

Unity Performance



914 Aviation Blvd.
Hermosa Beach CA. 90254

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Cover Sheet

- Zoning Designation – C3
- Accessor Parcel Number (4186-003-018)
- Existing Use – Bike Shop
- Proposed Use – Health & Fitness Golf Instruction Center
- Total Building Square Footage – 2040
- Scope of Project – Request for a Conditional Use Permit (CUP) 19-4 at 914 Aviation for Assembly Hall
- Total Number of Shared On-Site Parking Spaces – 46
- Total Number of Compact On-Site Parking Spaces - 3

Executive Summary

The identity of Unity Performance is customized (1 on 1) training for over-all golf improvement. Highlighted is golf instruction and fitness specifically tailored to fix and enhance movement patterns related to the golf swing. The business model relies heavily on long-term customized Performance Plans in which programs are created to meet and exceed the clients; expectations.

Objectives

- Long-term Player Development
- Improvement for the golf swing and over-all health
- Lower golf handicap and elevate enjoyment of the game
- Meet and exceed all client expectations related to golf improvement

Keys to Success

Our unique business model enhances the over-all enjoyment of the game of golf and health of our clients. This helps our clients succeed on and off the golf course.

Company Ownership/Legal Entity

Unity Performance is operated and owned by Kris Brown (Golf Coach) and Scott Rogowski (Fitness Coach).

Manufacturing

No manufacturing of products on site.

Products and Services

No products or services sold on site.

Hours of Operation

- 9am – 9pm

Pricing

Golf Instruction

- 1hr - \$100

Fitness Coaching

- 1hr \$100

Customized Plan pricing differs upon needs, expectations and goals.

Exterior

No changes will be made to the foundation, except for the addition of signage on the front.





Parking

Three parking lots are shared by (900-950) Aviation Blvd. This includes Beach Smog, E.T. Surf, Supercuts, and Hermosa Nail.

- Lot 1 – 9 parking spaces
- Lot 2 – 8 parking spaces
- Lot 3 – 27 parking spaces



- **Street Parking** – Can fit approximately 5 vehicles.



Interior Dimensions

This is the front entrance view closest to the street (Aviation), the facility is 2040 sq. ft. in its entirety and both sides are equal dimensionally.



Fitness

The front portion of the facility is classified as a Fitness improvement area occupying approximately 900 sq. ft. The equipment will be placed near the surrounding walls leaving the middle of the room wide open. All training sessions are (1 on 1) and customized specifically for golf improvement.



Floor

Regupol Aktiv will be placed over the entirety of front portion. <https://www.roguefitness.com/regupol-aktiv>



