



Targeted Parking Amendments



**City of Hermosa Beach –
Planning Commission**

July 20, 2021



Objectives



Targeted Parking-Related Zoning Amendments:

- Implement PLAN Hermosa
 - Revitalization
 - Clear regulations
 - Economic development
 - Pedestrian-oriented urban form
 - Sustainable land use patterns
 - Mobility and access
- Promote the economic vitality of City's commercial areas.
- Support small-scale commercial establishments.

Background



A number of community conversations and studies regarding parking

- PLAN Hermosa
- Downtown Core Revitalization Strategy
- Parking Management Study and Recommended Parking Standards for the Coastal Zone
- Zoning Code Assessment Report Recommendations
 - Exempt small commercial establishments
 - Exempt or reduce parking requirements for changes of use
 - Reduce parking requirements in consideration of City goals
 - Allow flexibility in the amount and design of parking
- Specific amendment related outreach

Specific Amendment Related Outreach

Meeting Date	Description
March 4, 2020	Joint City Council/Planning Commission Study Session – Introduction to the Zoning and Subdivision Ordinance Assessment for Feedback
May 19, 2020	Planning Commission – The Final Zoning and Subdivision Ordinance Assessment Presentation
February 17, 2021	Economic Development Stakeholders Advisory Working Group – Introduction to the Targeted Parking Amendments to Receive Feedback
March 1, 2021	Economic Development Committee – Introduction to the Targeted Parking Amendments to Receive Feedback
March 3, 2021	Joint City Council/Planning Commission Study Session – Introduction to the Comprehensive Zoning and Subdivision Ordinance for Feedback
April 20, 2021	Planning Commission – Commissioner Item to Provide Input as a Follow-up to the March 3 rd Study Session



Local Coastal Land Use Plan



- Local Coastal Land Use Plan amendment parallel process
- Incorporate PLAN Hermosa Mobility Element and parking policies into Certified Land Use Plan
- Have consulted with Coastal Commission staff on PLAN Hermosa, no outstanding issues regarding the Mobility Element



Targeted Parking Amendments



1. Adaptive reuse
2. Support small establishments
3. On-site outdoor dining
4. Flexibility in meeting parking requirements



1. Adaptive Reuse

Current requirements:

- Changes of use to a more intensive use must provide parking for increased parking requirement
 - Except Downtown non-restaurant uses less than 5,000 square feet changing to a restaurant must provide all required parking

Proposed amendments:

- **Change of Use.** Allow a change of use without requiring additional parking provided there is no change in building square footage
 - Does **not** apply to Late Night Alcohol Establishments
- **Limited Additions.** Allow up to 10% (minimum allowance of 500 square feet) addition without requiring additional parking, after which additional parking would be required for the addition, but not for the entire site
 - Does **not** apply to Late Night Alcohol Establishments



2. Support Small Establishments



Concept:

- Exempt small commercial establishments from parking requirements

Proposed Amendments:

- Do not require parking for the first 5,000 square feet of ground floor nonresidential uses
- Limited to Downtown and C-1 Districts
- Does **not** apply to office or late night alcohol establishments



3. On-site Outdoor Dining

Proposed Amendments

- Do not require additional parking for the first 400 square feet of on-site outdoor dining
 - Including roof-top dining
- Allow the associated food establishment to provide the same food and beverage service in the on-site outdoor dining area that is provided indoor
 - Including alcohol and table service



4. Flexibility

Current allowances:

- Parking plan
 - The number of required parking spaces may be reduced with a parking plan approved by the Planning Commission
- Common parking facilities
 - 80% of required parking may be satisfied in common parking facilities pursuant to a **parking plan** approved by the Planning Commission
- Downtown in-lieu parking fees
 - Fees may be paid in-lieu of providing parking in Downtown pursuant to a **parking plan** approved by the Planning Commission provided that buildings exceeding a 1.0 FAR provide 25% of required parking on-site

Proposed Amendments:

- Remove codified specific limitations where a Parking Plan is required, allowing the Planning Commission to weigh merits of request



4. Flexibility

Proposed Amendments:

- Allow tandem parking for employee parking
- Allow valet parking pursuant to approval of a Parking Plan





Recommended Action



Staff recommends the Planning Commission:

- 1. Adopt the resolution recommending the City Council adopt a text amendment to the Hermosa Beach Municipal Code regarding off-street parking in commercial zones and determination that the project is categorically exempt from the California Environmental Quality Act (CEQA)**

Thank You

