
ZONING AND SUBDIVISION ORDINANCE ASSESSMENT

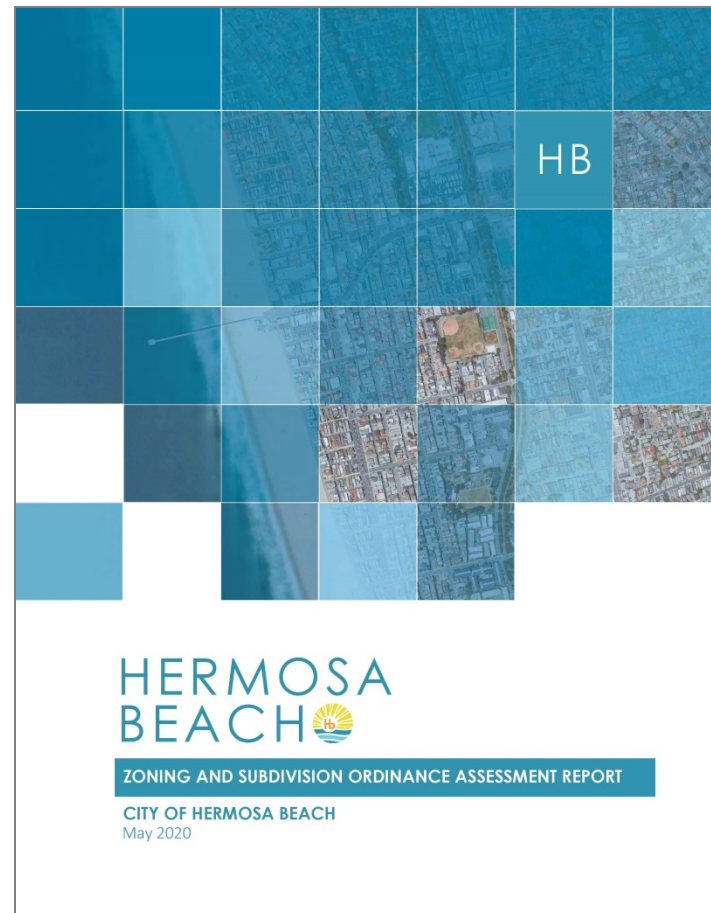
CITY OF HERMOSA BEACH

MAY 19, 2020



AGENDA

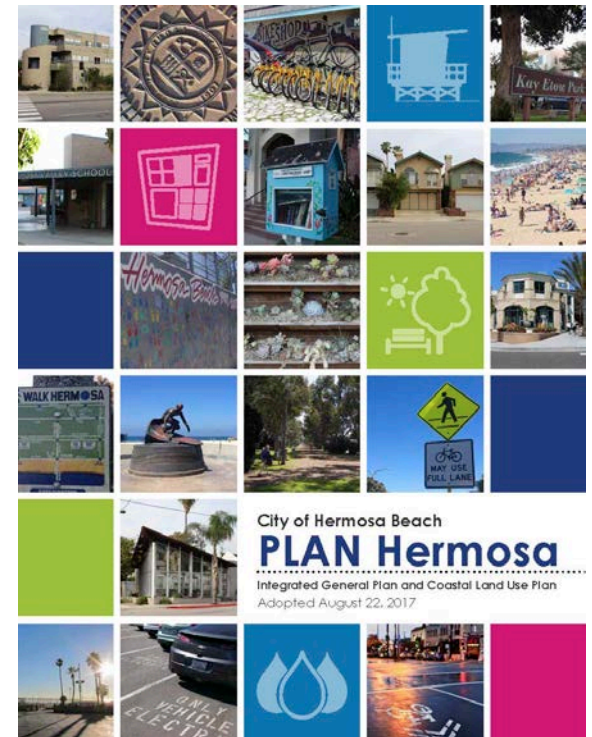
- The Project: Overview of Approach and Process
- Assessment Report
- Discussion
- Next Steps



PROJECT OVERVIEW

Assessment of the Zoning and Subdivision Ordinances' ability to effectively implement the **PLAN Hermosa's** vision for neighborhood preservation and enhancement, economic development, environmental sustainability, and community health.

