

Conditional Use Permit & Parking Plan

Maple Tree Academy Hermosa Beach

Proposed Preschool/Daycare Use

Location:	200-210 Pacific Coast Hwy Hermosa Beach, CA 90254
Request:	To allow preschool/daycare use in existing car/body repair building. Project scope to include interior and exterior upgrades, relocation of floor area. 11 parking spaces provided/required
Existing:	Existing commercial building (body repair & painting, and auto sales) Site zone SPA-7 (C-3) Lot size: approximately 16,200 sf Building area: 7,214 sf
Proposed:	Preschool/Daycare use (Maple tree Academy) Proposed building area: 7,214 sf

CUP/Parking Plan Analysis and Findings

Background:

The current site is approved for body repair, painting, and auto sales per CUP 91-33. The existing building is approximately 7,214 sf located at the corner of 2nd st and PCH. The current zoning is SPA-7 (C-3) requires the approval of conditional use permit for preschool/daycare use.

Lot size is approximately 16,200 sf, maximum of 10,000 sq. ft gross floor area FAR is allowed. The existing/proposed FAR are under 10,000 sf. Lot has two different access points; 2nd st and PCH – this includes vehicular and pedestrian access from both 2nd st and PCH. The proposed use will utilize both access points for vehicles and pedestrians, as well as available street parking .

Analysis:

A Conditional Use Permit intends to insure that “compatibility shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located. The preschool/daycare use meets the CUP goals as it serves the residential neighborhood adjacent to the site and is a better suited alternative to the existing body repair use. The proposed use will accept children ages from 3 months to 6 years and provide much needed service to the community.

Distance from existing residential use:

The site is located on the corner of PCH and 2nd st; uses to the north, south, and west are commercial. The east side is adjacent to R-1 zone which the preschool/daycare is planning to serve.

Based on the information provided by the applicant, the proposed preschool operates from 7:30 am to 5:30 pm, Monday through Friday. The drop-off scheduled is between 7:30 – 9:00 am, and pick-up hours are between 4:00 pm – 5:30 pm. Parking areas will be located off PCH and 2nd st away from the R-1 zone. The area adjacent to the R-1 zone has approximately existing 12 ft high block walls that will remain in place to provide privacy and noise reduction.

It is anticipated that the preschool play area will not generate significant noise impacts as playground use is proposed to be limited to 10:00 am – 4:00 pm on weekdays (children will not be out this whole time). The proposed play area hours are well within regular business hours to avoid early/late noise to the neighbors.

Parking and traffic:

Impact related to traffic is not expected to have affect the area as the site has two different parking lots; one off 2nd street and another off PCH. This distribution of parking lots will significantly reduce traffic impact and will provide smooth circulation.

The project provides 11 parking spaces, and 12 bike parking spaces

Bike parking will be utilized by local employees, in addition to local transportation means. Proposed 11 parking spaces will be used mostly for parents pick-up and drop-off. There is building access from each parking lot to facilitate drop-off and pick-up. Parents will utilize the available street parking for the brief pick-ups and drop-offs; there are three street parking spaces on 2nd st, in addition to other spaces available on 3rd st that can be used for parents.

Parking requirements for preschool is 1 space/7 students. The applicant is anticipating an enrollment of 77 students,

Staff will be onsite 30 minutes prior to drop-off period and will facilitate drop-off and assure safety of the students and parents.

The relationship of proposed business-generated traffic volume and size of street serving the area:

The applicant is anticipating an enrollment of 77 students

Drop-off is expected between 7:30 am and 9:00 am, and pick-up is expected between 4:00 and 5:30 pm. The site is served with two separate parking lots connected to the building to assure proper vehicular distribution/circulation and avoid traffic congestion. The proximity to R-1 zone will encourage many parent to walk to the school through 2nd street for drop-off and pick – this is expected to greatly reduce the amount of cars and traffic impact. In addition, parents are encouraged to use available street parking that is immediately adjacent to the site on 2nd and 3rd st. The combination of parking options and proximity to R-1 zone will together greatly reduce any traffic impact.

Noise, odor, dust, and/or vibration that may be generated by the proposed use:

Odor, dust, and vibrations are not associated with the proposed use. Significant noise impact will not occur as addressed previously with the existing high walls, location of parking areas, and hours of operations.

HBMC Standards for operation of preschool with more than 13 children:

1. **A minimum of one (1) parking space for every seven (7) children.**
This issue is addressed under parking and traffic section above. The new preschool is expected to have a maximum of 77 students and adequate parking/parking plan is provided.
2. **In residential zones, only property adjacent to commercially zoned property or property developed with a church or school facility shall be considered for a day nursery, preschool, or childcare facility with thirteen (13) or more children.**
Not applicable, site is in SPA-7 (C-3) zone.
3. **Adequate space for loading and unloading children shall be available or shall be provided on the site.**
This issue is addressed under parking and traffic section above. The new preschool/daycare is expected to have a maximum of 77 students and adequate parking/parking plan is provided.
4. **Residential use of a day nursery, preschool, or childcare facility with thirteen (13) or more children shall be prohibited.**
The proposed preschool use does not include a residential use component.
5. **All day care centers shall comply with state statutes and shall be licensed by the state. (Prior code Appx. A, § 10-9)**
Applicant will obtain and provide a copy of a state license.

Updated Narrative

RE: Conditional Use Permit (CUP23-10) to operate a preschool at 210 Pacific Coast Hwy.

The updated hours of operations are from 7 am to 6 pm as indicated in the traffic study. Staff member to facilitate drop-offs and pick-ups at the time of scheduled arrivals as indicated in the traffic study.