

CUP application for Massage Envy relocation at Hermosa Pavilion, 1601 Pacific Coast Highway, Suite #285

COMMUNITY DEV. DEPT.

Introduction

Massage Envy is a nationally recognized leading massage brand, which has made therapeutic massage services and skin care solutions accessible to a network of more than 1.5 million members in franchised locations across the United States. And it's all because of a belief that massage and skin care aren't a luxury; they're body maintenance, pure and simple — part of your total body care routine. Regular massage and facial care go a long way toward helping members and guests of Massage Envy locations take care of themselves and do more — do more of what matters to them, what makes them happy, what makes them feel healthy and supports a more well-balanced lifestyle.

How it Works

Massage Envy is a membership-based model for massage therapy, skin care and stretch.

Non-members are welcomed, but the advantages of membership are significant: from deeply discounted services, to the ability to enter a regiment followed by our staff and to be able to take advantage of their status wherever they travel nationally.

Business Overview

Memberships cost \$70 monthly and Members accrue one credit redeemable for a 60 minutes massage or facial session, extra services cost \$50 to members. The Non-member rate for any 60-minute service is \$100.

Proposed Relocation

Massage has been successfully operating at its Hermosa Beach location (currently on 1301 Manhattan Avenue) for 9 years.

Due to the lease on the current space coming to an end, Massage envy proposes to relocate to suite 1601 Pacific Highway, which will provide better visibility and accessibility. As shown on the attached plans, the proposed facility (without counting common building areas) occupies approximately 2,896sf. The current facility is permitted and operates with 22 staff members in total between massage therapists, estheticians, sales associates and managers. This is split according to demand over two flexible shifts, operating from 9am to 9pm for 7 days a week.

The maximum number of active practitioners and customers at one time is limited by the number of the rooms and is at 11 (one room for each customer). The front desk (customer service and sales) activities are taken on by up to 2 sales associate, for a maximum occupancy of 24 people (plus possible transients, as people move in and out).

The balance of the space will include reception/ front desk, relaxation waiting area, storage areas, a break room for staff, laundry area, one owner/manager office, storage. Due to the nature of massage and facial services which are typically scheduled in advance, the vehicle traffic is spread over the course of 12 hours, with the highest traffic concentrated in the afternoon. Most of the staff already moves in and out of the area using public transportation.

The nature of the one-to-one services, which are typically booked in advance provided make it a very predictable business from traffic flow stand point. Customers arrive to the clinic just ahead of their scheduled treatment, and leave typically within 10 minutes of completing, giving time for checking out, rebooking and browsing though and purchasing merchandise. The atmosphere, therefore, is professional

and relaxing.

Our Customers

Our massage therapy customers typically fall into two categories, either people that seek massage as a relief from pain, discomfort or stress, or people that are on a "healthy lifestyle".

Parking study

The previous land use for this establishment was labelled as "auditorium" with a loading of 1 parking for every 50 square feet of gross floor area. This use was granted to Kids' Kabaret on Feb 15, 2005. There was a subsequent CUP application from Flying Stone Jazz & Blues Club that was denied 11/17/2009.

The present recorded use is still labelled as "auditorium" and parked at 1space per 50 sqft.

The proposed use for massage therapy falls under the description of general office, which is parked at 1 space per 250 square feet of gross area.

As this is a reduction in the parking requirements, there will be no impact on the currently active parking study as there will be no parking requirement increase due to Massage Envy relocation.

Due to these facts it has been determined that a parking study is not necessary for this CUP application.

General Criteria for Uses

- A. The Hermosa Pavilion in which Massage Envy is seeking to relocate is adjacent to the North and to the West to residential areas.
- B. Off-street parking is provided on the covered garage structure over a total of 5 levels and a total 497 car parking spaces and 6 motorcycle parking spaces.
- C. Hermosa Pavilion is located at approximately:
 - a. 700ft from the closest school (but has educational centers within the premises)- Hermosa Valley School
 - b. 1500ft from the closest church -St Cross Episcopal Church
 - c. 1300ft from the closest playground- Seaview Parkette
- D. The proposed use for this premise is massage therapy.
- E. The compatibility of a Massage Envy establishment with the surrounding uses is ensured by :
 - a. Providing synergy with the other service based businesses located in the Hermosa Pavilion, by offering non-medical personal care services which have affinity with the surrounding businesses, such as hair services and personal fitness.
 - b. Providing alternate uses to patrons using different type of services to fit the single stop for multiple uses.
 - c. Providing a quiet and professional environment hence with minimal impact with the existing character of the surroundings.
 - d. By operating during hours with a measured and spread-out flow of customers such that the impact on traffic is minimal.
- F. The car traffic impact of this business is restricted to a maximum occupancy of 24 people, of which 11 are patrons that can use the same premises for multiple uses (at the adjacent businesses). As highlighted in the "parking study" paragraph this establishment will not increase parking usage requirements.
- G. External signage for the Massage Envy is proposed to be placed on the "front" of the building (facing east onto PCH), and will be place in spaces already designated for signage.

