

Attachment 2

P.C. RESOLUTION 91-70

1 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA
2 BEACH, CALIFORNIA, APPROVING A PARKING PLAN TO ALLOW LESS THAN
3 REQUIRED PARKING AT 102 PACIFIC COAST HIGHWAY, AND TO ALLOW THE
4 LEASING OF EXCESS PARKING SPACES FOR THE STORAGE OF NEW CARS AND / OR
5 PUBLIC PARKING AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE
6 DECLARATION.

7 WHEREAS, the Planning Commission held a public hearing on November 7,
8 1991, for a request for a parking plan that allows less than required parking:

- 9 A. The GTE building, although it contains 47,500 square feet, has been converted
10 from office use to primarily a switching station, and only a maximum of 18
11 employees work at the facility;
- 12 B. The availability of all 141 spaces in the parking lot is not necessary to support
13 the use of the building, therefore, leasing excess parking spaces will not have
14 an impact;
- 15 C. The proposed use of excess parking spaces for either new car storage or public
16 parking is an appropriate way to use this excess parking;
- 17 D. An environmental assessment has been conducted by the Staff Environmental
18 Review Committee and it was determined that this project qualifies for a
19 Negative Declaration;

20 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of
21 Hermosa Beach, California, does hereby approve a parking plan at 102 Pacific Coast
22 Highway subject to the following conditions:

- 23 1. The only two parking areas in the eastern-most portion of the parking lot,
24 identified as lots "A" and "B" on the submitted plan may be used for purposes
25 other than parking for employees / visitors of the GTE facility.
- 26 2. Said alternative purposes allowed on lots "A" and "B" shall only be for storage
27 of new cars and / or City parking.
- 28 3. Cars that are stored on the property shall be limited to new cars.
- 29 4. Pick-up or delivery of vehicles to the site shall be allowed only one car at a
30 time by the driving of each individual vehicle to the site from the main
31 dealership. Use of delivery trucks for the delivery or pick-up shall be
32 prohibited.
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- 9

- 5. Security provided for storage of new cars shall be limited to gates at the entrances and exits, fencing, and silent alarms. The use of car alarms that emit warning sounds shall be prohibited, and any existing alarms on the cars shall be disengaged.
- 6. Fencing and / or gates used for security purposes shall be of a decorative material (i.e. wrought iron) subject to approval of the Planning Director. Chain link fencing and barbed wire shall be prohibited.
- 7. All parking lot lighting shall be oriented in a manner to eliminate glare or direct light onto adjacent properties.
- 8. Right turn only signs shall be installed at the exits from both lots "A" and "B".
- 9. Test driving of vehicles on residential streets eastward of the subject parking storage area shall be prohibited.
- 10. The parking lot surface, retaining walls, walls and landscaping shall be maintained in a satisfactory condition.
- 11. Within 6 months from the date of approval, landscaping (drought tolerant plant material) shall be provided along the easterly property line adjacent to the residential property. One specimen size (min. 24" box) tree shall be provided for each 20 feet of length and a trailing vine to help buffer the adjacent residential properties. -- A landscape and irrigation plan shall be submitted to the Planning Director for review and approval prior to installation and landscaping.
- 12. Any more intensive use of the building shall require amendment and approval of the parking plan prior to such more intensive use.
- 13. The use of the parking lot shall not adversely effect the welfare of residents, and / or commercial establishments nearby.
- 14. The exterior parking areas shall be mantained in a neat and clean manner at all times.
- 15. Any business involved in storing new cars in the approved lots shall provide adequate control techniques to prevent loud conversation, loitering, unruliness, and boisterous activities on the property.
- 16. This grant shall not be effective for any purposes until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
- 17. The Parking Plan shall be recorded, and proof of recordation shall be submitted to the Planning Department.
- 18. Any additional public parking may be allowed but shall require a review / approval by the Planning Commission.

SECTION II

Each of the above conditions is separately enforced, and if any of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

/D

1 Permitee shall defend, indemnify and hold harmless the City, its agents, officers, and
 2 employees from any claim, action, or proceeding against the City or its agents,
 3 officers, or employees to attach, set aside, void or annul this permit approval, which
 4 action is brought within the applicable time period of Government Code Section
 5 65907. The City shall promptly notify the permittee of any claim, action, or
 6 proceeding and the City shall cooperate fully in the defense. If the City fails to
 7 promptly notify the permittee of any claim, action or proceeding, or if the City fails
 8 to cooperate fully in the defense, the permittee shall not thereafter be responsible to
 9 defend, indemnify, or hold harmless the City.

10 The permittee shall reimburse the City for any court and attorney's fees which the
 11 City may be required to pay as a result of any claim or action brought against the City
 12 because of this grant. Although the permittee is the real party in interest in an
 13 action, the City may, at its sole discretion, participate at its own expense in the
 14 defense of the action, but such participation shall not relieve the permittee of any
 15 obligation under this condition.

16 The subject property shall be developed, maintained and operated in full compliance
 17 with the conditions of this grant and any law, statute, ordinance or other regulation
 18 applicable to any development or activity on the subject property. Failure of the
 19 permittee to cease any development or activity not in full compliance shall be a
 20 violation of these conditions.

21 **SECTION III**

22 Any violation of the conditions of approval and/or violation of the Hermosa Beach
 23 Municipal Code may be grounds for a public hearing for the revocation of the
 24 parking plan.

25 The Planning Commission may review this parking plan and may amend the subject
 26 conditions or impose any new conditions if deemed necessary to mitigate detrimental
 27 effects on the neighborhood resulting from the subject use.

28 VOTE: AYES: Comms.Di Monda, Marks, Merl, Chmn. Ketz
 NOES: None
 ABSTAIN: None
 ABSENT: None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 91-70 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 November 7, 1991.

Christine Ketz
 Christine Ketz, Chairperson

Michael Schubach
 Michael Schubach, Secretary

Dec 3, 1991 Date

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