

September 9, 2003

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

**Regular Meeting of  
September 16, 2003**

SUBJECT: PARKING PLAN 03-5

LOCATION: 1137 AVIATION BOULEVARD

APPLICANT: SOUTHERN CALIFORNIA COLLEGE OF HOLISTIC HEALTH  
730 S. PACIFIC COAST HIGHWAY, SUITE 101  
REDONDO BEACH, CA 90277

REQUEST: TO ALLOW A VOCATIONAL SCHOOL FOR MASSAGE THERAPY AND SPA  
RELATED TRAINING WITH SHARED PARKING IN A SHOPPING CENTER

**Recommendation**

To approve the request subject to the conditions as contained in the attached resolution.

**Background**

**PROJECT INFORMATION:**

ZONING:	C-3, General Commercial
GENERAL PLAN:	General Commercial
LEASED FLOOR AREA:	1,100 Square Feet
TOTAL FLOOR AREA (SHOPPING CENTER):	47,800 Square Feet
TOTAL EXISTING PARKING:	191
TOTAL PARKING REQUIRED, SHARED:	191
ENVIRONMENTAL DETERMINATION:	Categorically Exempt
PREVIOUS USES:	Retail / Dance Studio (fitness club)

The proposed vocational school is located in the shopping center at the corner of Aviation Boulevard and Prospect Avenue, in a leased space previously occupied by a service retail use. The parking requirement for a business school or beauty school is 1 space per 100 square feet. The proposed intensification of use results in an increased parking requirement of 7 spaces as compared to the prior retail or fitness club uses.

The applicant is currently using the space for a chiropractor with massage as a secondary use, which is permitted under the Zoning Ordinance when 25% or less of the floor area is used for massage purposes. The space is being used with an open floor plan with both the chiropractor tables and massage tables out in the open in one large room, with no private massage or treatment rooms. The proposed classes would be offered primarily in the evenings and at night, while the business continues to offer chiropractor and massage services in the daytime. The proposed use for a school in the evenings is also considered a permitted use, as it is a vocational school and not a massage therapy business. "Business school" is listed as permitted in the C-3 zone without requiring a conditional use permit.

## Analysis

Section 17.44.220, Consolidated Off-Street Parking, states that required parking for various uses may be reduced in number and computed at one (1) space per 250 square feet of gross floor area when parking is consolidated in retail shopping centers of over ten thousand (10,000) square feet in size, subject to approval by the Planning Commission.

The applicant is requesting approval of a Parking Plan pursuant to Section 17.44.220, to allow parking to be calculated at one space per 250 square feet, rather than being required to provide additional parking to compensate for the intensification of use.

Currently, 191 parking spaces are available at the center. Application of cumulative parking requirements for various uses calculates to a maximum requirement of 240 spaces with the proposed use. Thus, the center is 49 spaces short, or has 80% of the maximum required parking.

If parking is calculated at 1 space per 250 square feet, 191 parking spaces are required for the entire center. One space per 250 square feet is generally considered adequate for shopping centers of this nature since the mixture of uses results in shared parking trips and differing peak parking demand hours. The question in this case is whether the proportion of higher intensity uses, such as schools and restaurants, would be too high. The proposed school use results in a proportion of 16% of the shopping center's total leased square footage being occupied by uses with higher parking demand. In addition, the peak parking demand generated from the restaurant uses, which occurs in the evening hours when the majority of other businesses are either closed or have lower demand, is 68 cars (see attached table). Although the proposed business operates during the same peak daytime hours as the center's retail uses, the school portion will operate in the late afternoon and evening hours based on the schedule submitted by the applicant. Also, while no formal study of parking utilization has been conducted, staff has observed that parking at the center is rarely near capacity. A summary of the square footage of all lease spaces, current tenants, and the number of required and existing parking spaces for the center is attached.

Staff believes parking is adequate to support the proposed school given its overall size and hours of use. Thus, the proposed use will not excessively increase parking demand for the shopping center.

---

Ken Robertson,  
Senior Planner

CONCUR:

---

Sol Blumenfeld, Director  
Community Development Department

### Attachments

1. Parking Summary
2. Applicant's Letters
3. Proposed Resolution of Approval
4. Floor Plan

BIG LOTS CENTER PARKING SUMMARY

ADDRESS	TENANT	SQUARE FEET	PARKING REQUIREMENT	TOTAL spaces
RETAIL / OFFICE / PERSONAL SERVICES				
R.B.	BIG LOTS	25,040	1:250	101
1151	Hermosa "School of Dance and Music" (considered a fitness center)	2,850	1:250	11
1147	Curves (Women's Fitness Center)	1,375	1:250	6
1131	Barber Shop	800	1:250	3
1129	Cutter Salon	800	1:250	3
1127	The Puppy Parlor (Pet Grooming)	800	1:250	3
1123	Cali Nail and Spa	750	1:250	3
1117	Olympus Board Shop	750	1:250	3
1115	Bob's Cleaners/Laundry	3,150	1:250	13
1109	Artesia TV (TV, Video Repair)	1,050	1:250	5
1103	Vacant -previously retail "PC Liquidator"	<u>2,600</u>	1:250	10
		39,965 (83.6%)		
RESTAURANTS or SCHOOL				
1149	Lien's Place	1,100	1:100	11
1101	Invitation to India	2,260	1:100	23
1121	Pimento Restaurant	1,500	1:100	15
1141	Suzie's	1,875	1:100	19
			<b>subtotal restaurants:</b>	<b>68</b>
1137	<i>Krause Holistic Health College</i>	<u>1,100</u>	1:100	11
		7,835 (16.4%)		
	MAXIMUM PARKING REQUIRED			240
	CURRENT PARKING			191

**Calculated as Consolidated Parking at one space per 250 square feet, pursuant to Section 1170, Consolidated Off-Street Parking for the 47,800 square feet mixed-use shopping center, total parking required is 191 spaces.**

(Updated by Planning Division 9/2003)

pp1137

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

**P.C. RESOLUTION 03-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PARKING PLAN FOR A VOCATIONAL SCHOOL FOR MASSAGE AND OTHER SPA RELATED TRAINING WITHOUT PROVIDING ANY ADDITIONAL PARKING AT 1137 AVIATION BOULEVARD IN THE SHOPPING CENTER AT THE NORTHEAST CORNER OF PROSPECT AVENUE AND AVIATION BOULEVARD LEGALLY DESCRIBED AS A PORTION OF LOT 7, BLOCK 88, SECOND ADDITION TO HERMOSA BEACH TRACT**

Section 1. An application was filed by The Southern California College of Holistic Health, seeking approval to open a vocational in an existing 1,100 square foot commercial space within a Shopping Center requiring a Parking Plan, pursuant to Section 17.44.220 of the Zoning Ordinance, to allow the change of use from retail/commercial service to school use without additional parking.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for a Parking Plan on September 16, 2003, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. Section 17.44.220 of the Zoning Ordinance, Consolidated Off-Street Parking, allows the Planning Commission to reduce the required parking for each individual use and base the parking requirement on 1 space per 250 square feet when parking is consolidated in retail shopping centers of over 10,000 square feet, subject to approval of a Parking Plan;

2. The subject Shopping Center contains 47,800 square feet of various commercial uses, and the consolidated parking area consists of 191 parking spaces, yielding a ratio of 1 space per 250 square feet;

3. The site is zoned General Commercial (C-3) allowing a variety of commercial uses.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the Parking Plan application:

1. The parking demand resulting from change of use of a small portion of the shopping center to a part time school use can be absorbed in the large parking facility that exists at the shopping center;

2. Calculating parking requirements for the proposed use within a large shopping center at 1 per 250 square feet rather than cumulatively for each and every use is acceptable under the terms of Section 17.44.220, Consolidated Off-Street Parking, as the shopping center contains a mix of uses with varying peak parking demand times, and the proposed project results in only a small percentage increase in the proportion of commercial space used for

1 school and restaurant purposes, resulting in a total percentage of more intensified uses of  
2 approximately 16%;

3  
4 3. This project is Categorically Exempt pursuant to Section 15303c of the California  
Environmental Quality Act.

5 Section 5. Based on the foregoing, the Planning Commission hereby approves the  
6 requested amendment to the Parking Plan, subject to the following Conditions of Approval:

- 7 1. The development and continued use of the property shall be in conformance with  
8 submitted plans received and reviewed by the Commission at their meeting of January  
9 18, 2000. Any minor modification shall be reviewed and may be approved by the  
Community Development Director.
- 10 2. The classes and training offered in the business shall be limited to vocational programs  
11 with a maximum of twenty (20) students.

12  
13 Section 6. This grant shall not be effective for any purposes until the permittee and the  
14 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  
15 to accept, all of the conditions of this grant.

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

18 Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and  
19 employees from any claim, action, or proceeding against the City or its agents, officers, or  
20 employee to attack, set aside, void or annul this permit approval, which action is brought  
21 within the applicable time period of the State Government Code. The City shall promptly  
22 notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the  
23 defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or  
if the City fails to cooperate fully in the defense, the permittee shall not hereafter be  
responsible to defend, indemnify, or hold harmless the City.

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

27  
28 The subject property shall be developed, maintained and operated in full compliance with the  
29 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.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

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

VOTE:           AYES:  
                  NOES:  
                  ABSENT:  
                  ABSTAIN:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 03-    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 September 16, 2003.

\_\_\_\_\_  
Peter Hoffman, Chairman

\_\_\_\_\_  
Sol Blumenfeld, Secretary

Date\_\_\_\_\_

PPR11137Aviation