



Staff Report

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Honorable Chair and Members of the Hermosa Beach Planning Commission

Regular Meeting of December 15, 2020

Parking Plan 20-4 request to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Applicant/Owner: 2200 Associates LLC
C/O Raju Shah
1528 6th Street, Suite 100
Santa Monica, CA 90401

Recommended Action:

1. Adopt the attached resolution approving the Parking Plan (PARK 20-4) to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Summary:

ZONING:	Specific Plan Area-8 (SPA-8)
GENERAL PLAN:	Community Commercial
USE EXISTING/PROPOSED:	Multi-tenant commercial building/ conversion to up to 100% medical clinic
LOT SIZE:	27,189 sq. ft.
TOTAL GROSS FLOOR AREA:	
EXISTING:	29,338 sq. ft.
PROPOSED:	No change.
PARKING SPACES:	
PROVIDED ON-SITE:	86 spaces
PROPOSED SHARED:	40 spaces at 2420 PCH
TOTAL PROPOSED:	126 combined spaces
ENVIRONMENTAL DETERMINATION:	Categorically Exempt, Section 15301 Class 1 Existing Facilities, as the project involves negligible or no expansion

of an existing use.

On November 17, 2020, the Planning Commission considered Parking Plan 20-4, a request to allow medical clinic/office uses at an existing multi-tenant commercial building. At that meeting, Commissioners stated concerns and requests for additional information and continued this agenda item to a future meeting. This report focuses on the topics requested by the Planning Commission. The complete November 17, 2020 staff report and attachments are included with this report.

APPLICANT REQUEST

The applicant requests consideration of a Parking Plan to accommodate existing and future medical clinic uses through utilizing up to 40 shared parking spaces located at 2420 PCH (Hope Chapel) at the southernmost end of the parking lot/structure (Attachment 5 pgs. 56-59) to accommodate up to 100 percent medical clinic/office uses at 2200 PCH. The building will remain unaltered as part of this request. No additional square footage will be added, the building envelope (height and mass) will not be increased and the building design will remain unchanged. The existing parking space configuration and number of spaces will also remain unchanged.

ANALYSIS

The Planning Commission, at its November 17, 2020 meeting, requested additional information regarding conversion of the multi-tenant commercial building to up to 100 percent medical use; and parking management, including provision of available visitor parking and minimizing spillover to the surrounding residential neighborhoods. The applicant proposes solutions to these concerns in the Supplemental Information Provided by Applicant dated December 9, 2020 (Attachment 3).

Medical Use

To address potential parking concerns associated with 100 percent medical use as requested in the application, the applicant proposes that if medical use exceeds 75 percent of the gross floor area, a new parking study would be required to assess the parking situation to determine that adequate parking is available to serve the existing medical uses and additional medical use. Any future increase in medical office use from 75 percent to 100 percent of gross floor area would require a new parking study showing that 126 parking spaces are adequate, subject to approval by the Community Development Director. Upon completion of the parking study and acceptance by the Community Development Director, an additional 25 percent increase in medical uses would continue to be permitted through this Parking Plan. In the case that the parking study does not clearly show adequate parking is provided to the satisfaction of the Community Development Director, a new Parking Plan to exceed 75 percent would require approval of the Planning Commission. This has been included as Condition 9 in the proposed Resolution of Approval.

Parking Management

The applicant is recommending the following actions to efficiently manage parking for the building, which have been included as Condition 8 in the proposed Resolution of Approval.

- 1) All parking spaces in the surface lot/deck (19 spaces) will be limited to visitor parking only. Signs will be installed at the entry and inside the lot indicating that parking is for 2200 PCH visitors only.
- 2) The Applicant will make tenants aware of the availability of additional parking at 2420 PCH and request that they not park on neighboring streets.
- 3) Signs will be installed inside each of the three on-site parking lots indicating that additional parking is available at 2420 PCH during the hours of 7am to 6pm, Monday through Friday.
- 4) Signs will be installed inside each of the two subterranean parking lots requesting visitors and tenants not to park on neighboring streets.

Parking Plan

HBMC Section 17.44.210 provides that a Parking Plan may be approved by the Planning Commission to allow for a reduction in the number of spaces required. The applicant shall provide the information necessary to show that adequate parking will be provided for customers, clients, visitors and employees. Factors such as the following may be taken into consideration: van pools, bicycle and foot traffic, common parking facilities, varied work shifts, valet parking, unique features of the proposed uses, peak hours of the proposed use as compared with other uses sharing the same parking facilities, and other methods of reducing parking demand.

Parking Study and Parking Analysis

Existing Parking Demands and Surpluses

The applicant submitted a Parking Analysis prepared by Linscott Law & Greenspan, dated October 19, 2018 (Attachment 5 pgs. 22-32). Staff reviewed the Parking Analysis and concurs with the conclusion of the Parking Analysis which, taking into account the parking needs for 2200 PCH (based on actual parking counts conducted in July 2018), and a future scenario of 100% medical office use, the conversion to 100 percent medical office use would be adequately served by the 126-space supply for the 2200 PCH Building.

Future/ Proposed Parking Demand and Surpluses

The parking study indicates that the weekday peak demand for 100 percent medical office use would be 86 spaces (at 5:00 PM). Comparing this 86-space demand against the 126-space supply available for use by 2200 PCH yields in a future surplus of 40 spaces.

The surplus is a conservative estimate because it was derived from the application of City Code

ratios. The actual parking requirements for medical offices have been found to be less than the City Code requirement of 5 spaces per 1,000 SF. This aspect is illustrated by actual parking demand compilations from other sources, and detailed study of the actual parking demands of similar sites. *Parking Generation*, published by the Institute of Transportation Engineers (ITE)¹ as well as articles published in *ITE Journal* provide additional sources for parking ratio information.