- H. In this new proposed location there are two other establishment offering similar services, both located at approximately 1000ft, one to the north (Rainbow Day Spa) and one to the south (Wanta Thai Massage).

In the prior location at 1301 Manhattan Avenue, within a smaller radius could be found 3 other massage establishments.

- I. No perceptible odor, noise or vibration will be generated as an activity in this space.
- J. This proposed use will not bear any effects on the city infrastructure or services as the location is situated inside a commercial space that is already equipped to allow for the proposed use.
- K. It is not predicted that the establishment moving to this location would impact the current concertation of this type of services provider as this is a close proximity relocation within Hermosa Beach.



STORE 0488

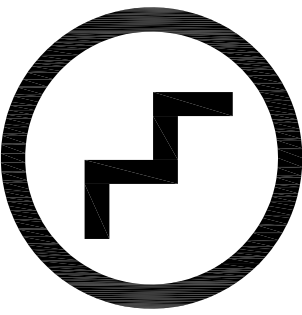
1601 PACIFIC COAST HIGHWAY

STE 285

HERMOSA BEACH, CA 90254

NOTE:
NO REPRESENTATIONS ARE MADE BY THESE DOCUMENTS AS TO THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE MEANS OR METHODS OF CONSTRUCTION NECESSARY FOR THE COMPLETION OF THE WORK. FAILURE TO NOTIFY THE ARCHITECT, PRIOR TO SUBMITTING A BID OR PROPOSAL TO PERFORM THE WORK, OF "IMPOSSIBILITY OF PERFORMANCE" ISSUES WITHOUT EXTRAORDINARY EFFORT OR COST WILL CONSTITUTE A WAIVER OF ANY SUCH CLAIMS IN THE FUTURE.

McIntosh



The McIntosh Group, Inc.
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

A Wholly owned subsidiary of
The McIntosh Group, LLC.

CODE ANALYSIS

● JURISDICTION				
CITY OF HERMOSA BEACH				
● TENANT HEIGHT & AREA				
AREA	2ND FLOOR	TOTAL	3,016 SF	
	3,016 SF			
HEIGHT	STORIES	HEIGHT	20' 0"	
	1			
● PRIOR USE				
AUDITORIUM USE				
● PARKING RATIO				
1 : 250 SF				

PROJECT DIRECTORY

● FRANCHISOR	
MESSAGE ENVY FRANCHISING, LLC 14350 N. 87TH STREET SUITE 200 SCOTTSDALE, AZ 85260 480.368.4212 FAX	
WEST REGION 480.366.4117 SGALLARDO@MESSAGEENVY.COM SERGIO GALLARDO	
● ARCHITECT	
THE MCINTOSH GROUP, LLC 1850 SOUTH BOULDER AVENUE SUITE 300 TULSA, OK 74119 918.585.8555 918.583.7282 FAX JESSEH@MCINTOSHTRANSFORMS.COM JESSE HUSMANN	
● MECHANICAL/PLUMBING/ELECTRICAL ENGINEER	
SCHNACKEL ENGINEERS, INC. 3035 SOUTH 12ND STREET OMAHA, NE 68124 402.391.7680 JMEJIA@SCHNACKEL.COM JOE MEJIA	
● FRANCHISEE	
ALBERTO DORONZO ALBERTO.DORONZO@MESSAGEENVY.COM	

