



Staff Report

File #: REPORT 19-0392, Version: 1

Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of June 18, 2019

CUP 19-4: Conditional Use Permit request for an assembly hall health and fitness golf instruction center (Unity Performance) at 914 Aviation Boulevard, and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

APPLICANT: Unity Performance

C/O: Kris Brown

121 South Prospect, Unit B

Redondo, CA 90277

OWNER: Eddie Talbot

950 Aviation Boulevard, Suite E

Hermosa Beach, CA 90254

Recommended Action:

Adopt the attached resolution approving Conditional Use Permit 19-4 to allow a health and fitness facility (assembly use) at 914 Aviation Boulevard (Unity Performance), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Summary:

Based on the analysis above, the proposed limited health and fitness (assembly use) located at 914 Aviation Boulevard (Unity Performance), as conditioned, is consistent with the Hermosa Beach Municipal Code and PLAN Hermosa. Staff recommends the Planning Commission adopt the attached resolution approving CUP 19-4, and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Background:

ZONING:	C-3 General Commercial
GENERAL PLAN:	Community Commercial
EXISTING USE:	Previously Bicycle Retail Store (Currently Vacant)
PROPOSED USE:	Health and Fitness (Assembly Hall) Use
LOT SIZE:	Approximately 9,050 sq. ft.
BUILDING AREA:	2,040 sq. ft.

PARKING PROVIDED/PROPOSED:	46 spaces shared with adjacent commercial uses (No change)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt, Section 15301(a), Class 1 Exemption, Existing Facilities because the proposal pertains to an existing structure and involves only minor alterations to the interior of the structure, such as electrical and mechanical permits.

Located within the Aviation corridor, the subject building at 914 Aviation Boulevard is located on the south side of Aviation Boulevard between the Pacific Coast Highway and Ocean Drive with a 20 foot store frontage along Aviation Boulevard. The subject building is located between E.T. Surf and a multi-tenant commercial building to the east. The closest residential uses are located directly to the south of the project site abutting the south tenant-building wall.

A shared Parking Plan approved in 2010 governs the businesses located at 900-950 Aviation Boulevard, including the subject site. Parking Plan 10-3 was approved by Planning Commission with P.C. Resolution 10-7, to allow less than required parking, more than 30% compact size parking spaces, and shared onsite parking in conjunction with a 2,572 square foot expansion of an existing retail business. Planning Commission determined that the parking demand for the site would be satisfied by use of shared parking among uses at 900-950 Aviation Boulevard. The total required parking spaces pursuant to the approved Parking Plan is 46 off-street parking spaces shared by 900-950 Aviation Boulevard. Pursuant to P.C. Resolution 10-7, the approved Parking Plan, "is premised on a specific type and mix of uses at 900-950 Aviation Blvd. An increase in intensity of use or change in type of use at 900-916 Aviation Blvd. is not allowed, including change from retail use to uses such as beauty salons, personal services, fitness centers, eating establishments or high intensity retail uses such as convenience stores, or creation of multiple uses or tenant spaces, as determined by the Community Development Director, until a Parking Plan amendment is approved by the Planning Commission." However, "a change to office use and similar uses that do not involve high turnover of customers or classes is allowed."

The proposed business (Unity Performance) is a small health and fitness golf instruction center that will offer training service tailored towards golf improvement. Services will be offered at an hourly rate. Customers may also request customized plan pricing based on their specific expectations and goals. Hours of operation are proposed between 9:00 A.M. and 9:00 P.M. 7 days a week with a maximum of 7 people onsite during peak business hours. The equipment used generally includes low impact gear such as, rubber dumbbells, rubber bumper plates, a lifting mounted rack, a Keiser strength machine, and two golf simulators. The proposed floor plan will be open concept with the weight equipment located in the front of the building and the golf simulators located in the rear of the building.

Analysis:

The purpose of the C-3 (General Commercial) zone is to provide opportunities for the full range of

office, retail, and service businesses deemed suitable for the city, and appropriate for the Pacific Coast Highway and Aviation Boulevard commercial corridors, including business not appropriate for other zones because they attract heavy vehicular traffic or have specific adverse impacts.

Pursuant to Hermosa Beach Municipal Code (HBMC) Section 17.26.030, the proposed health and fitness (assembly use) requires a Conditional Use Permit (CUP) in the C-3 zone. The HBMC defines an assembly hall as any building, or portion of a building, used for public or private gatherings. For example, and without limitation, "assembly hall" includes convention/meeting halls, business schools, funeral homes, gymnasium/health and fitness centers, educational institutions (K-12), game arcades with five (5) or more machines, miniature golf courses, large day spas, movie theaters, museums, music academies, religious institutions, and skating rinks, whether available for public or private use.

