

December 8, 2020



## MEMORANDUM

TO: Christy Teague, AICP  
Senior Planner  
Community Development Department  
City of Hermosa Beach

FROM: Nicole Jules, PE, Consulting Traffic Engineer

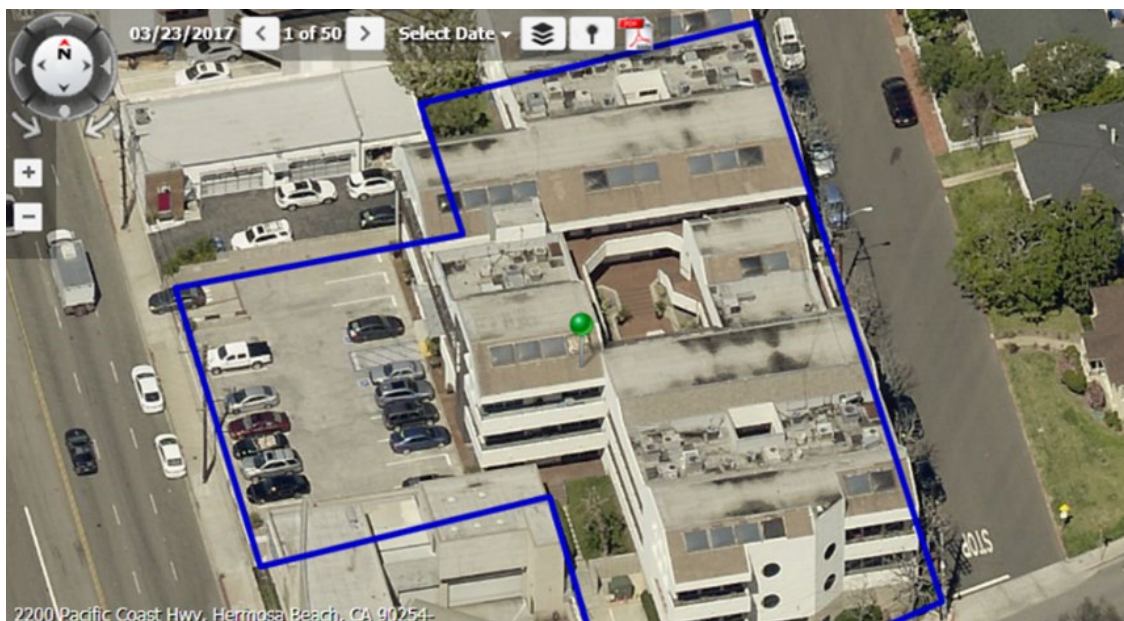
### SUBJECT: Peer Review of 2200 PCH Parking Plan

The purpose of this memo is to review and provide comment regarding the proposed parking plan prepared for 2200 Pacific Coast Highway for a proposed conversion of general office use to medical office use by utilizing on-site parking and exercising a shared-use parking strategy with a nearby property to satisfy the HBMC parking requirements. The following documents were reviewed as part of this peer review:

- November 17, 2020 Planning Commission Staff Report
- Applicant submittal with explanation and LLG October 2018 Parking Study

### Existing Conditions

2200 Pacific Coast Highway is a 29,338 square foot commercial building consisting of medical and general office uses. The property is located on the north east corner of Pacific Coast Highway at 21<sup>st</sup> Street. Both Pacific Coast Highway and 21<sup>st</sup> Street are public streets with on-street public parking and sidewalks.



The subject location provides 86 on-site parking spaces and 40 offsite shared parking spaces located at 2420 Pacific Coast Highway, for a total of 126 available parking spaces. The off-site shared parking arrangement is established by a reciprocal parking easement between private parties that was recorded with the County on September 10, 2013.

**Existing Parking Demand:**

In review of the October 2018 parking study prepared by LLG, inconsistent information was found between the LLG Study, the application and staff's determination. Of particular disparity is the number of parking spaces reported in the LLG study compared to other documentation submitted and field conditions. In July 2018, a parking demand study was conducted to determine the utilization of existing available parking spaces. While there was no issue with the study outcome, there is inconsistent information regarding the actual number of parking spaces. The table below summarizes the parking space discrepancy.

**Table 1  
Number of Existing Parking Spaces**

	LLG Study	Existing
<b>ONSITE</b>		
Gated	46	45
Surface Lot (Visitor)	19	19
Subterranean	18	18
Tandem	2	4
Onsite Sub-total	85	86
<b>OFFSITE</b>		
2420 Pacific Coast Hwy	40	40
Total	125	126

While the number of spaces reported in the study was incorrect by one space, the resulting conclusion that there is a surplus of on-site parking during existing conditions is supported.

**Proposed Parking Requirement**

The applicant is requesting to increase medical use from 9.3% to 100%. The parking requirements associated with this shift in use is greater than the current use and therefore is subject to greater parking requirements. In accordance with HBMC Section 17.44.210 the net increase in parking spaces required for this shift in use is 27 spaces. With 86 existing spaces

on site and the available 40 shared-use spaces at 2420 PCH, the required 27 spaces can be met.

### **Parking Requirements for Existing Non-Conforming Buildings**

#### **HBMC 17.44.210 Required Parking Spaces by Use**

Use	Sq. Ft.	Spaces Required	Use	Sq. Ft.	Spaces Required
<b>EXISTING</b>			<b>PROPOSED</b>		
Medical	2,756	14	Medical	26,582	133
Non-medical	26,582	106	Non-Medical	-	-106
<b>Total</b>	<b>29,338</b>	<b>120</b>	<b>Total</b>	<b>-</b>	<b>+27</b>

Converting the non-medical use (general office) to 100% medical use would require 27 additional parking spaces. Therefore, the code required parking spaces of 27 additional spaces can be satisfied through use of the 40 shared spaces located at 2420 PCH.

#### Proposed Parking Demand

The LLG Parking Study conservatively estimated that the proposed project utilizing 100% medical use would result in a surplus of 39 spaces. This conservative estimate was derived based on utilizing City Code parking ratio of 5 spaces per 1,000 SF of medical office space. While this parking ratio is higher than industry standard rates suggested by ITE Parking Generation Manual as well as other nearby municipalities, this conservatively empirical estimate would be sufficiently served by the 126 parking spaces available from onsite and off-site parking.

#### Conclusion

A peer review of the proposed parking plan for 2200 Pacific Coast Highway was completed and concludes that the proposed conversion of general office uses to 100 percent medical uses would require 27 additional parking spaces which can be satisfied through use of 40 offsite shared-use parking spaces located at 2420 Pacific Coast Highway and that the parking study prepared for this project conservatively concludes that future parking demand will be adequately accommodated by the existing 86 onsite spaces and 40 offsite shared-use spaces.

*End of report*