Dumbbell Rack



3ft x 4ft



Equipment Tree



6ft x 10ft



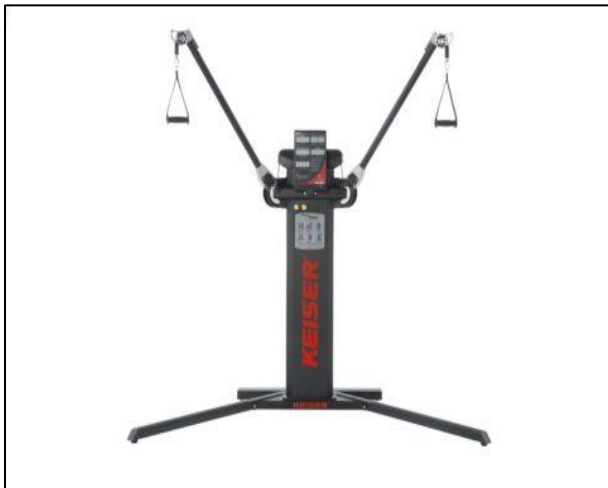
Lifting Rack



6ft x 8ft



Keiser



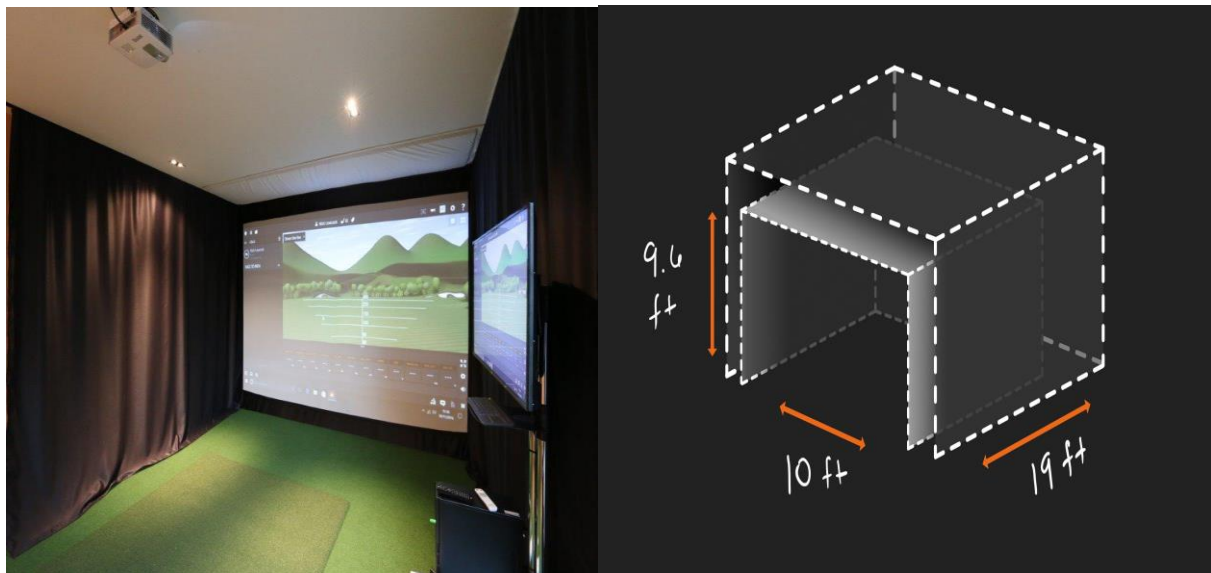
4ft x 6ft



Golf Simulator Bays

The golf portion will be located at the rear of the facility occupying approximately 900 sq. ft. **There will be two golf simulators** bays called Flex Cage built by Trackman Golf. They will be side by side and are moveable objects, both simulators will be facing **East to West**.

<https://trackmangolf.com/products/indoor-golf>



Floor

Green synthetic indoor turf will be placed around the simulator hitting bays.



Waiting Area

A seating area will be created in the middle of the room bordering the east wall, using approximately 100sq ft. This includes, chairs, table, etc.