SYMBOL LEGEND

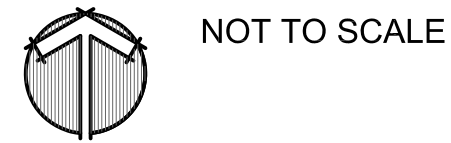
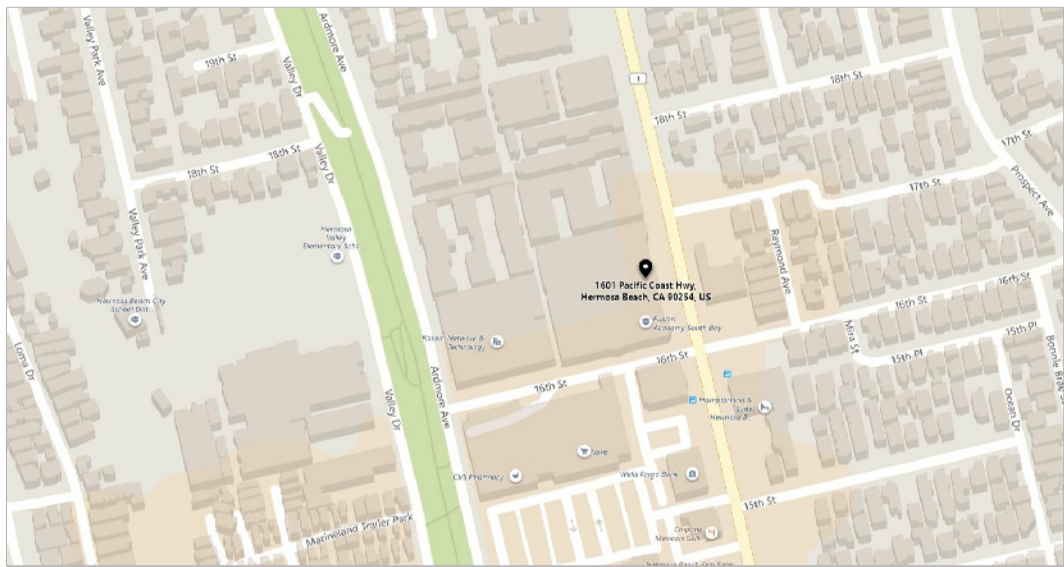
	WALL/BUILDING SECTION SYMBOL		
	DETAIL SYMBOL		
	DETAIL SYMBOL		
	EXTERIOR ELEVATION MARKER		
	INTERIOR ELEVATION MARKER		
	MATCH LINE SYMBOL		
	MATERIAL FINISH TAG		DOOR TAG
	KEY NOTE TAG		WINDOW TAG
	EQUIPMENT TAG		REVISION TAG
	MATERIAL FINISH TAG		PLAN NORTH
	STUD SIZE TAG		

TABLE OF CONTENTS

REVISION	SHEET
	G101 COVER SHEET
	G102 LIFE SAFETY PLAN
	D101 DEMOLITION FLOOR PLAN
	A101 FLOOR PLAN
	A102 REFLECTED CEILING PLAN
	A104 FINISH PLAN
	A105 FINISH SCHEDULE
	A201 INTERIOR ELEVATIONS
	A202 BRAND ELEMENTS
	A401 RESTROOM FLOOR PLAN AND ELEVATIONS
	A501 DOOR SCHEDULE AND DETAILS
	A502 DETAILS
	A601 ARCHITECTURAL SPECIFICATIONS AND VENDOR LIST
	Q101 FFE PLAN
	Q102 FFE SCHEDULES
	M100 HVAC PLAN AND NOTES
	M200 HVAC SCHEDULES AND DETAILS
	M201 HVAC DETAILS
	M300 HVAC SPECIFICATIONS
	M301 HVAC SPECIFICATIONS
	M401 T24 ENERGY CALCULATIONS
	P101 PLUMBING SANITARY PLAN
	P102 PLUMBING WATER PLAN
	P103 PLUMBING SANITARY RISER DIAGRAM
	P104 PLUMBING WATER RISER DIAGRAM
	P201 PLUMBING SCHEDULES
	P202 PLUMBING DETAILS
	P601 PLUMBING SPECIFICATIONS
	P602 PLUMBING SPECIFICATIONS
	P603 FIRE SPRINKLER SPECIFICATIONS
	E100 POWER AND SYSTEMS PLAN
	E200 LIGHTING PLAN
	E300 ELECTRICAL DETAILS
	E400 ELECTRICAL SCHEDULES
	E500 ELECTRICAL SPECIFICATIONS
	E501 ELECTRICAL SPECIFICATIONS
	E502 ELECTRICAL SPECIFICATIONS
	E601 T24 ENERGY CALCULATIONS
	E602 T24 ENERGY CALCULATIONS
	FA100 FIRE ALARM PLAN
	FA200 FIRE ALARM LEGENDS
	FA300 FIRE ALARM SPECIFICATIONS

