

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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**RECORD PACKET COPY**

Filed: March 30, 1998  
49th Day: May 18, 1998  
180th Day: Sept. 26, 1998  
Staff: JLR-LB *YR*  
Staff Report: April 13, 1998  
Hearing Date: May 12-15, 1998

**STAFF REPORT: CONSENT CALENDAR**

Application No. 5-98-061

APPLICANT: Peter Buccoleri

PROJECT LOCATION: 511 Pier Avenue, Hermosa Beach

PROJECT DESCRIPTION: Convert 1131 sq. ft. of an existing 2320 sq. ft. laundromat into a coffee bar. There are four existing parking spaces located at the rear of the building that will remain.

Lot area:	3,040 sq. ft.
Building coverage:	2,320 sq. ft.
Pavement coverage:	720 sq. ft.
Landscape coverage:	N/A
Parking spaces:	Four
Zoning:	Commercial
Plan designation:	Commercial
Project density:	N/A
Ht abv fin grade:	11'

LOCAL APPROVALS RECEIVED: Approval in Concept-City of Hermosa Beach

- SUBSTANTIVE FILE DOCUMENTS:
1. City of Hermosa Beach Certified Land Use Plan (LUP)
  2. Coastal Development Permits 5-93-113, 5-94-130, 5-94-217, 5-94-264, 5-94-382, 5-95-049, 5-95-077, 5-96-043, 5-96-075, 5-96-152, 5-97-066, 5-97-119 and 5-97-408.

**SUMMARY OF STAFF RECOMMENDATION:**

Staff is recommending approval with no special conditions. The proposed conversion from a laundromat to a coffee bar will result in a de-intensification of change in use and will decrease the parking demand by six spaces.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval

The Commission hereby grants a permit for the proposed development on the grounds that, as submitted, the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions.

None

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description

The applicant proposes to convert 1131 sq. ft. of an existing 2320 sq. ft. laundromat into a coffee bar. There are four existing parking spaces located at the rear of the building that will remain.

The proposed project is located in the Downtown Commercial District of the City of Hermosa Beach. The site is located approximately five blocks inland of The Strand, a public walkway/bikepath that parallels the adjacent public beach.

B. Public Access/Development

The following Coastal Act policies are relevant:

Section 30211 of of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212.5 of the Coastal Act states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast ....(4) providing adequate parking facilities...

Additionally, the Land Use Plan of the City's Local Coastal Program contains the following relevant parking policy:

Future residential and commercial construction should provide the actual parking necessary to meet the demand generated.

The proposed conversion from a laundromat to a coffee/bar will result in a de-intensification of change in use. The Commission's parking requirements

for a laundromat are one parking spaces for each two machines. The existing laundromat, which has 69 machines, would require 34 parking spaces.

The portion of the laundromat that will be converted into a coffee bar contains 32 machines and would require 16 parking spaces. The Commission's parking requirements for a restaurant use requires one space for each 50 sq. ft. of customer service area. The proposed coffee bar contains 518 sq. ft. of customer service area and would require 10 parking spaces. Therefore, the proposed conversion will decrease the parking demand by six spaces.