- Data Collection, Analysis, and Review
- Assessment Report
- Outline and Work Plan



PROJECT OBJECTIVES

- Set the foundation for an updated ordinance that:
 - Is consistent with and implements the General Plan/Coastal Land Use Plan
 - Is modern and reflects the City's current uses, practices, and development patterns;
 - Provides clear decision-making protocols and streamlined review processes, where appropriate;
 - Retains the character and scale of the community's neighborhoods, districts, and corridors;
 - Adds to the economic vitality and promotes adaptive reuse and reinvestment of properties;
 - Addresses previously created nonconforming situations and balances whether to allow their continuance or bring them into compliance; and
 - Is clear, concise, understandable, and easy to use.

ASSESSMENT REPORT

Analysis/assessment of the current Zoning and Subdivision Ordinance

- Planning Commission/City Council Study Session – Project Introduction
- Ordinance User Interviews



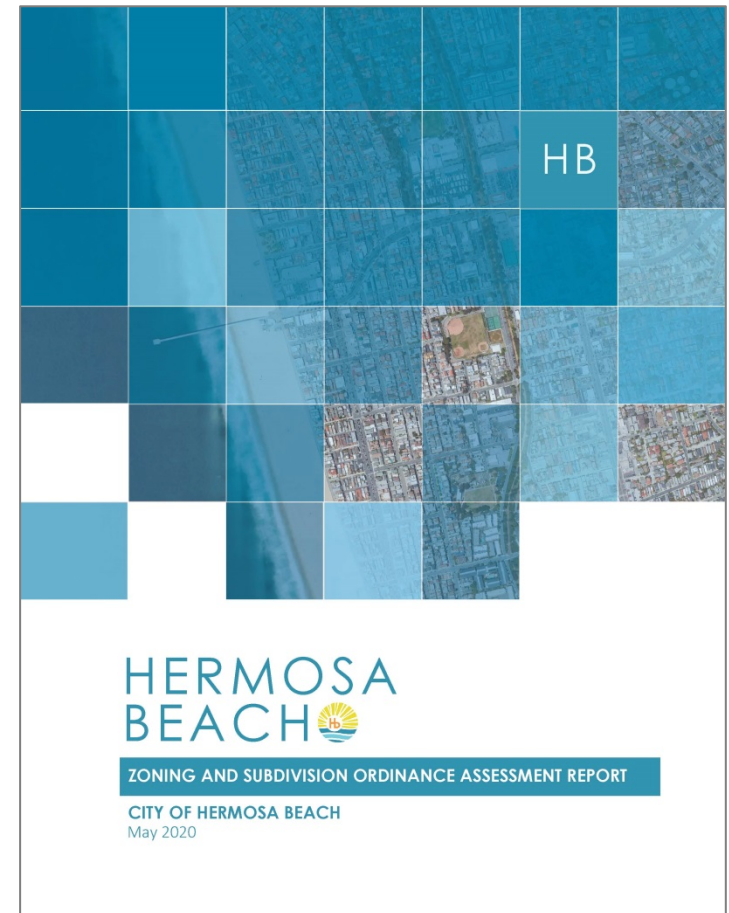
WHAT WE HEARD – GENERAL THEMES

- Do not regulate based on worst-case scenario
 - *This causes unintended consequences that obstruct other city goals*
- Make the regulations easier to use, understand, and interpret
 - *Include practices currently used but not codified*
- Parking requirements are an obstacle to investment and reinvestment
- Allow a wider variety of uses to occupy vacant spaces and generate activity
 - *Particularly Downtown and along corridors*
- Align Downtown regulations and processes with market-driven strategies for reinvestment
- Clarify the review process and make it less onerous

WHAT WE FOUND

Issue Areas

- Usability
- Zones
- Development Standards
- Use Regulations
- Parking Requirements
- Development Review and Approval
- Compliance with State and Federal Law



ISSUE:

USABILITY

A well organized ordinance is easy to use, navigate, and understand

Hermosa Beach's ordinances are **complex**...