NOTE: THIS PACKET IS SIZED FOR 11X17 PRINTS AND IS NOT TO SCALE - SEE FULL SIZE SET

VICINITY MAP



INTERIOR PHOTOS

● APN	
4184 025 209 04 000	
● ZONING CLASSIFICATION	
SPA-B	
● CONSTRUCTION TYPE	CBC 602
II-B	
● OCCUPANCY CLASSIFICATION	CBC 302
TENANT SPACE OCCUPANCY: BUSINESS	
BUILDING OCCUPANCY: MIXED USE, NONSEPARATED PER 302.1	
TENANT ACTUAL AREA 3,016 SF	
● AUTOMATIC SPRINKLER SYSTEM	CBC 903
AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 IS TO BE PROVIDED UNDER SEPARATE PERMIT.	
● FIRE ALARM SYSTEM	CBC 901
FIRE ALARM SYSTEM PER NFPA 72 IS TO BE PROVIDED UNDER SEPARATE PERMIT. FIRE ALARM PLANS PROVIDED IN THIS SET ARE FOR CONTRACTOR PERFORMANCE ONLY AND NOTE FOR PLAN REVIEW OR PERMITTING.	
● SCOPE OF PROJECT	
CUP FOR MESSAGE ESTABLISHMENT	

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	GWB	GYPSUM WALL BOARD
ARCH	ARCHITECT, ARCHITECTURAL	MAX	MAXIMUM
BTW	BETWEEN	MIN	MINIMUM
B.O.	BOTTOM OF	NIC	NOT IN CONTRACT
CLG	CEILING	OPT	OPTIONAL
CL	CENTERLINE	REQ	REQUIRED
DIM	DIMENSION	T.O.	TOP OF
ELEV	ELEVATION	TYP.	TYPICAL
ETR	EXISTING TO REMAIN	UNO	UNLESS NOTED OTHERWISE

VERSION: 2018 03

0488 HERMOSA BEACH
1601 PACIFIC COAST HIGHWAY
SUITE 285
HERMOSA BEACH, CA 90254



REV.	DATE	DESCRIPTION
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ISSUE DATE 10/15/2018		
PROJECT NUMBER 180182		
DRAWN BY SB		
CHECKED BY JH		
SEAL		

LICENSE NUMBER: C21510 EXPIRATION: 06/30/2019 (ELM)

