

February 1, 2005

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

**Regular Meeting of  
February 15, 2005**

SUBJECT:       CONDITIONAL USE PERMIT TO ALLOW A 2,925 SQUARE FOOT MUSIC  
                  ACADEMY AND PERFORMING ARTS CENTER WITHIN THE HERMOSA  
                  PAVILLION – KIDS KABARET- 1605 PACIFIC COAST HIGHWAY # 285

**Staff Recommendation:**

Approve the Conditional Use Permit subject to the conditions in the attached resolution.

**Background:**

Kids Kabaret is a proposed new tenant in the Hermosa Pavilion which is currently being renovated. The Planning Commission approved the Precise Development Plan and Parking Plan to permit the renovations for the Hermosa Pavilion on August 19, 2003. The project includes a health and fitness club, office, restaurant and retail development.<sup>1</sup> The Hermosa Pavilion building shell renovation is still underway and tenant improvements will not be completed for several months.

**Analysis:**

The applicant is proposing to occupy 2,925 square feet of the second floor level of the Hermosa Pavilion. The use will provide a music academy and performing arts school that includes song, dance theater, Karaoke, drama and lip-synch for children between the ages of four to eighteen years old. The business will also provide a place for children's parties with a theatrical theme. Catered food will be served (soft drinks, juices, deserts and prepackaged snacks). There will be a membership fee for use of the facility in addition to a cover charge for special events. Theater and music classes will be offered for singing and dance. The property is zoned SPA 8. Section 17.38.370 of the Zone Code provides that the SPA 8 Zone allows the same uses as the C-3 zone. The project is categorically exempt under CEQA. A music academy is listed in the permitted use list (Section 17.26.030) of the Zone Code, and allowed with a conditional use permit in the C-3 zone.

The business proposes to operate Monday and Tuesday from 3:30 p.m. to 6:30 p.m., Wednesday and Thursday from 3:30 to 10:00 p.m. and Friday until 11:00 p.m.. Saturday and Sunday the business proposes to open at 12:00 noon and close at 10:30 p.m. on Saturday and 9:30 p.m. on Sunday. (See Attached Schedule) After school classes will be offered to up to 20 students and performances will be scheduled for Friday, Saturday and Sunday evenings. Summer camp is also proposed which will operate from 9:00 a.m. to 2:00 p.m. Monday through Friday. The applicant has also proposed to have parties intermittently and serve wine, beer and light snacks to adults and parents who attend children's theatrical events. Parties or special community events may also use the facility. The Zoning Ordinance specifically exempts such temporary events from on-sale alcohol regulations pursuant to Section 17.72.020 although it is incumbent upon the business owner to obtain any necessary permits from ABC.<sup>2</sup>

**Project Parking**

The Hermosa Pavilion project approval was based upon a shared parking analysis prepared by Linscott, Law and Greenspan to accommodate peak parking demand among the various uses.

The study found that based upon the shared parking analysis, that weekday peak parking demand of 411 spaces can be accommodated by the 450 on site spaces in the parking garage and that the weekday peak demand period exceeds the weekend peak parking demand and is also accommodated. The study also indicates that the overall parking supply can be increased to 481 parking spaces utilizing tandem parking and increased to 514 parking spaces using valet parking.

Consistent with the requirements for the original project approval, the owner has submitted a supplementary parking report to the original shared parking analysis. The supplementary report was prepared by the original parking consultant. (Please see attached report.) The report finds that the projected peak parking demand will not exceed the overall building parking supply. The peak demand for project parking will occur from 1:00 p.m. until 10:00 p.m. on Friday. The report analyzes the Kids Kabaret as an auditorium use with a peak demand of 60 parking spaces (20 spaces per 1000 sq. ft. x 3,000 sq. ft.= 60 spaces). The peak shared parking demand “worst case” scenario occurs at 5:00 p.m. with 465 occupied spaces and a surplus of 16 spaces for the entire building inclusive of the proposed project. The report also states that the Friday night 24 hour fitness peak parking demand is typically 20% lower than it is shown in the original analysis so the overall shared use of the parking facilities is improved during the peak operation of the proposed project.

Staff believes that if the Commission approves the proposed project, the owner can satisfy the peak parking demand with valet service utilizing tandem parking spaces. The requirement for valet service can be included in the conditions of approval. The project is otherwise consistent with the requirements of the C-3 zone and the goals and objectives of the General Plan and a fitting use for the refurbished Hermosa Pavilion.

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Sol Blumenfeld, Director  
Community Development

Notes:

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|----------------------------|-----------------------|
| 1. Health and Fitness Club | 46,500 sq. ft         |
| Office                     | 26,000 sq. ft.        |
| Retail                     | <u>28,500 sq. ft.</u> |
| Total                      | 105,000 sq. ft.       |
- The project construction plans show approximately 2,000 sq. ft. less total gross floor area than the above permitted allocations.
2. Section 17.72.020 – Provides that “special events” are temporary and shall not be deemed as precluded within any area of the city by virtue of the zone code. Transient activities do not constitute permanent use of land, but rather only a temporary activity.

Attachments:

1. Parking Analysis
2. Correspondence & Plan
3. Radius Map
4. Resolution