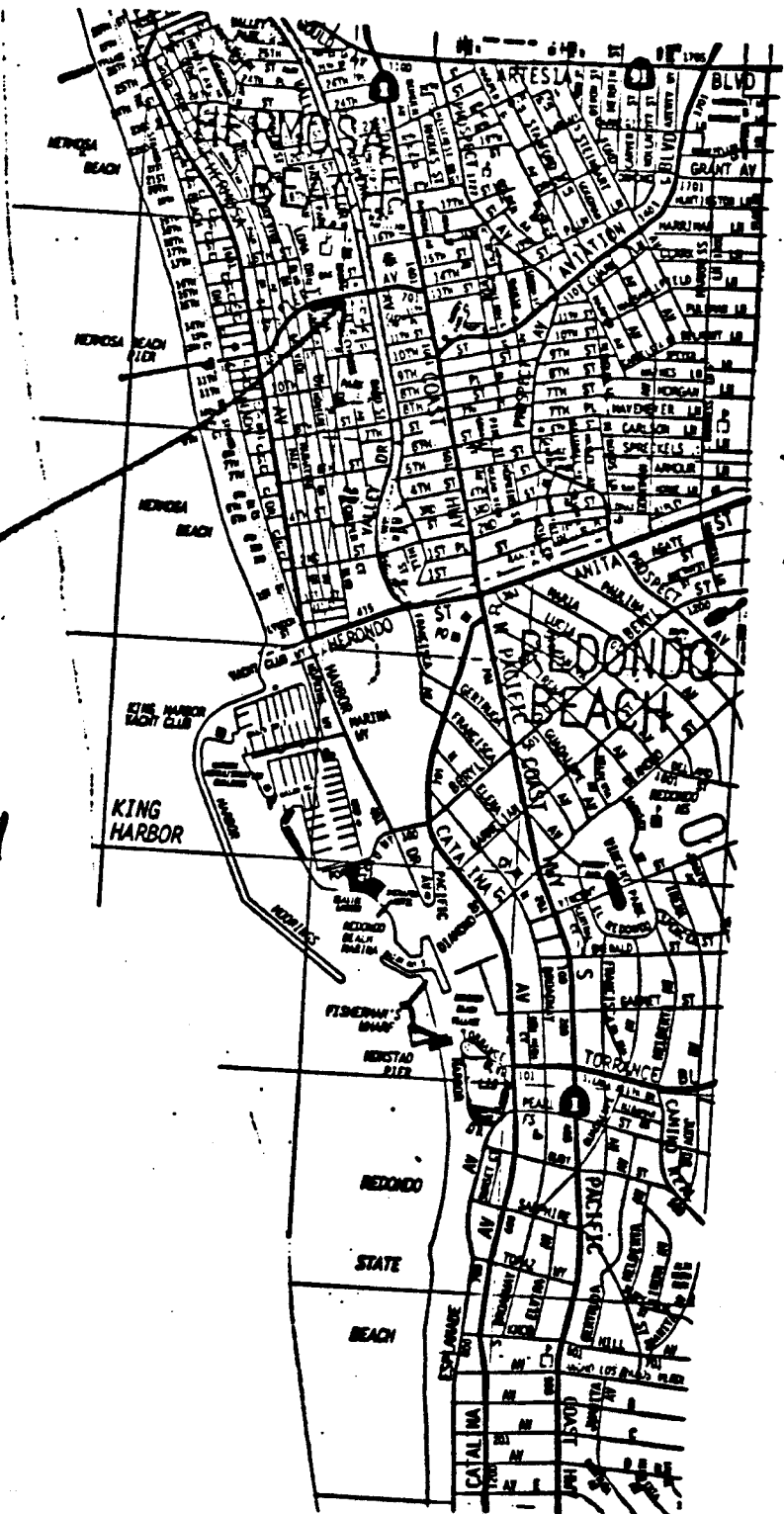
The City's approval concluded that no negative parking impacts would occur in the area because a high percentage of customers would arrive by walking from the nearby residential neighborhood. The location of the proposed project is within the pedestrian oriented downtown area, accessible to public on-street parking and public parking facilities. In addition, the parking demand will be minimized because of the shared use of coffee bar and laundromat patrons. Therefore, the Commission finds that the proposed project, which will result in a de-intensification of use, will not interfere with public access to the shoreline consistent with the provisions of Sections 30211 and 30212.5 of the Coastal Act. The Commission further finds that the proposed development will not prejudice the City's ability to prepare a Local Coastal Program consistent with policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