SHEET NAME
COVER SHEET

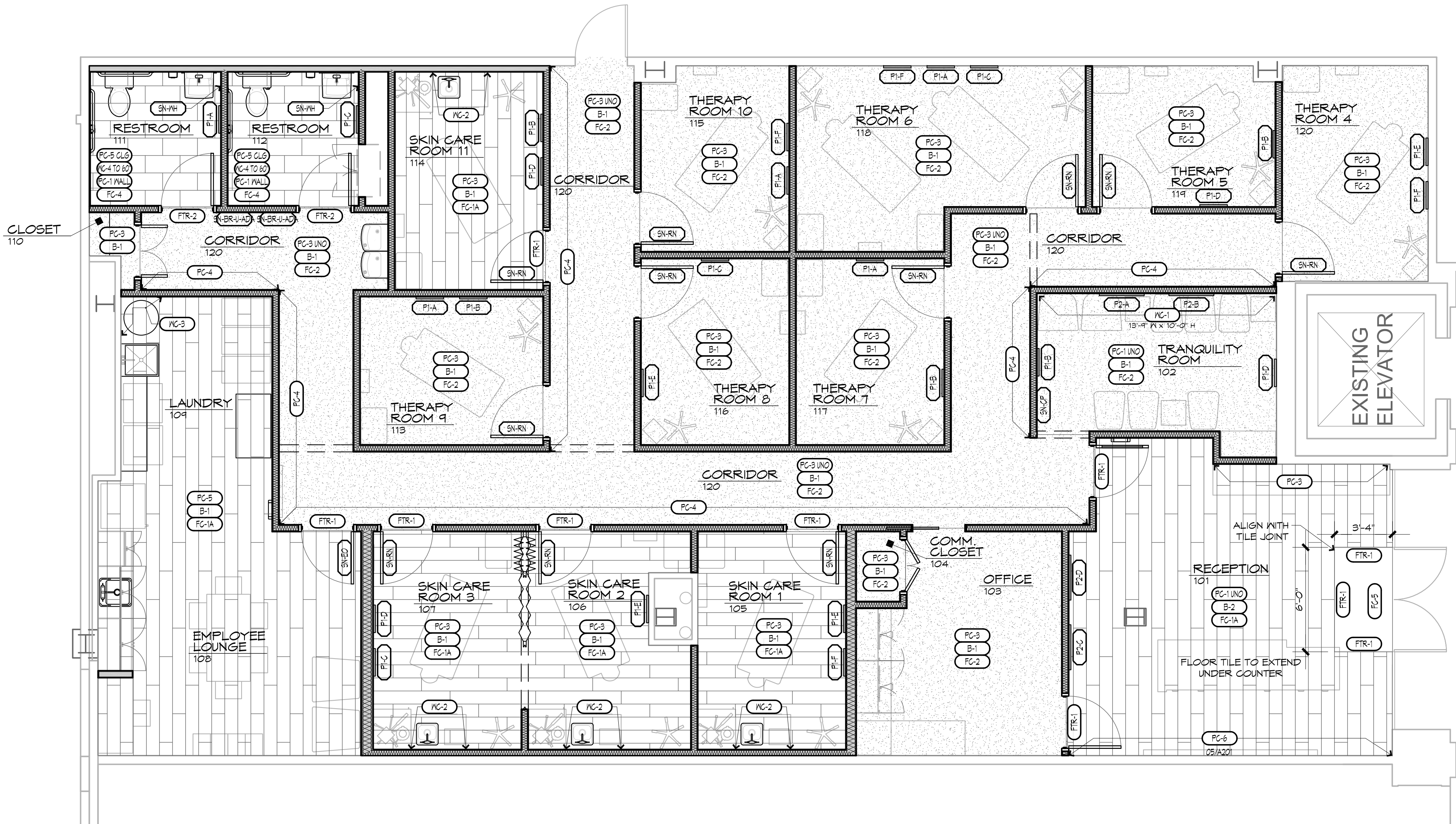
SHEET NUMBER

1

SIGNAGE SCHEDULE				
QTY	NUMBER	DESCRIPTION	LOCATION	NOTES
2	SN-BR-U-ADA	UNISEX BATHROOM (ADA)	PUBLIC RESTROOM	BATHROOM SIGNAGE TO BE PLACED ON WALL, STRIKE SIDE OF DOOR. SEE INTERIOR ELEVATIONS FOR MOUNTING DIMENSIONS.
1	SN-CF	CELL PHONE	TRANQUILITY ROOM	SIGNAGE TO BE PLACED ON WALL, STRIKE SIDE OF DOOR, SPACE PERMITTING. 60" AFF TO TOP OF SIGN.
1	SN-EO	EMPLOYEE ONLY	SEE PLAN	MOUNT CENTERED ON DOOR, HALLWAY SIDE. 60" AFF TO TOP OF SIGN.
11	SN-RN	ROOM NUMBER	THERAPY/SKIN CARE	MOUNT CENTERED ON DOOR, HALLWAY SIDE. 60" AFF TO TOP OF SIGN.
2	SN-YH	HANDWASH	EMPLOYEE RESTROOM	HANDWASH SIGNAGE TO BE MOUNTED ON WALL SUCH THAT IT IS CLEARLY VISIBLE TO ALL EMPLOYEES. CONFIRM LOCATION WITH LOCAL JURISDICTION.

- ITEMS NOT PERMITTED:
1. NEON SIGNS
 2. CURTAINS/DRAPES
 3. TREES OR LARGE PLANTS (FAKE OR REAL)
 4. RELIGIOUS ICONS
 5. UNAPPROVED DECOR/ARTWORK

OWNER CONTACT SIGN PROVIDED BY FRANCHISEE TO BE LOCATED IN PROMINENT LOCATION IN RECEPTION.