CUP Criteria, Conditions and Standards:

Hermosa Beach Municipal Code (HBMC) Section 17.40.020 establishes the criteria, conditions and standards for reviewing, granting and amending CUPs in order to reduce the potential for adverse secondary land use impacts. In considering the granting of any CUP for any use, the following criteria for granting said permit shall be considered:

17.40.020 General criteria for all uses

A. *Distance from existing residential uses:*

The nearest residential uses are located south of the building wall, within the R-3 Multiple Family Residential zone. Conditions of approval are included in the draft resolution to reduce potential noise and vibration impacts to existing nearby residential uses, which include requiring sound dampening mats to be located under all equipment, requiring that the building be equipped with air conditioning and requiring that noise emanating from the property comply with the City's noise ordinance. Potential impacts are detailed further in criteria I below. As conditioned, the proposed use is not anticipated to create adverse impacts to nearby residential uses.

B. *The amount of existing or proposed off-street parking facilities, and its distance from the proposed use:*

There are currently 46 off-street parking space provided between 900-950 Aviation. Pursuant to P.C. Resolution 10-7, the approved Parking Plan "a change to office use and similar uses that do not involve high turnover of customers or classes is allowed." Gymnasiums/ health and fitness centers which are less than or equal to 3,000 square feet and with less than or equal to 20 students at one time, if classes are offered, must provide 1 off-street parking space per 250 square feet of gross floor area per HBMC Section 17.44.030. The existing square footage of building is 2,040 and the applicant's proposal is to have a maximum of 5 clients on-site during peak hours. The previous retail use and the proposed fitness facility (assembly use) utilize the same parking ratio of 1 off-street parking space per 250 square feet of gross floor area. Since there will be no increase to the net square footage of the commercial building and the proposed use utilizes the same parking ratio as

the previous use, no additional parking is required.

C. Location of and distance to churches, schools, hospitals and public playgrounds:

The Community Center and the Hermosa Beach Church of Christ are the nearest of these types of sensitive receptors at approximately 780 feet from the project site. Due to the distance to sensitive receptors, the proposed assembly use is not anticipated to have adverse effects on the Community Center or the Hermosa Beach Church of Christ. Conditions of approval have been added to the draft resolution to mitigate potential impacts and it is unlikely that the proposed use will affect similar sensitive receptors in the vicinity.

D. The combination of uses proposed:

The entire 2,040 square foot building will be dedicated to the health and fitness golf instruction center and will not be combined with any other uses. Because the proposed use will be located within single tenant building, the proposed use, as conditioned, is anticipated to have minimal impacts on the surrounding commercial uses/buildings. Noise and vibration impacts and mitigations are detailed further in criteria I below, while parking is detailed in criteria B above.

E. Precautions taken by the owner or operator of the proposed establishment to assure the compatibility of the use with surrounding uses:

In order to assure compatibility with surrounding uses, the business owner proposes to install sound absorbent Regupol Aktiv rubber mats under all weight training equipment and the business owner only proposes to utilize rubber weights. The strength fitness training area will also be located at the front of the building abutting Aviation Boulevard away from the residential uses in the rear of the property. The number of people onsite, as proposed by the business owner, is limited to a maximum of two employees during their largest shift and a maximum of 5 clients are anticipated on-site during peak hours and all business' operations will be conducted strictly within the building. These precautions are all intended to minimize impacts related to noise, vibration and parking. Conditions of approval are included to ensure these precautions are maintained throughout the life of the operation, and as conditioned, it is anticipated that the proposed establishment will be compatible with existing surrounding uses. Noise and vibration impacts are detailed further in criteria I below.

F. The relationship of the proposed business-generated traffic volume and the size of streets serving the area:

The proposed fitness facility is not anticipated to generate additional trips because the capacity of the tenant space is not anticipated to increase and building square footage will not increase. Additionally, the previous retail use and the proposed assembly use utilize the same parking ratio of 1 off-street parking space per 250 square feet of gross floor area.

G. The proposed exterior signs and decor, and the compatibility thereof with existing establishments in the area:

There are no proposed exterior façade modifications as part of the request. All proposed signage will

require a separate sign permit application.

H. The number of similar establishments or uses within close proximity to the proposed establishment:

Unity Performance will be the first known golf instruction fitness facility in the city. There are several health and fitness facilities located within the City. There are two golf instruction businesses in the City of Torrance, Jeremy Okawa Golf Academy and GOLFTEC South Bay. Although there are many existing fitness facilities located within the city, Unity Performance will be the first fitness facility of its kind within the city and surrounding cities. This location is also within walking distance of many residences and businesses and thus, will be complementary to the surrounding commercial uses and residences in the community.

