



## Staff Report

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File #: REPORT 19-0815, Version: 1

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### Honorable Chairman and Members of the Hermosa Beach Planning Commission

#### Regular Meeting of December 9, 2019

CUP 19-11: Conditional Use Permit request to allow a dance and music studio (assembly hall) at 402 Pacific Coast Highway (Studio 1137 School of Dance and Music) and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant: Liliana Somma and Dan Galitzen  
Studio 1137, LLC  
7417 Coastal View Dr.  
Los Angeles, CA 90045

Owner: Pearl Diamond LLC  
1214 Getotruoa Ave.  
Redondo Beach, Ca 90277

#### **Recommended Action:**

Adopt the attached resolutions approving CUP 19-11 to allow a dance and music studio (assembly hall) at 402 Pacific Coast Highway (Studio 1137 School of Dance and Music), and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

#### **Background**

ZONING: SPA-7 Specific Plan Area No. 7  
GENERAL PLAN: Community Commercial,  
Pacific Coast Highway Corridor  
EXISTING USE: Coin Operated Laundry Business  
PROPOSED USE: Dance and Music Studio (Assembly Hall)  
LOT SIZE: Approximately 9,660 sq. ft.  
BUILDING AREA: 4,066 sq. ft. total; 2,000 sq. ft. tenant space adjacent to 2,066 sq. ft. liquor store  
PARKING PROVIDED: 12 parking spaces for 2 tenants  
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 structure.

Located within the Pacific Coast Highway corridor, the subject building at 402 Pacific Coast Highway

is located at the northwest corner of Pacific Coast Highway and 4<sup>th</sup> Street. The subject tenant space is on the east portion of a one-story, two-tenant building currently occupied by Pacific Coast Laundry at the proposed space at 402 Pacific Coast Highway adjacent to Hermosa Wine and Spirits at 400 Pacific Coast Highway. The nearest residences in the R-1 (Single Family Residential) zone are a multi-family residential building immediately across the alley 24 feet to the northeast; and a single family residence across the 24 foot wide alley, beyond the 18 feet deep row of public parking, plus 2 feet residential setback, totaling 44 feet to the east of the proposed dance and music studio.

The proposed business, Studio 1137 School of Dance and Music, is a dance and music studio and assembly hall use that proposes to provide dance instruction, including ballet, tap, hip hop, jazz, and wedding preparation; and music instruction including guitar, voice, violin, and piano. Though the hours requested are for Monday through Saturday proposed between 9:00 A.M. and 9:30 P.M., the proposed resolution condition of approval limits these hours 7 days a week to be consistent with recently-approved assembly hall fitness uses and to not restrict the business in the occasional case where instruction occurs on a Sunday. The business proposes up to 18 students and 3 instructors at one time in its 2 dance studio areas and the small music room. The music instruction studio is limited in size at 9 feet by 5 feet, 4 inches, at 48 square feet, which would limit instruction to one student. Equipment will include mirrors and ballet barres in each of the 2 dance studios. The dance studio flooring is described as a floating floor with 2,900 high density foam blocks (an estimated quantity) of 2-inch cubes that rest underneath each of the two 18.25 ft. x 40 ft. dance floor surface to decrease vibration. Plans indicate there will be 4 wall-mounted speakers to be installed near the front and rear of each of the two dance studios. A condition of approval is included in the proposed CUP resolution requiring the doors and windows to be closed when the speakers are in use.

### **Analysis**

The project site is located in SPA-7 (Specific Plan Area No. 7) zone, which refers to the C-3 (General Commercial) zone for permitted uses. The SPA-7 zoning designation is located on the east and west sides of Pacific Coast Highway and is designated as part of the Pacific Coast Highway commercial corridor. The purpose of this specific plan area is to set forth the development requirements, standards, and permitted uses for the subject area, and to carry out the policies of the commercial corridor general plan area. The PLAN Hermosa General Plan designates the area as Community Commercial (CC). This designation provides space for locally oriented commercial uses including retail stores, restaurants, professional and medical offices, and personal services.