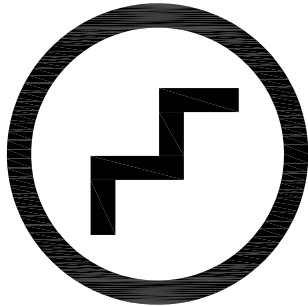
GENERAL NOTES

- A. REFERENCE SHEET A105 FOR FINISH SCHEDULE.
B. REFERENCE SHEET G102 FOR FURNITURE, AND MILLWORK SCHEDULE.
C. REFERENCE DETAIL 05/A201 FOR BRAND WALL PAINT.
D. AREA CALCULATIONS IN THIS SET OF DRAWINGS ARE NOT INTENDED FOR MATERIAL TAKE-OFFS. GC/INSTALLER IS RESPONSIBLE FOR ACCURATE AND COMPLETE TAKE-OFFS FOR PROCUREMENT AND INSTALLATION OF FINISHES.

DECOR SCHEDULE

QTY	NUMBER	DESCRIPTION	SIZE
5	P1-A	MEBW1012, CURVES	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
5	P1-B	MEBW1013, CANYON	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
4	P1-C	MEBW1015, FERN	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
4	P1-D	MEBW1014, STONE	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
4	P1-E	MEBW1011, REFLECTION	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
4	P1-F	MEBW1016, BLOCKS	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
1	P2-A	MEBW1001, DANDELION	31" X 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-B	MEBW1002, FLOWER	31" X 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-C	MEBW1004, WAVES	31" X 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-D	MEBW1003, ORCHID	31" X 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME

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ME Message Envy.

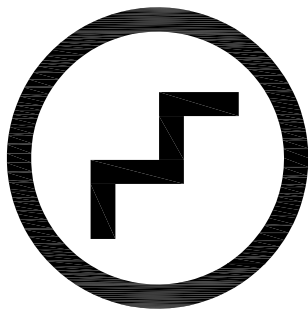
0488 HERMOSA BEACH
1601 PACIFIC COAST HIGHWAY
SUITE 285
HERMOSA BEACH, CA 90254

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Pictures for building elevation.
No changes will be applied to
the exterior, except new signage
on the front of the building (East
facing, on PCH)

Massage Envy Hermosa Beach
1601 Pacific Coast Highway, suite 285
Hermosa Beach, CA90524



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REV.	DATE	DESCRIPTION
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ISSUE DATE: 10/15/2018		
PROJECT NUMBER: 120182		
DRAWN BY: SB		
CHECKED BY: JH		
SEAL		

LICENSE NUMBER: C21510 EXPIRATION: 06/30/2019 (ELM)