C. Consistency with the California Environmental Quality Act (CEQA)

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

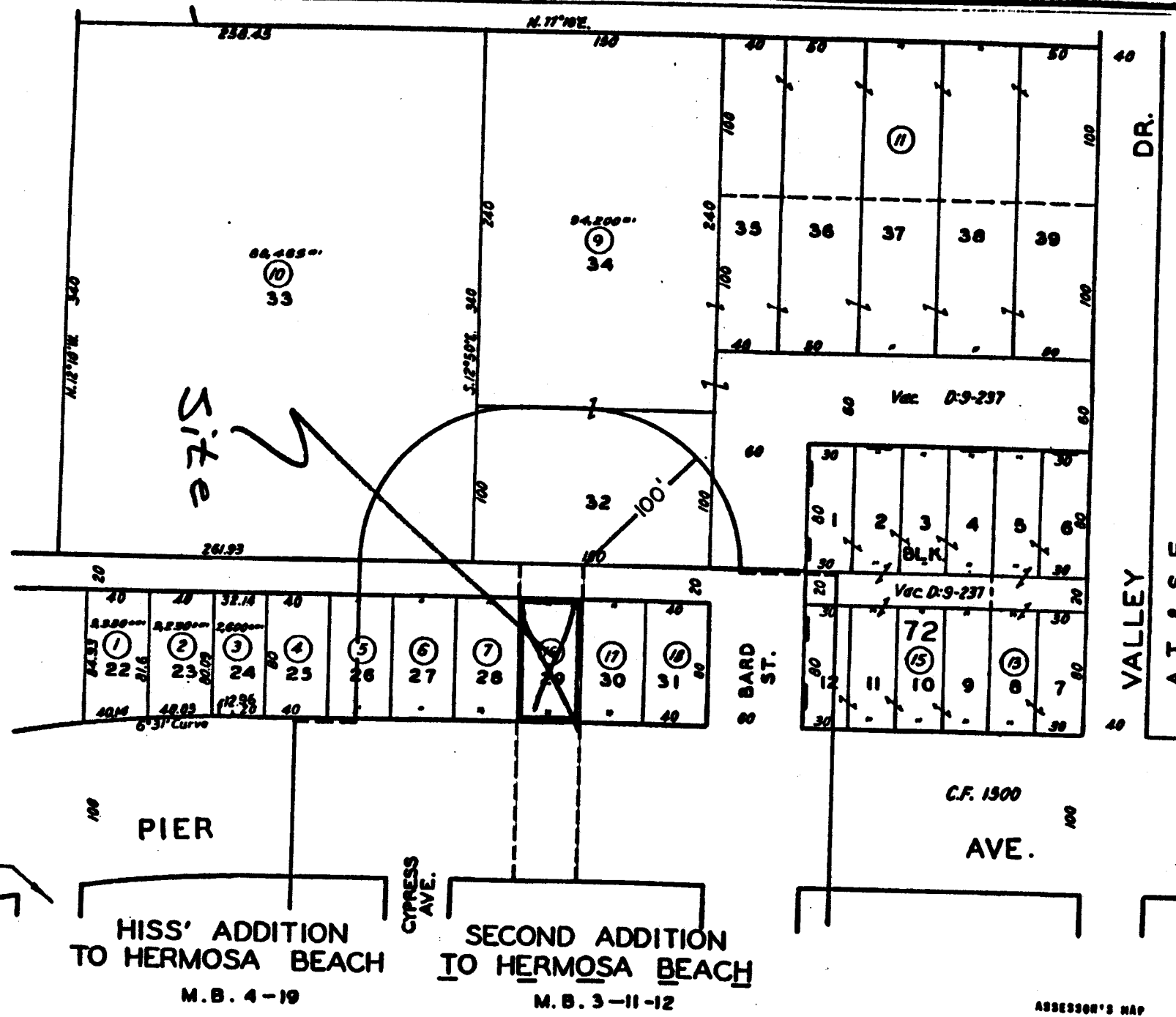
As submitted, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

5-98-061



5-98-061  
Exhibit A

4183 18  
SCALE 1" = 60'