Pursuant to Hermosa Beach Municipal Code (HBMC) Section 17.26.030, the proposed dance and music studio use requires a Conditional Use Permit (CUP) in the SPA-7 zone as stated in the permitted use list for a “music academy” and as required for an “assembly hall.”

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**

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 residences are a multi-family residential building immediately across the alley 24 feet to the northeast; and a single family residence across the 24 foot wide alley, beyond the 18 feet deep row of public parking, plus 2 feet residential setback, totaling 44 feet to the east of the proposed dance and music studio. Both nearby residential buildings are in the R-1 (Single Family Residential) zone.

Conditions of approval are included in the draft resolution to reduce potential noise and vibration impacts to nearby uses, including sound dampening materials to be located in the studio, requiring doors and windows to be closed during classes, requiring that the building be equipped with air conditioning, and requiring that any noise emanating from the property complies with the City's Noise Ordinance.

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

The proposed dance and music studio is proposed in a 2,000 square foot single story tenant space located at the northeast corner of the center of Pacific Coast Highway and 4<sup>th</sup> Street. The existing two-tenant building currently, with 4,066 square feet total, is required by code to supply 16 spaces and is currently non-conforming. 12 parking spaces are available in the joint parking lot adjacent to the front door. There are also 8 metered public parking spaces across the alley.

The parking requirement for a dance and music studio falls under the category of a smaller gymnasiums/health and fitness center, as follows:

- a. Less than or equal to three thousand (3,000) square feet and with less than or equal to twenty (20) students at one time if classes are offered: one (1) space per two hundred fifty (250) square feet of gross floor area.

The proposed dance and music studio is 2,000 square feet and can accommodate up to 18 students at one time. This parking ratio is similar to that required for general retail uses, as well as the existing laundry facility in the proposed tenant space. Therefore, based on parking requirements, the parking demand will not be intensified for the proposed dance and music studio.

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

Bi-Centennial Park, located at 4<sup>th</sup> Street and Valley Drive, is the nearest of these types of

sensitive receptors at approximately 1,200 feet west of the project site. Due to the distance and characteristics of a dance and music studio, the proposed use is not anticipated to have adverse effects on Bi-Centennial Park. 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 2,000 square foot tenant space will be dedicated to Studio 1137 Dance and Music Studio and will not be combined with any other uses. Because the use will be located within a multi-tenant building with a retail liquor store in a 4,066 square foot building, the proposed use, as conditioned, is anticipated to have minimal impacts on the surrounding commercial or residential uses or 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 utilize sound speakers within the studio portion of the interior only. A condition is included requiring the dance and music studio to keep the doors and windows closed during classes when the speakers are on. Conditions are also included to limit the dance and music studio to a maximum of 20 students during open hours (9:00 A.M and 9:30 P.M. daily) and all business operations must be contained within the tenant space. A minimum amount of equipment is necessary for dance and music instruction, including permanently installed mirrors and ballet barres in the dance studios. The small music studio will use musical instruments including guitar, violin, and piano for instruction and due to size will be limited to one-on-one instruction. The business owner is constructing the dance and music studio with sound-minimizing windows and doors (specifications from Arcadia Acoustic Products included in plans). The dance studio flooring will be constructed as a “floating floor” that rests on approximately 2,900 high density foam blocks of 2-inch cubes underneath each of the dance floor surfaces to decrease vibration. These precautions are intended to minimize impacts related to noise and vibration. 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 school of dance and music (assembly hall) is 2,000 square feet and can accommodate up to 20 students at one time. The required parking ratio is similar to the existing laundry facility in the proposed tenant space. Therefore, the parking demand will not

be intensified for the proposed dance and music studio.

Pacific Coast Highway is classified as a Major Arterial Street designed to carry large volumes of traffic. 4<sup>th</sup> Street is considered a Local Street designed to provide connections within neighborhoods. Local streets are not intended to serve through traffic and are generally one lane each direction with lower vehicle volumes. The adjacent Alley is considered an Alleyway to provide access to private properties, including parking spaces and garages.