SHEET NAME
BUILDING PHOTOS

SHEET NUMBER

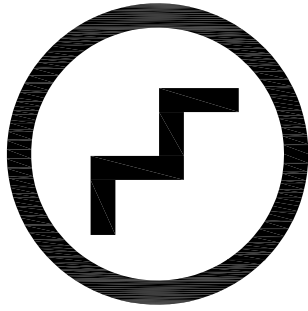
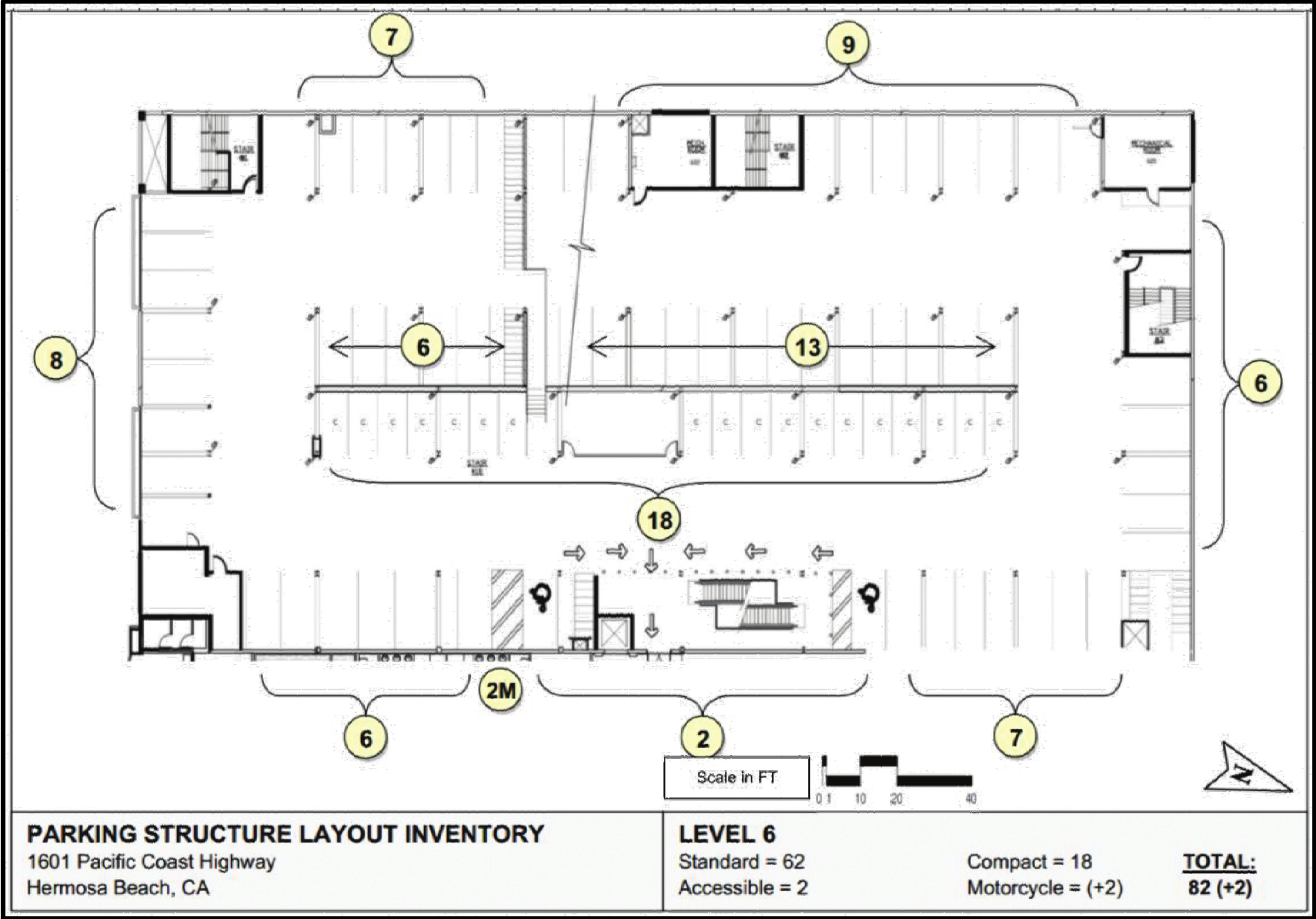
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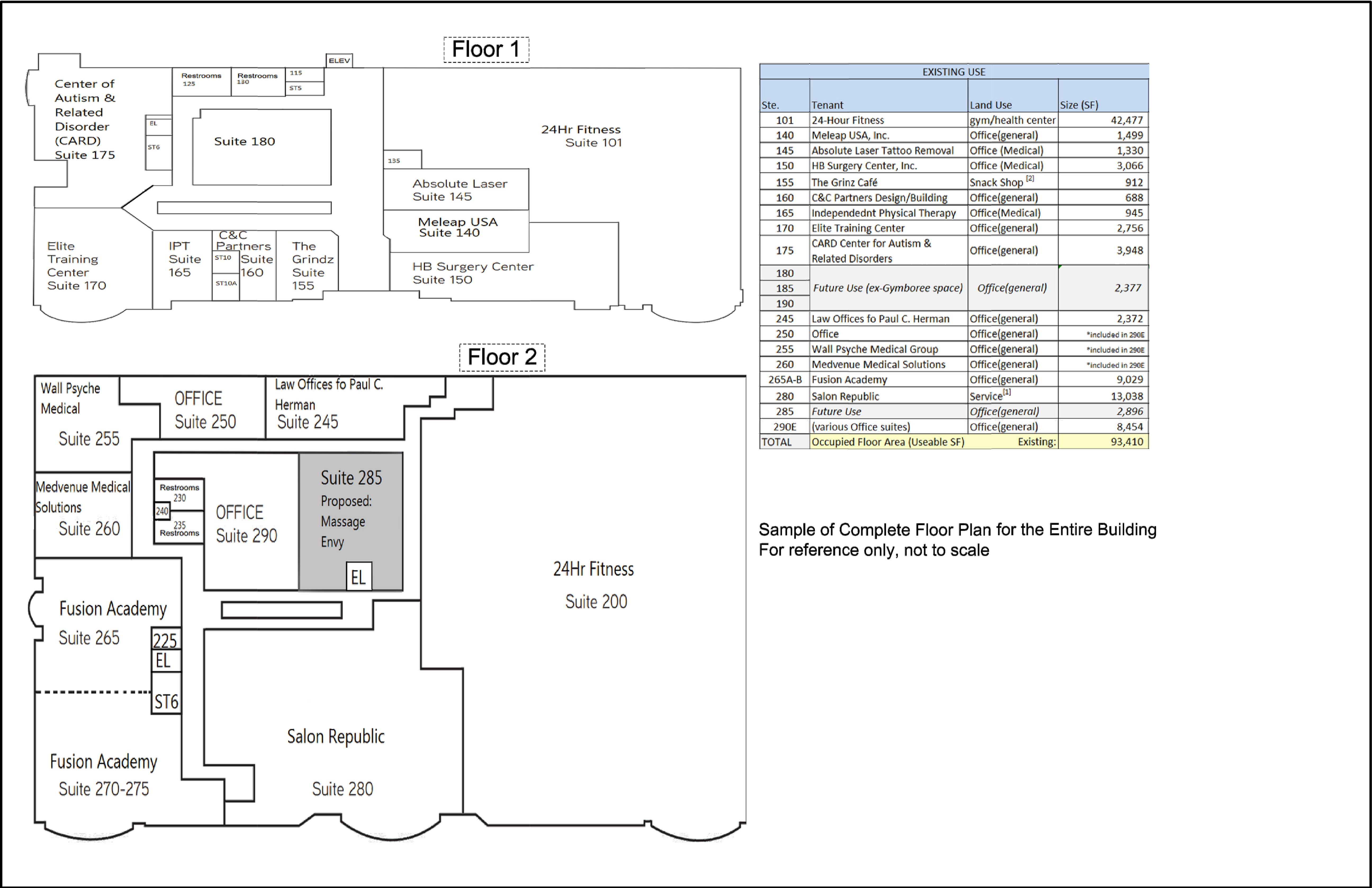
LICENSE NUMBER: CZ1510 EXPIRATION: 06/30/2019 (ELM)