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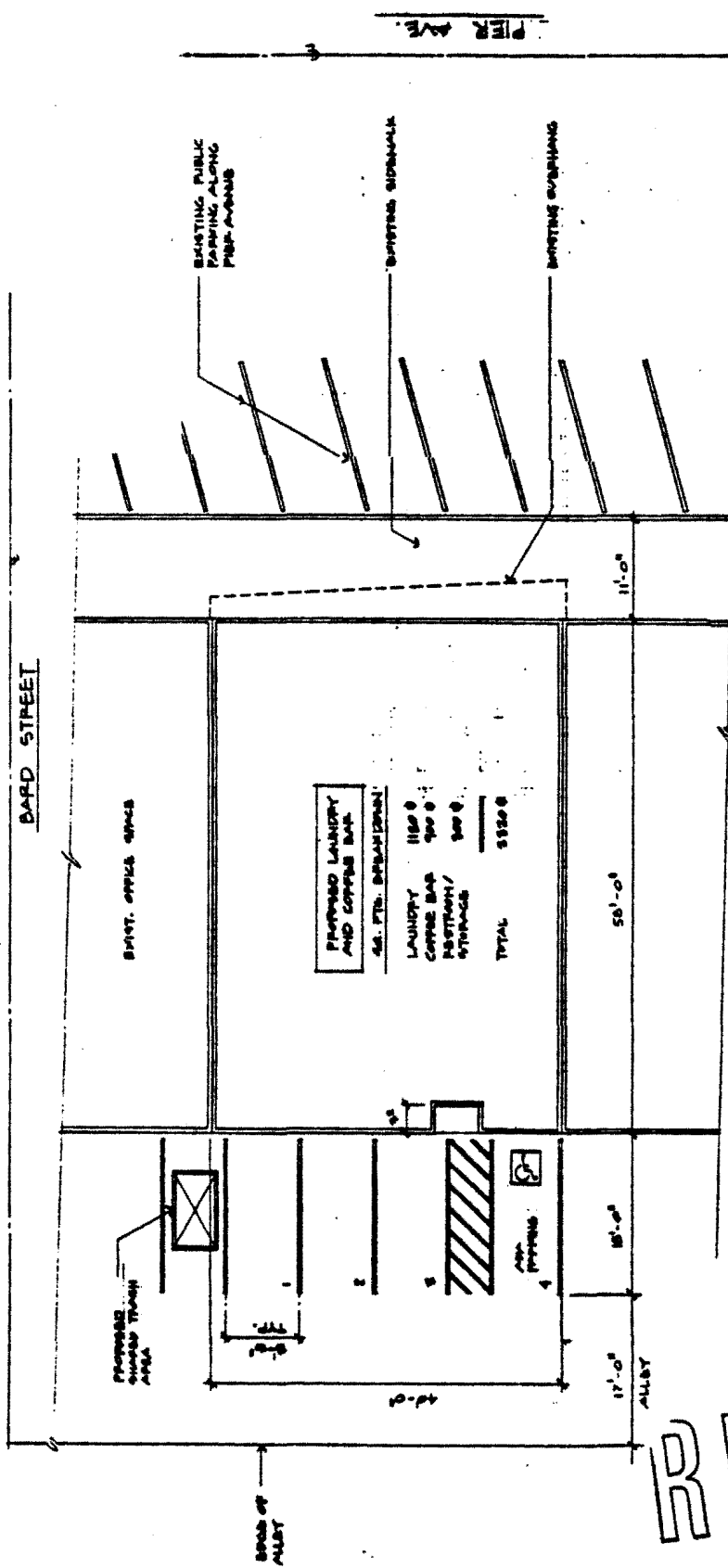
5-98-061  
Exhibit B

CALIFORNIA  
COASTAL COMMISSION

CODE  
4340

LOMA  
DR.

FOR PREV. ASSMT. SEE: 159-1



SITE PLAN  
SCALE: 1/8" = 1'-0"

PROPOSED LAUNDRY AND COFFEE BAR  
44. P.T.S. DEMONSTRATION

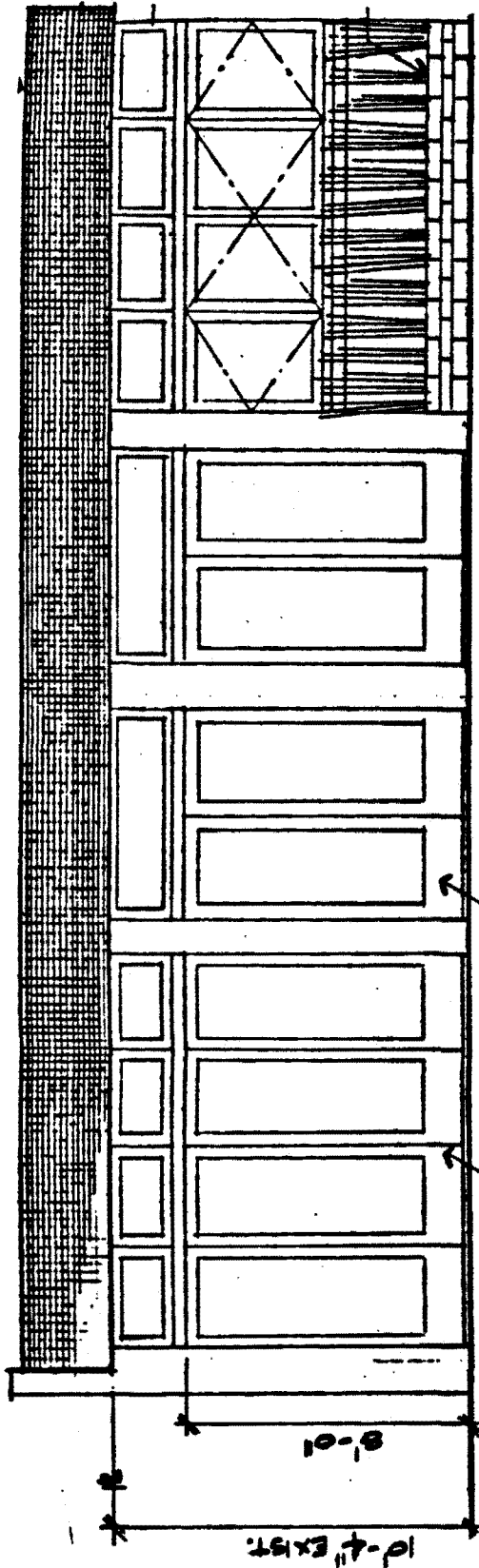
LAUNDRY	1150.0
COFFEE BAR	900.0
RESTROOM/STORAGE	900.0
<b>TOTAL</b>	<b>3350.0</b>