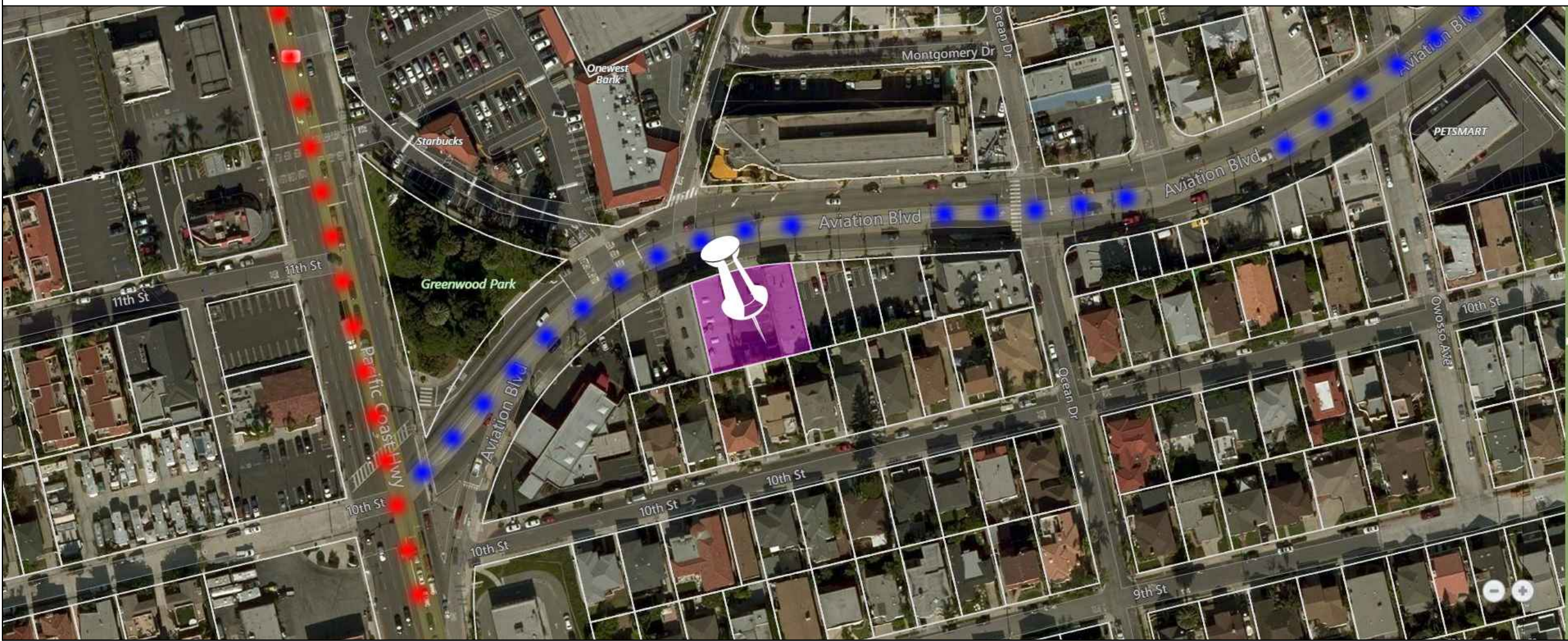
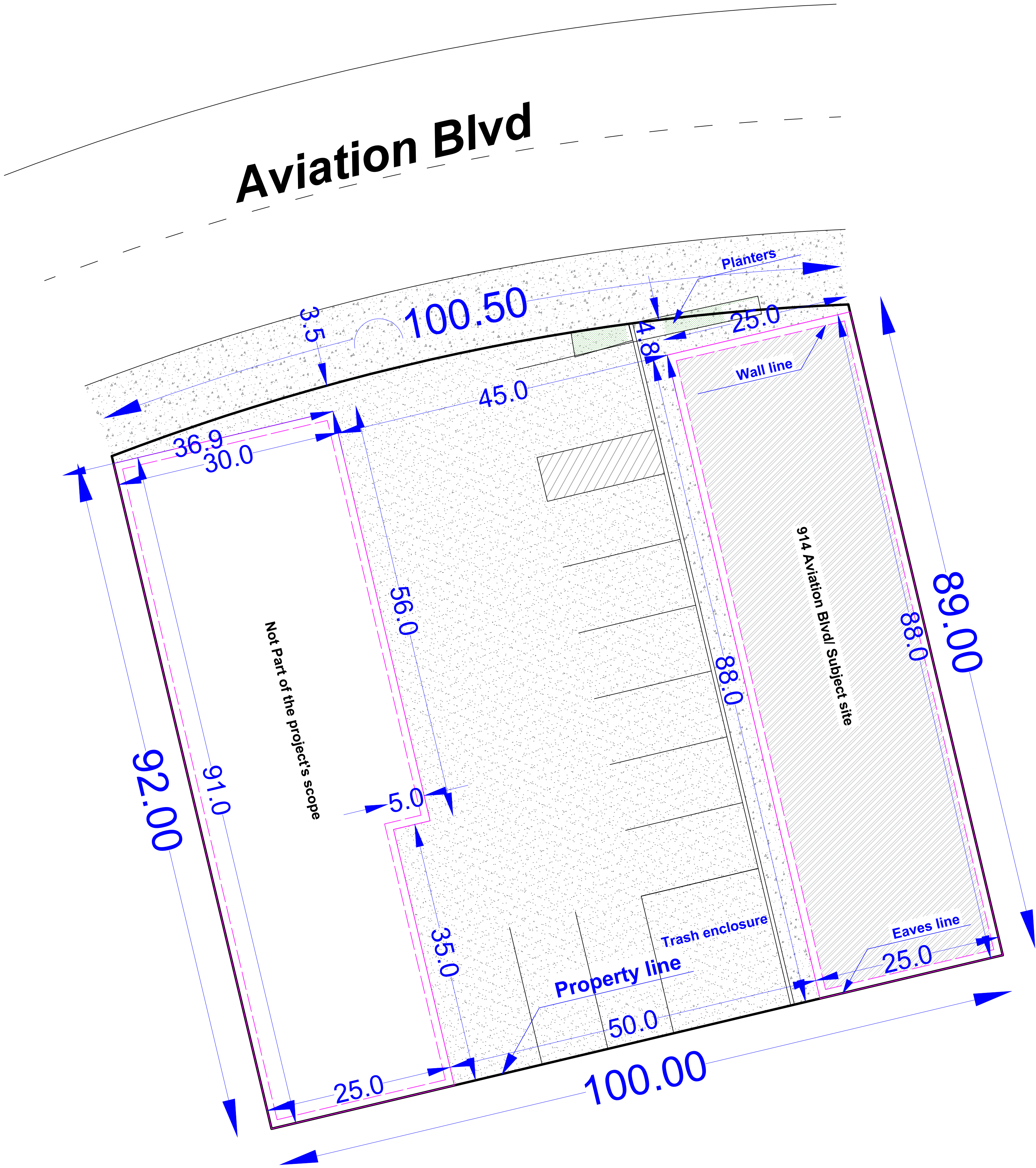
Bathroom