Peer Review of Parking Study Completed

A peer review was completed by the City's parking and traffic consultant firm Interwest Group. After review of the November 17, 2020 staff report and October 19, 2018 parking study by Linscott Law & Greenspan Engineer), the Interwest Group concluded 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."

Environmental Determination:

Staff finds the project to be categorically exempt from the California Environmental Quality Act defined in CEQA Section 15301 Class 1 Existing Facilities, as the project involves negligible or no expansion of an existing use.

The 27,189 square foot lot houses an approximately 29,338 sq. ft. three-story multi-tenant commercial general office building. The applicant requests consideration of a Parking Plan to accommodate existing and future medical clinic uses through utilizing up to 40 shared parking spaces located at 2420 PCH (Hope Chapel) at the southernmost end of the parking lot/structure to accommodate up to 100 percent medical clinic/office uses at 2200 PCH. The building will remain unaltered as part of this request. No additional square footage will be added, the building envelope (height and mass) will not be increased and the building design will remain unchanged. The existing parking space configuration and number of spaces will also remain unchanged.

General Plan Consistency

The subject property is located within the Community Commercial General Plan land use area. This land use area should provide for locally-oriented uses including retail stores, restaurants, professional and medical offices, and personal services. This designation provides opportunities and locations for uses designed to serve the shopping, dining, and employment desires of the entire community. The Community Commercial designation is a major generator of local economic activity with a mix of locally-owned businesses and regional or national retailers present within this designation. This designation is found in many centralized locations throughout the community primarily along the city's major corridors and in Downtown. Community Commercial land uses primarily serve the local market, though they may also serve the needs of visitors and residents of nearby jurisdictions. This designation provides space for locally oriented commercial uses including retail stores, restaurants, professional and medical offices, and personal services. Uses on the ground floor are reserved for retail, restaurant, and other sales-tax revenue generating uses, while

offices and personal service uses are encouraged on upper floors.

The subject property is also located within the Pacific Coast Highway Character Area. The PCH 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 retail, office, residential, and auto-oriented uses along the corridor. The future vision for the corridor specifically identifies that consolidated parking facilities are added at key locations along the corridor. A mix of office and commercial uses along the corridor should be organized around key activity nodes, with limited residential uses. Larger scale professional office spaces, hotels and visitor serving uses, and commercial retail space are provided to serve both local residents and the region. The desired form and character for the corridor specifies that parking should be arranged along sides or underneath buildings, with gateway commercial uses providing parking structures.

The existing multi-tenant commercial general office building with general office, psychologist, and medical clinic uses are considered appropriate uses within this area, and with use of shared parking, compatibility with adjacent uses, and its location along a transit-supported arterial, the request is consistent with the goals and the following policies of the General Plan: Land Use policies 1.1 (diverse and distributed land use pattern), 1.3 (access to daily activities), 1.4 (diverse commercial areas), 1.5 (balance resident and visitor needs), 1.7 (compatibility of uses), 3.1 (unique districts), 3.4 (emerging employment sectors), 4.1 (shared parking), 13.2 (social and health needs), and 13.4 (private health uses) in addition to Mobility policies 4.1 (shared parking), 4.3 (reduce impacts), 4.8 (ensure commercial parking), 4.11 (consolidated parking facilities).

Specifically, PLAN Hermosa supports shared parking in the Mobility Chapter, Goal 4: A parking system that meets the parking needs and demand of residents, visitors, and employees in an efficient and cost-effective manner.

Mobility Policy 4.1 Shared Parking. Facilitate park-once and shared parking policies among private developments that contribute to a shared parking supply and interconnect with adjacent parking facilities.

Summary

In 1981 the City zoning code required retail and office uses to provide one parking space for each 300 square feet of gross floor area and did not distinguish between a higher parking requirement for medical clinics. Since the building was built, the City's parking standards have changed, rendering the building nonconforming to current parking standards.

The proposed Parking Plan (PARK 20-4) to allow medical clinic/office uses at an existing multi-tenant commercial building (Pacific Plaza Offices) located at 2200 Pacific Coast Highway based on use of up to 40 shared parking spaces with 2420 Pacific Coast Highway (Hope Chapel); as conditioned, is

consistent with the zoning code and PLAN Hermosa through:

- 1) Applying the City's non-conforming parking methodology which concludes that converting to 100 percent medical uses would require 27 net additional parking spaces which can be met through use of up to 40 shared spaces at 2420 PCH; and
- 2) Technical evidence provided through the parking analysis/study and parking consultant peer review which concludes that the conversion to up to 100 percent medical office use would be adequately served by the 126-space supply due to the actual demand being 86-spaces yielding a future surplus of 40 spaces.

Staff recommends the Planning Commission adopt the attached resolution approving the Parking Plan; determining that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Attachments

1. Supplemental Information Provided by Applicant Dated December 9, 2020
2. November 17, 2020 Planning Commission Staff Report
3. Applicant Submittal- Request Letter, Plans, Parking Study, Shared Parking Easement, Tenant Roster, & Photos (Provided as Attachments to November 17 2020 Staff Report)
4. Applicant Supplemental Memo Clarifying Parking Space Adjustments Over Time
5. 2200 PCH City Response Letter Re Medical Clinics and Parking
6. Planning Commission Resolution 81-26 (Current CUP)
7. Public Notice Poster Verification
8. Radius Map
9. Public Comments Received November 18, 2020 from Jonathan Wicks
10. Public Comments Received December 7, 2020 from Jim Fasola
11. Public Comments Received December 7, 2020 from Beth Bohl

Respectfully Submitted by: Christy Teague, Senior Planner

Approved: Ken Robertson, Community Development Director

Legal Review: Patrick Donegan, City Attorney