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Exhibit C

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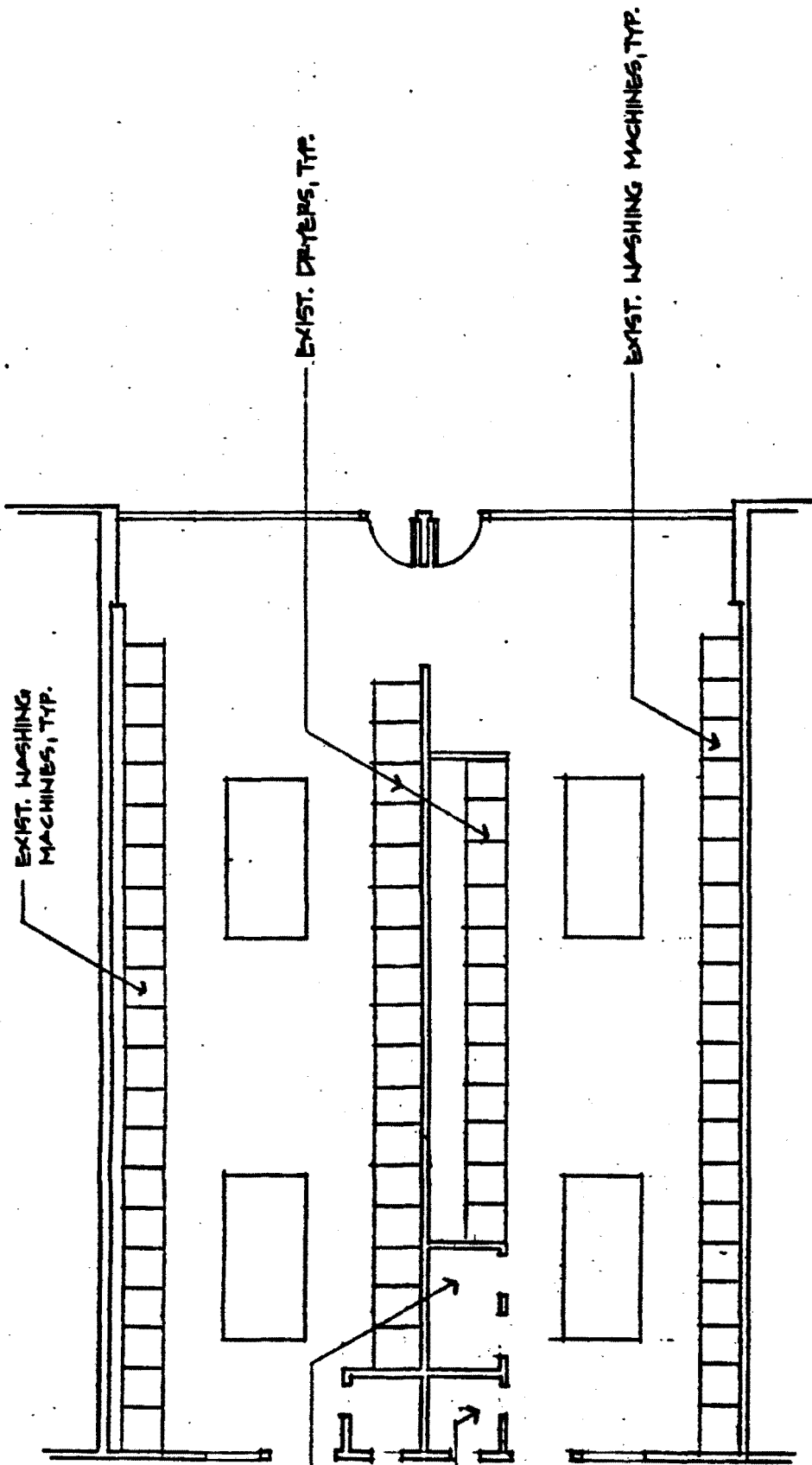
PROPOSED STREET ELEVATION