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

The exterior façade modifications proposed with this request are minor; the existing Spanish tile roof canopy and existing brick veneer will remain. The front door and windows will be replaced with a new acoustic storefront door and windows. Any proposed signage will require a separate sign permit application and conform to the HBMC Section 17.50 for Signs.

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

Studio 1137 School of Dance and Music will join one other nearby music studio at 300 Pacific Coast Highway, one similar combined dance and music studio on Aviation Boulevard, and one other small dance studio on Hermosa Avenue within Hermosa Beach.

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

The proposal for Studio 1137 Dance and Music is to conduct dance classes using mirrors and permanently-installed bars in the dance studio and a floating floor supported by foam cubes to reduce vibration for up to 20 students. The music classes will include musical instruments such as guitar, violin, and piano. The proposed hours of operation are 9:00 A.M. to 9:30 P.M. The business proposes 4 wall-mounted speakers in the dance studio portion of the tenant space to be used when the doors and windows are closed. The tenant space has existing air conditioning and ventilation, which facilitates keeping all doors and windows closed. Conditions of approval are included in the draft resolution to ensure compatibility of the proposed use with surrounding uses, such as closing the doors when amplified sound is provided within the building, maintaining a neat and clean premises, complying with the City's Noise Ordinance, and all activities must be conducted within the tenant space. The proposed dance and music studio (assembly hall) 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 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 3 dance and/or music studios located within the City of Hermosa Beach, with one music instruction facility located along or nearby the Pacific Coast Highway Corridor, including at 300 Pacific Coast Highway, one dance and music instruction facility at 1089 Aviation Blvd., and one small dance studio at 1221 Hermosa Avenue. Dance and music studios support the Hermosa Beach arts and cultural community and the associated goals and policies of PLAN Hermosa. Due to the size and type of the proposed business, there are no anticipated negative impacts from a concentration dance and music 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.*

The proposed application is CUP 19-11 is for a dance and music (assembly hall) studio at 402 Pacific Coast Highway (Studio 1137 Dance and Music). The proposed resolution for CUP 19-11 includes applicable conditions of approval.

**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 interior partitions or electrical and mechanical permits and minor alterations to the exterior including a new door and windows. 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 Community Commercial designation is described as locally-oriented uses including retail stores, restaurants, professional and medical offices, and personal services. The Community Commercial designation is found in many centralized locations throughout the community primarily along the city's major corridors and in Downtown. Community Commercial land uses also serve the needs of visitors and residents of nearby jurisdictions.

The site is located within the Pacific Coast Highway Character Area. The Pacific Coast Highway corridor serves as the primary entry point into Hermosa Beach, as well as a pass-through corridor between Manhattan Beach and the Palos Verdes Peninsula. There should be a variety of commercial

uses including health and fitness, retail, office, residential and auto-oriented uses along the corridor.

The proposed use implements the following PLAN Hermosa goals and policies: Community Governance policies 5.1 Residential and commercial compatibility, 5.7 Visitor and resident balance, 6.5. Creative economy; and Land Use and Design policies 1.3 Access to daily activities, 1.5 Balance resident and visitor needs, 1.7 Compatibility of uses, 1.9 Retain commercial land area, 13.2 Social and health needs, 13.4 Private health uses, and 13.6 Connecting health and land use.

### **Summary**

Based on the analysis above, the proposed dance and music studio (assembly hall) use located at 402 Pacific Coast Highway (Studio 1137 Dance and Music Studio), as conditioned, is consistent with the Hermosa Beach Municipal Code and PLAN Hermosa. Staff recommends the Planning Commission adopt the attached resolution for amendments to CUP 19-11, and determine that the project is categorically exempt from the California Environmental Quality Act (CEQA).

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### **Attachments:**

1. Proposed Approval Resolution for CUP
2. Applicant Submittal Business Narrative
3. Plans and Site Photos
4. Zoning Map and Aerial Photo

**Respectfully Submitted by:** Christy Teague, Senior Planner

**Approved:** Ken Robertson, Community Development Director