Only addition will be tiled flooring.

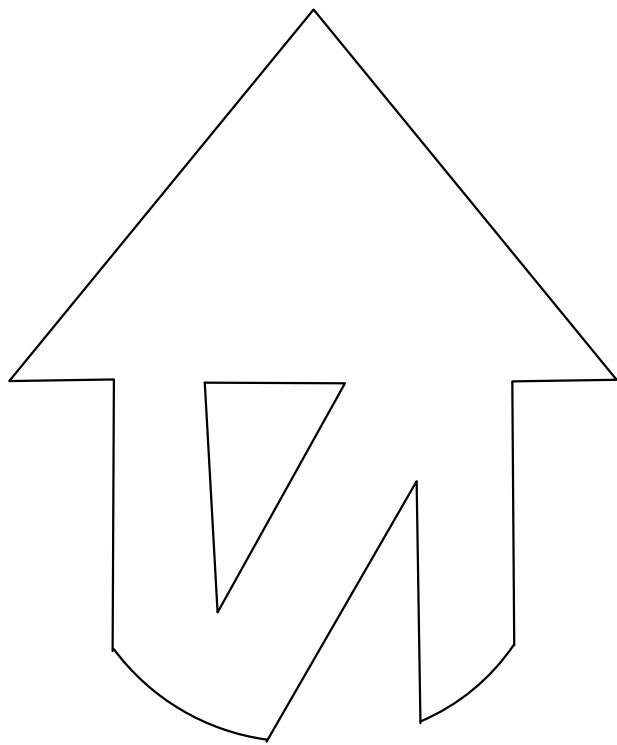




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City, State, ZIP: Hermosa Beach, CA, 90254
Purpose : Conditional Use Permit
Scale:
1/8" = 1'

