning as a result of the Multi-Use Corridor study. Prior to the study, all parcels east of the Multi-Use Corridor (300' east of PCH) were designated High Density Residential land use designation and zoned R-P consistent with the other properties on 1st Street. The purpose of the changes in 1989 was to address a patchwork of existing zoning designations, and to clearly define the commercial/residential boundary to reflect the existing commercial use, and to provide for potential commercial expansion of the PCH fronting property.

1991: The Planning Commission approved a Parking Plan at 102 PCH to allow the use of excess parking spaces (located at the subject site) in the GTE Incorporated parking lot for storage of new vehicle inventory for the Land Rover dealership and/or public parking.

2003: The Planning Commission denied the request for a General Plan Amendment amending the Community Commercial (CC) land use designation to High Density (HD) Residential and changing the zoning designation from Specific Plan Area 7 (SPA-7) to Multiple-Family Residential (R-3) of the property at 911 1st Street. The request was made by Verizon Incorporated, property owner of 102 PCH.

2005: In 2005, the City received an application for a Precise Development Plan at the subject site for a two story 16,000 square foot indoor sports complex; however, the application was withdrawn by the applicant.

2010: Verizon Incorporated, property owner of 102 PCH, applied for a Parking Plan to allocate 15 spaces for an automated switching facility on the first floor of a 58,813 square foot building and to allocate 49 spaces to satisfy parking requirements for future commercial uses on the second floor provided that any excess square footage on the second floor will be segregated as unoccupied spaces, such as storage or similar non-habitable uses that create no parking demand. The Planning Commission denied this request.

¹ Staff could not verify whether the subject site was originally part of the development at 102 PCH or if the land was acquired later.