- Information is difficult to find
- Some regulations are redundant or duplicated
- Unclear definitions and rules of measurement
- Underutilized tables and illustrations

RECOMMENDATION:

IMPROVE USABILITY

Develop a New Format and Organization

- Delete unnecessary or obsolete sections
- Organize sections from those most frequently referenced to the least
- Introduce a new level of organization to group related chapters

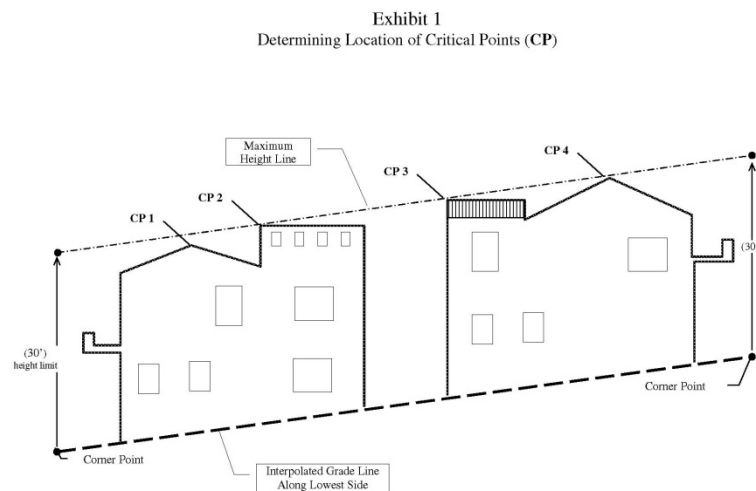
Title 17: Zoning

Part I: Introductory Provisions
Part II: Zone Regulations
Part III: Citywide Standards
Part IV: Administration
Part V: Terms and Definitions

An additional “Part” level of organization could be used to group the 39 chapters into logical groups.

RECOMMENDATION: IMPROVE USABILITY

- Simplify Regulations and Procedures
- Provide Clear Definitions and Rules of Measurement
- Utilize Tables and Cross-References
- Incorporate Graphic Illustrations



USER FRIENDLY FORMATTING

17.17.030 District Standards

Table 17.17.030, Development Standards-Residential Districts, prescribes the development standards for Residential Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Code while individual letters refer to subsections the directly follow the table.

Standard	RS	RT	RSF	RRF	Additional Regulations
Maximum Height (ft)	30	35	25	100	See Section 20B, Height and Height Exceptions
Minimum Setbacks (ft)					
Front	25	20	20 (A)	20 (A)	
Side	10	100	5	5	See Section 20B, Setback Encroachments
Rear	20	20	10	10	

17.17.040 Development Regulations

A. Open Space. Open space, unoccupied by main or accessory structures and open and unobstructed to the sky, shall be provided in accordance with the following standards.

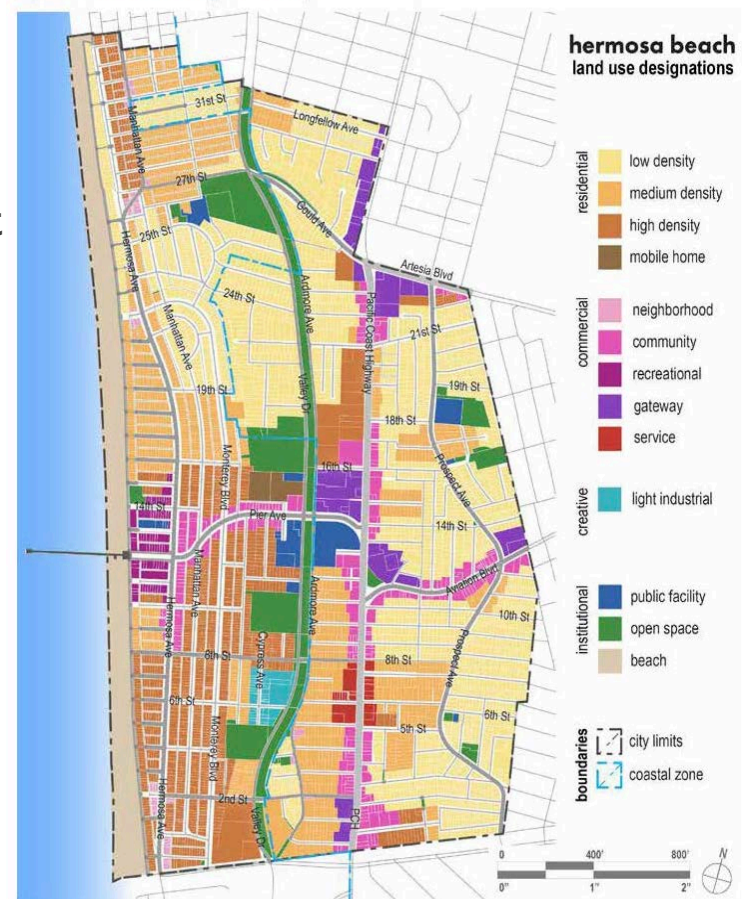
- Single-Unit Development.** Required usable open space may consist of a single area or several adjacent or separate areas.
 - Minimum Dimensions.** Minimum dimension of 15 feet.
 - Location.** Required open space shall not be located in a required front or street side setback.