SHEET NAME

PARKING INVENTORY 2

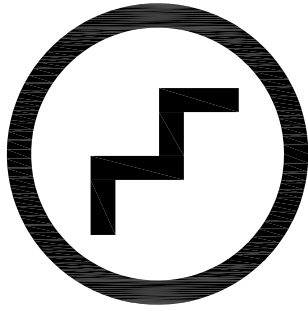
SHEET NUMBER

6



EXISTING USE			
Ste.	Tenant	Land Use	Size (SF)
101	24-Hour Fitness	gym/health center	42,477
140	Meleap USA, Inc.	Office(general)	1,499
145	Absolute Laser Tattoo Removal	Office (Medical)	1,330
150	HB Surgery Center, Inc.	Office (Medical)	3,066
155	The Grinz Café	Snack Shop ^[2]	912
160	C&C Partners Design/Building	Office(general)	688
165	Independednt Physical Therapy	Office(Medical)	945
170	Elite Training Center	Office(general)	2,756
175	CARD Center for Autism & Related Disorders	Office(general)	3,948
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185	Future Use (ex-Gymboree space)	Office(general)	2,377
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245	Law Offices fo Paul C. Herman	Office(general)	2,372
250	Office	Office(general)	*included in 290E
255	Wall Psyche Medical Group	Office(general)	*included in 290E
260	Medvenue Medical Solutions	Office(general)	*included in 290E
265A-B	Fusion Academy	Office(general)	9,029
280	Salon Republic	Service ^[1]	13,038
285	Future Use	Office(general)	2,896
290E	(various Office suites)	Office(general)	8,454
TOTAL	Occupied Floor Area (Useable SF)	Existing:	93,410

Sample of Complete Floor Plan for the Entire Building
For reference only, not to scale



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ISSUE DATE	10/15/2018
PROJECT NUMBER	180182
DRAWN BY	SB
CHECKED BY	JH