

June 11, 2002

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
June 18, 2002**

SUBJECT: PARKING PLAN 02-4

LOCATION: 717 VALLEY DRIVE (B-2)

APPLICANT: RICHARD CHACKER

REQUEST: TO ALLOW AN ARTIST WAREHOUSE AND OFFICE AND 405 SQUARE
FEET MEZZANINE ADDITION WITHOUT ADDITIONAL PARKING

Recommendation

To approve the Parking Plan to allow the requested division of uses within the building and the mezzanine expansion.

Background

ZONING:	M-1, Light Manufacturing
GENERAL PLAN:	Industrial
EXISTING BUILDING AREA:	Approx. 1500 Square Feet
PROPOSED EXPANSION (MEZZANINE):	405 Square Feet
PARKING:	Nonconforming – Parking shared with other tenants
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject location is one of several tenant spaces within the building, which contains approximately 14,500 square feet. The building was constructed in 1965 with a parking requirement of 1 space per 500 square feet. Therefore, the building is currently nonconforming to the parking requirement of 1 space per 300 square feet required for light industrial uses.

At the last meeting the Commission reviewed a memorandum by staff requesting interpretation of whether the parking requirement could be calculated for the subject use based on the requirements for warehousing and commercial office uses. The Commission directed the applicant to submit a Parking Plan for consideration of this issue, in order to evaluate the conditions for this parking proposal in detail, and to evaluate future similar requests on a case by case basis.

Analysis

Section 17.44.210, Parking Plans, allows the Planning Commission to consider reducing the on-site parking requirement based on factors such as the uniqueness of the proposed use, bicycle and walk in

traffic, and peak hours of the proposed use relative to peak hours of other businesses who use the same parking. The subject building, constructed in the 1960's, contains several tenant spaces for light manufacturing and other uses permitted in the M-1 Zone. Parking is provided at an approximate ratio of 1 space per 500 square feet. A new tenant in one of the spaces (B-2) has submitted plans to construct a 405 square foot mezzanine for office space in conjunction with his proposed use as an art studio and gallery. (The mezzanine is already partially completed and plans were submitted after-the-fact).

The tenant space contains 1500 square feet, and the proposed addition is 405 square feet. Since the new construction expands the floor area, additional parking is required. Pursuant to the Zoning Code, Section 17.44.030 I which sets forth parking requirement for "industrial uses", the parking requirement for industrial uses is 1 per 300 square feet. Parking for commercial and other uses permitted in industrial uses shall provide the number of spaces as required for those uses. The 405 square feet addition thus results in a requirement for 1 additional space if considered "industrial". However, the proposed use really is less a manufacturing use than a commercial use, resulting in a parking requirement based on 1 space per 250 square feet. Considering the intensification of use of the first level and the added 405 square feet the requirement for the change of use and addition is 3 new parking spaces.

	<u>Square Feet</u>	<u>Parking Ratio</u>	<u>Parking required</u>
Existing: Light Manuf.	1500	1/300	5 spaces
Proposed: Commercial (art studio/gallery with 405 sq.ft. addition)	1905	1/250	8 spaces
Difference:			3 spaces

No other parking is available on site or can be made available on the property. The parking in front of the building on Valley Drive is can be restriped as shown on the plan to increase available parking, but the area is located on City property and cannot be counted towards the parking requirement. The applicant is proposing to set aside and covenant the ground floor portion of the space for "warehouse" purposes, although it is an artists working and storage area. Pursuant to Section 17.44.030(I) *warehouses or portions of buildings used exclusively for warehouse purposes*, are subject to a parking requirement of 1 space per 1,000 square feet. The section requires recordation of a covenant guaranteeing that the warehouse area will not be converted. The mezzanine level would be used for office purposes.

If the space is divided as proposed the parking requirement could be satisfied as follows:

	<u>Square Feet</u>	<u>Parking Ratio</u>	<u>Parking required</u>
Existing: Light Manuf.	1500	1/300	5 spaces
Proposed: Office	405	1/250	2 spaces +
Warehouse	1500	1/1000	2 space
			<i>4 Total</i>
Difference:			-1

*(i.e. the change of use
decreases the required
parking for the premises)*

No additional parking is required with this parking calculation

Staff believes this project is an appropriate application of Section 17.44.210, which was intended for smaller unique businesses. Further, the addition of artist studio to the industrial area (recently added to the updated permitted use list for the M-1 Zone) is consistent with the Commission and Council goals for the area. Using the Parking Plan is a way of providing a parking ratio for this type of use, given that the Zoning Ordinance does not have a parking requirement for artists studios and/or artists storage facilities which should probably fall somewhere in between a standard light manufacturing permitted use and warehousing.

Ken Robertson
Associate Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Letters from applicant
3. Location Map

KR/pp717Valley