ISSUE: ZONES

Zoning districts create the framework to implement PLAN Hermosa

- PLAN Hermosa includes new Beach and Public Facilities land use designations that currently don't have zones
- Some existing zones are redundant
- 10 Specific Plan Areas
- Unclear presentation of zone standards

Figure 2.3 Land Use Designations Map



RECOMMENDATION:

UPDATE ZONING DISTRICTS

- Map and Adopt Regulations for New Zoning Districts
 - *Beach and Public Facilities*
- Streamline Existing Zones
 - *Eliminate outdated zones*
 - *Combine like zones*
 - *Simplify Specific Plan Areas*
- Improve Presentation and Organization of Zone Standards
 - *Combine similar zones*
 - *Reflect PLAN Hermosa land use designations and purpose of the zone*

ISSUE:

DEVELOPMENT STANDARDS

PLAN Hermosa includes a number of policies related to design, including, but not limited to:

1.6: Scale and context. Consider the compatibility of new development within its urban context to avoid abrupt changes in scale and massing.

2.8: Neighborhood transitions. Encourage that new development provide appropriate transitions in scale, building type and density between different land use designations.

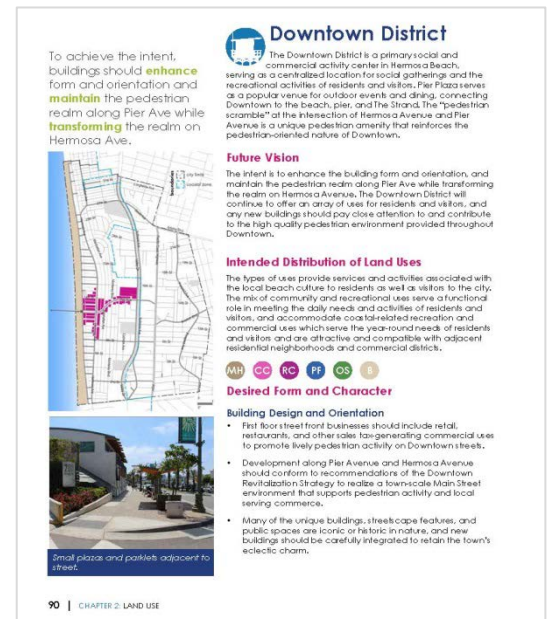
6.6: Human-scale buildings. Encourage buildings and design to include human-scale details such as windows on the street, awnings and architectural features that create a visually interesting pedestrian environment.

The Zoning Ordinance currently lacks the type of development standards necessary to address these types of policies

RECOMMENDATION:

UPDATE DEVELOPMENT STANDARDS

- Integrate physical form and design related standards
 - *Focus on key elements of form*
- Tailor standards to reflect character areas
- Adopt objective standards for multifamily and mixed-use housing
 - *Consistent with State law*
- Provide flexibility
 - *Consider additional provisions for waivers and exceptions*



ISSUE:

USE REGULATIONS

Use regulations detail the type of uses that are allowed in different areas of the City, the review process, and specific requirements for particular activities or uses.

- *Current use regulations are outdated, inflexible, and complex*
- *In particular, attracting and retaining retail and restaurant uses in the Downtown is a challenge*



RECOMMENDATION:

UPDATE USE REGULATIONS

Adopt a Use Classification System

- Group uses based on common functional or physical characteristics
- Broaden categories to allow future classification of unanticipated uses

Reflect Contemporary Land Uses

- Eliminate obsolete uses and allow flexibility for changing nature of uses

Ensure All Zones Allow Appropriate Land Uses

- Consistent with PLAN Hermosa direction and considering adaptability to contemporary use trends

Consolidate Standards for Specific Uses and Activities

- Locate standards in one chapter for ease of reference
- Address compatibility
- Balance with community goals

ISSUE: PARKING REQUIREMENTS

- Most frequent issue raised by stakeholders
- Parking requirements can raise barriers to investment and reinvestment
 - Particularly in built-out areas, such as Hermosa Beach, where space is limited
- The quantity, location, and appearance of parking greatly influences the character of development.