SCALE: 1/4" = 1'-0"

NEW 36" x 82" FRENCH DOORS, TYPICAL

5-98-061  
Exhibit I

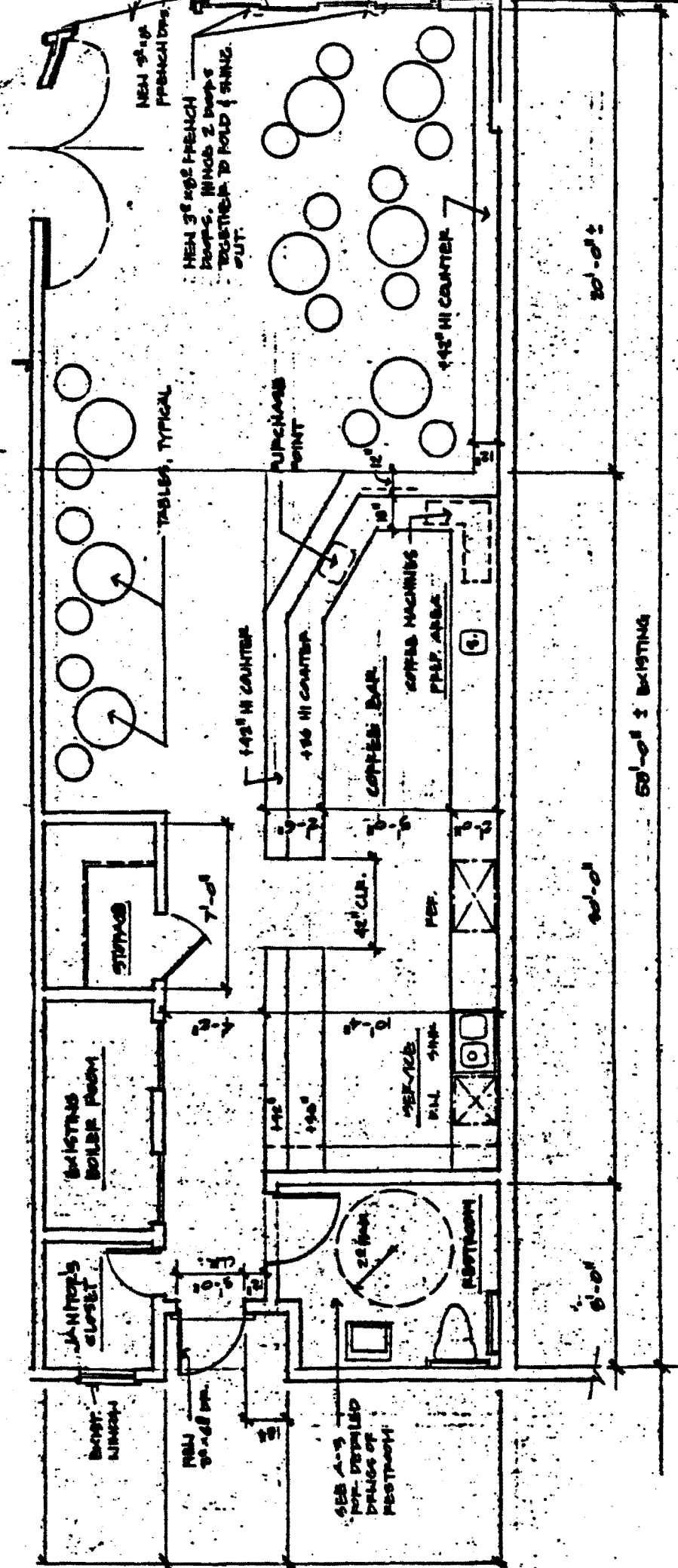




EXISTING LAUNDRY

SCALE: 1/8" = 1'-0"

5-98-061  
Exhibit E



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

5-98-06  
Exhibit F