

July 11, 2002

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

**Regular Meeting of  
July 16, 2002**

SUBJECT: PARKING PLAN 02-5

LOCATION: 134 PACIFIC COAST HIGHWAY

APPLICANT: RICHARD DIGIORGIO, OKELL'S FIREPLACE

REQUEST: TO ALLOW A 1,500 SQUARE FOOT ADDITION FOR  
STORAGE/WAREHOUSE PURPOSES, AND A STORAGE ATTIC ABOVE,  
WITH LESS THAN REQUIRED PARKING

**Recommendation**

To direct staff as deemed appropriate.

**Background**

ZONING:	Commercial Specific Plan Area 7
GENERAL PLAN:	Commercial Corridor
EXISTING BUILDING AREA:	Approx. 2,430 Square Feet
PROPOSED EXPANSION (STORAGE):	1500 Square Feet Plus Attic Above
EXISTING PARKING:	Nonconforming – 7 Existing
REQUIRED WITH ADDITION:	6 Additional Spaces
PROPOSED:	1 Additional space proposed for a total of 8 with re-stripe, shared with the Pitcher House
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

Okell's Fireplace shares the lot with the Pitcher House. Parking is available to Okell's during the day and the Pitcher House at night. The area behind the building proposed for the storage addition is already used for that purpose, with a storage "structure" that has been built in phases without building permits. The main part of the building is used as a retail showroom and offices for the business, and

was constructed in 1940. The building is currently nonconforming to the parking requirement of 1 space per 250 square feet required for retail uses as 10 spaces are required for retail uses. Also, the business uses an outdoor storage area behind the fence in the back yard of the adjacent residence to the east. This storage is accessed through a gate which has reduced available on site parking to 7 spaces. The retail and commercial use of the property is a permitted use in the commercial zone, and storage if considered incidental to the primary use is permitted. Warehousing is not a permitted use in the SPA 7 or other commercial zones.

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.

Section 17.44.030(I) pertaining to parking requirement for *industrial uses*, allows for a reduced parking requirement for buildings or portions of buildings used exclusively for warehouse purposes of one space per 1,000 square feet.

### **Analysis**

The applicant is attempting to bring the existing storage area into conformance with Building and Zoning Codes, and to eliminate the outdoor storage. To that end, the applicant is requesting consideration of a reduced parking requirement because the proposed addition is for storage purposes only in conjunction with and incidental to the business, and would not intensify the need for parking. While the subject use is not industrial, the applicant is requesting consideration of a similar parking standard that applies to industrial warehouse/storage areas and consideration of the unique specialty nature of the business. The applicant has investigated other possibilities for increased parking through a long-term lease with an adjacent auto body and repair business, and that alternative is still available for consideration. However, any such lease is contingent upon a determination that such parking is surplus to that business, and would require an amendment to the CUP for that location, which could encumber the leased property long into the future.

The proposed storage and warehousing space contains 1500 square feet, and includes attic level storage space above, thereby increasing the effective storage. Since the attic space will not be consistent with height clearances as required by the U.B.C. and can only be used for storage, it is not considered as contributing to the habitable square feet. Also, the applicant intends to provide access to the retail portion of the business through the rear to make the existing parking more accessible to customers. The applicant is also willing to record a covenant to exclusively limit the new space for storage (with the exception of the pedestrian access corridor to be provided for access to the rear parking lot.)

No other parking is available on site or can easily be made available on nearby property. The parking in front of the building on Pacific Coast Highway is available after 9:00 A.M., and currently is the parking most convenient to customers, with direct access to the front door.

The Commission should consider whether this project is an appropriate application of Section 17.44.210, which was intended for smaller and/or unique businesses. This retail business is somewhat unique because the specialized products and services require ample storage but do not bring in a high volume of customers. The Commission should also consider whether its appropriate to allow such a substantial portion of the building to be used for warehouse purposes, which may be more appropriately located off-site in an industrial or manufacturing district.

Staff will prepare a resolution based on the Commission decision and bring it back for review at the next meeting. If approved, staff recommends the following conditions of approval:

- ❑ Closure of the rear gate and elimination of outdoor storage
- ❑ Preparation and submittal of a landscape plan for the parking area, with a minimum of four trees along the back fence
- ❑ Installation of new parking signs, indicating that all parking is for customers of Okell's and the Pitcher House, with no spaces exclusively assigned to either business.
- ❑ Property Owner to record a covenant that the rear 1500 square feet of the building will be for storage purposes only, and for storage of merchandise and materials that are used by the primary commercial use of the premises.
- ❑ Access directly from the rear parking area through the building shall be provided for customers of Okell's.

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Ken Robertson  
Associate Planner

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Letter from applicant
3. Photos
3. Location Map

pp134pch

Rear of 134 Pacific Coast Highway – Okell's Fireplace



Parking Lot – currently 7 available spaces



Existing storage area behind Okells



Storage area viewed from parking lot



Parking sign



Gate accessing outdoor storage on adjacent property



Outdoor storage