PARKING – A PARADIGM SHIFT

Old Parking Paradigm	New Parking Paradigm
Parking problem means inadequate parking supply	Parking problems can also include excessive supply, too low or too high prices, inadequate information, and inefficient management
Transportation means driving	There are many modes of transportation. Not everyone drives.
Abundant parking supply is always desired	Too much parking is as harmful as too little
All parking demand should be satisfied on individual sites. Walking distances to cars should be minimized	Parking can be provided off-site and allow sharing of parking facilities
Parking requirements should be applied rigidly	Parking requirements should reflect particular situations
Innovation should only be applied if proven and widely accepted	Innovation is occurring rapidly
Land use dispersion is acceptable or even desirable	Dispersed, auto-dependent development can be harmful

PARKING – OLD APPROACH

Need

Free, plentiful,
and convenient
parking

Solution

Provide
parking



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graph LR; A((Free, plentiful, and convenient parking)) --> B((Provide parking));
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PARKING – NEW APPROACH

Need

Support community objectives



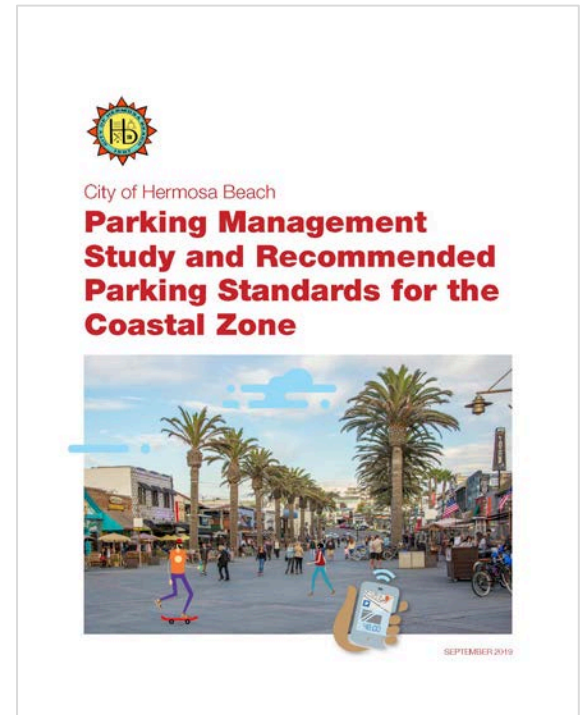
Solution

System management



RECOMMENDATION: REDUCE PARKING REQUIREMENTS

- Reduce parking requirements considering
 - *City goals for economic development, pedestrian orientation, housing affordability, sustainability*
 - *Recommendations from the Coastal Zone Parking Study*
 - *Downtown Core Revitalization Strategy*
 - *Nature of transportation system*
 - *Parking management program*
- Allow flexibility
 - *Amount of parking and design of parking*
- Use exemptions as incentives to achieve City goals
 - *Small commercial establishments*
 - *Changes in use*

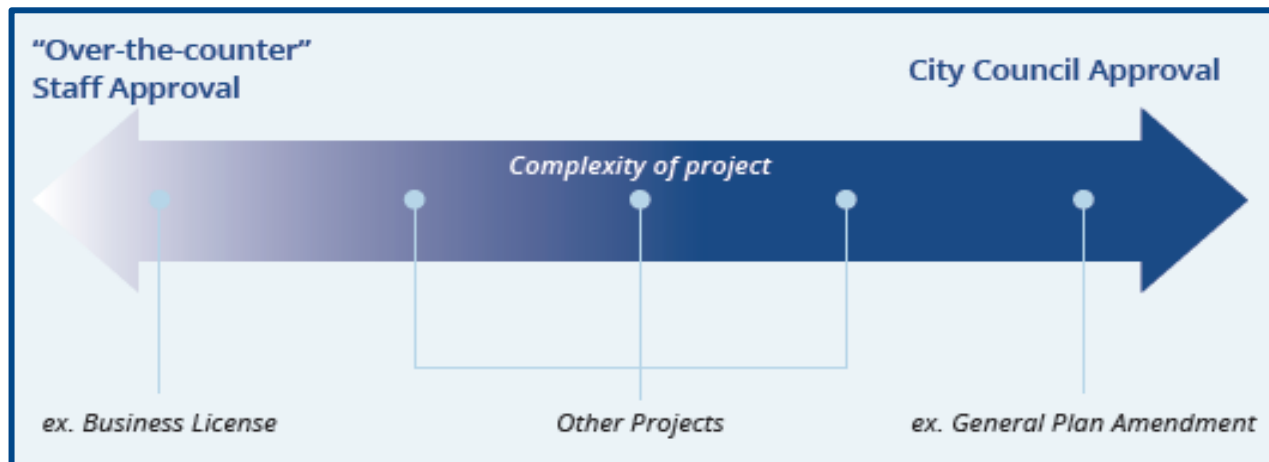


ISSUE:

