

April 12, 2005

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

**Regular Meeting of  
April 19, 2005**

SUBJECT: PARKING PLAN 05-1

LOCATION: 536 PACIFIC COAST HIGHWAY

APPLICANT: STEPHEN A LIEBL  
HERMOSA ANIMAL HOSPITAL  
1078 AVIATION BLVD  
HERMOSA BEACH, CA 90254

REQUEST: TO DETERMINE THE AMOUNT OF OFF-STREET PARKING REQUIRED FOR A  
PROPOSED ANIMAL HOSPITAL, PURSUANT TO SECTION 17.44.080

**Recommendation**

To approve a Parking Plan for a parking ratio of one space per 250 square feet, as proposed by the applicant.

**Background**

ZONING:	SPA-7 Specific Plan Area Commercial
GENERAL PLAN:	Commercial Corridor
LOT SIZE:	13,200 Sq. Ft.
PROPOSED BUILDING SIZE (Approximate):	5,000 Square Feet Gross Floor Area
FLOOR AREA/LOT AREA RATIO:	0.38
PARKING PROVIDED:	20 Spaces
ENVIRONMENTAL DETERMINATION:	Categorically Exempt (recommended)

The subject property is located along the east side of Pacific Coast Highway at its intersection with 6<sup>th</sup> Street. The property currently contains an adult bookstore and nonconforming residential uses.

Animal hospital is a permitted use by right in the S.P.A. 7 zone. Animal hospital is defined in the Zoning Ordinance as an “establishment where animals receive medical and surgical treatment. This classification includes only facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and temporary (maximum thirty [30] days) boarding of animals is included.” The applicant’s proposed animal hospital is completely enclosed and will include short-term boarding and care and is located along the western side of the site with parking in the rear. Also, the boarding area for dogs is located along the western edge of the building closest to P.C.H. and contains no windows in order to minimize any potential noise impact on residential properties to the east. Further, the outdoor “exercise” area for the animals is also located along the P.C.H. frontage.

The project is also in compliance with the first tier standards of the Specific Plan Area zone. The two-tier approach was established to allow development that complies with the first tier standards as a matter of right without a Precise Development Plan. In this case, the project complies with the first tier standards since it less than 10,000 square feet, less than 1:1 Floor Area Ratio and less than the 30-foot height limit.

The Zoning Ordinance does not provide a specific parking requirement for animal hospitals, and therefore, pursuant to Section 17.44.080 of the Zoning Ordinance the applicant is requesting a determination that the proposed parking is adequate.

### **Analysis**

The applicant is requesting that the parking requirement be based on a parking ratio of one space per 250 square feet of gross floor area. The project is designed to provide 20 parking spaces, at a ratio of one per 250 square feet for the building, which contains 5,000 square feet of gross floor area. This floor area includes 1,793 square feet of public area containing the lobby and exam rooms; 2,734 square feet of treatment area, containing the surgery and boarding/care areas; and 500 square feet of storage area. All these areas are included in the gross floor area calculation. The proposed ratio is also the standard parking ratio for such other uses as general office, and general retail commercial uses. Medical office uses, however, are required to provide 1 space per 200 square feet of floor area. The applicant argues that the proposed use requires much less parking demand than a medical clinic or office since a large portion of the building is used for surgery and board and care, and the overall use of the building is much less intense than a medical office.

Staff conducted an Internet search to see if other communities have parking standards specifically for animal hospitals, and found only a few examples. All but one actually has a lesser parking requirement than a ratio of 1 per 250 square feet. For example, the cities of Manhattan Beach and San Leandro, California require only 1 space per 400 square feet of floor area. Staff also conducted a weekday analysis of the current location of Hermosa Animal Hospital located at 1078 Aviation, which is comparable in size with the proposed location, and found the parking demand to vary from 11 to 15, with the maximum recorded as 15 at 5:00 P.M. on a weekday.

### **CONCLUSION**

Based on the floor plans, which clearly show a high percentage of the building is used for boarding or storage uses, and based on analysis of other cities requirements and the current location for the animal hospital, staff recommends that the Commission approve the plan as submitted with 20 parking spaces, at a parking ratio of one space per 250 square feet. Using this ratio also has the benefit of providing the standard parking requirement should the building be used in the future for general office or general retail uses. The proposed project is consistent with the requirements for the zone and as appropriately conditioned will not negatively impact surrounding commercial and residential uses.

CONCUR:

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Ken Robertson  
Senior Planner

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Sol Blumenfeld, Director  
Community Development Department

### **Attachments**

1. Proposed Resolution
2. Location Map
3. Parking Usage at 1078 Aviation Blvd
4. Photos
5. Correspondence