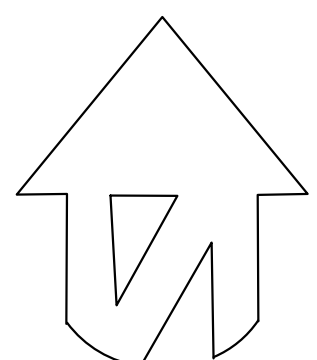
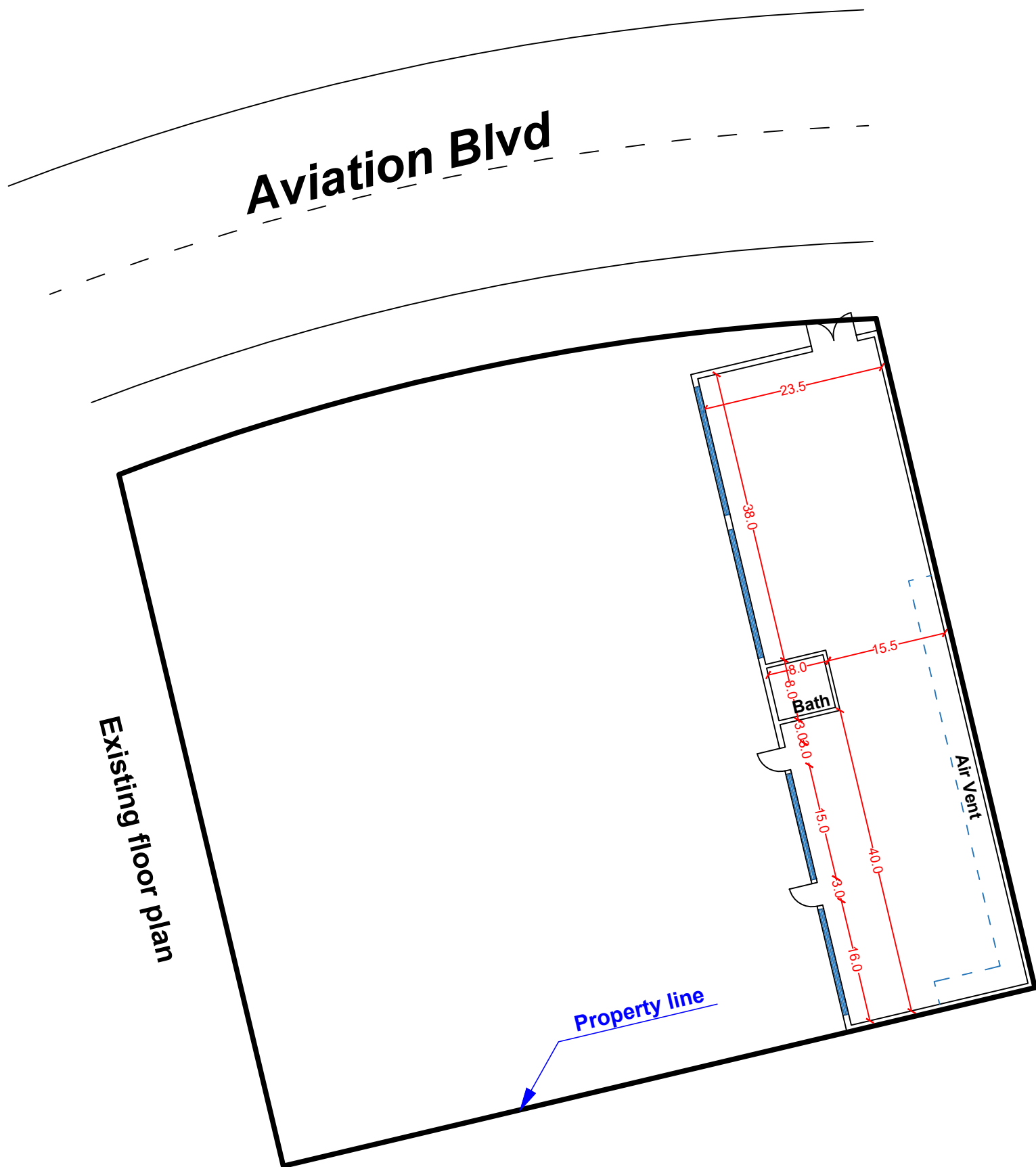


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