DEVELOPMENT REVIEW AND APPROVAL

Administrative provisions establish the procedures through which the City achieves General Plan goals and policies

- **Clear, predictable** procedures can promote desired development and fosters transparency
- **Vague, confusing** procedures frustrate developers and community members, and hinders the City's ability to attract investment



RECOMMENDATION:

STREAMLINE REVIEW PROCEDURES

- Adjust Review Thresholds
 - Codify standards and restrictions for compatibility and design quality
- Establish a Minor Use Permit Process
 - For uses that are limited in scope and impacts but currently require a hearing
 - Subject to public notice, and a hearing upon request
- Clarify Administrative Procedures for All Decisions
 - Establish clear procedures

ISSUE:

STATE AND FEDERAL LAW

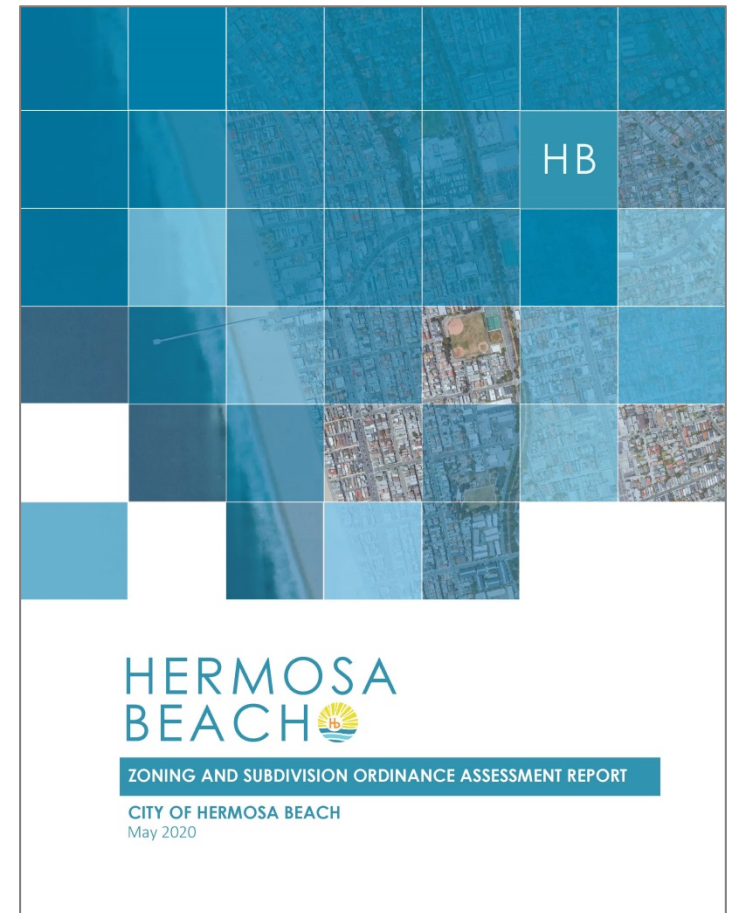
Certain State and federal laws limit the City's authority to regulate certain types of development, including:

- Housing
 - *Housing Developments*
 - *ADUs*
 - *Affordable Housing*
 - *Housing for Persons with Disabilities*
 - *Manufactured Housing*
- Adult Oriented Businesses
- Coastal Act
- Cottage Food Operations
- Emergency Shelters, Transitional and Supportive Uses
- Family Day Care Homes
- Processing and Review Procedures
- Religious Uses
- Signs
- Solar Energy Systems
- Telecommunications
- Water Conservation and Landscaping

DISCUSSION

Issue Areas

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BEACH 

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May 2020

NEXT STEPS

- Outline for an updated Zoning and Subdivision Ordinance
- Work Plan to complete the update
 - Discuss public participation and notification types



THANK YOU