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

The proposal is to designate the front portion of the building (approximately 900 square feet) to strength fitness training, and the rear of the building (approximately 900 square feet) to the golf simulator bays. The strength fitness training area will include rubber dumbbells, rubber bumper plates, a lifting rack and a Keiser strength machine. Sound dampening mats will be installed in the strength training area and rubber weight equipment will be utilized in order to absorb shock and sound that may be created by the proposed activities. The proposed hours of operation are limited from 9 A.M. to 9 P.M. and higher intensity uses proposed by the business will be located in the front portion of the building abutting Aviation Boulevard and away from the residential uses located to the rear. The business owner has also proposed a speaker to be located in the strength training area. Conditions of approval have been added to the draft resolution in order to minimize potential noise impacts create by the proposed speakers. The tenant space has existing air conditioning and ventilation, which facilitates keeping all doors closed during business hours. Conditions of approval are included in the draft resolution to ensure compatibility of the proposed use with surrounding uses, such as maintaining a neat and clean premises, complying with the City's noise ordinance, strictly prohibiting weight dropping and requiring signage inside tenant space indicating no weight dropping, as well as ensuring that all fitness activities are limited to the interior of the tenant space. The proposed health and fitness facility use, as conditioned, is not anticipated to create adverse impacts.

J. Impact of the proposed use to the city's infrastructure, and/or services:

The existing building is already adequately served by the various utility companies, infrastructure and municipal services, and the proposed use is not anticipated to place additional burden on current infrastructure and services.

K. Will the establishment contribute to a concentration of similar outlets in the area:

There are several fitness based uses located within the City of Hermosa Beach, with approximately three facilities located within the Aviation Corridor. Fitness centers are health based and community-serving businesses, which support Hermosa Beach's health conscious beach culture and the associated goals and policies of PLAN Hermosa. However, unlike other fitness facilities, the

proposed health and fitness golf instruction center specializes in golf training and offers a specific service to the community. The proposed business as conditioned is not projected to generate negative impacts or cumulative impacts. Due to the size and type of the proposed business, there are no anticipated negative impacts from a concentration of the fitness-based businesses.

L. Other considerations that, in the judgment of the Planning Commission, are necessary to assure compatibility with the surrounding uses, and the city as a whole.

No other issues are identified.

Environmental Determination:

The proposed project is Categorically Exempt from the California Environmental Quality Act as defined in Section 15301(a), Class 1 Exemption, Existing Facilities because the proposal pertains to an existing structure and involves only minor alterations to the interior of the structure, such as electrical and mechanical permits. Moreover, none of the exceptions to the Categorical Exemption apply. Nor will the project result in a significant cumulative impact of successive projects of the same type in the same place over time, or have a significant effect on the environment due to unusual circumstances, or damage a scenic highway or scenic resource within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

General Plan Consistency:

The proposed establishment is located within the Community Commercial (CC) General Plan land use area, the purpose of which is to provide opportunities and locations for uses designed to serve the shopping, dining, and employment desires of the entire community. The Community Commercial land use designation provides space for locally oriented commercial uses including retail stores, restaurants, professional and medical offices, and personal services.

The proposed establishment is also located within the Aviation Character Area. The Corridor serves as the primary entry point into Hermosa Beach with a variety of existing commercial retail, office, and auto-orientated uses. The area is intended to be a walkable and active commercial corridor with ground-floor uses, such as personal services, to serve the daily needs of residents east of Pacific Coast Highway. The unique services provided by the proposed use will service both local and regional clients, as well as visitors to the area. Parking located within the Corridor should be arranged along sides or behind buildings. The existing building is serviced by shared parking located to the side of the building.

The proposed uses implements the following PLAN Hermosa goals and policies: Community Governance policies 5.1 Residential and compatibility, 5.7 Visitor and resident balance, 6.2 Regional presence, 7.5 Health-promoting uses, 7.9 Healthy commercial products and Land Use and Design policies 1.3 Access to daily activities, 1.5 Balance resident and visitor needs, 1.7 Compatibility of uses, 1.8 Respond to unique characteristics, 1.9 Retain commercial land area, 13.2 Social and health

needs, 13.4 Private health, uses and 13.6 Connecting health and land use.

Attachments:

1. Proposed Approval Resolution
2. Applicant Submittal
3. Site Photos
4. Zoning Map & Aerial Photo
5. Legal Poster and Radius Map
6. Planning Commission Resolution 10-7

Respectfully Submitted by: Yuritzzy Randle, Assistant Planner

Approved: Ken Robertson, Community Development Director