

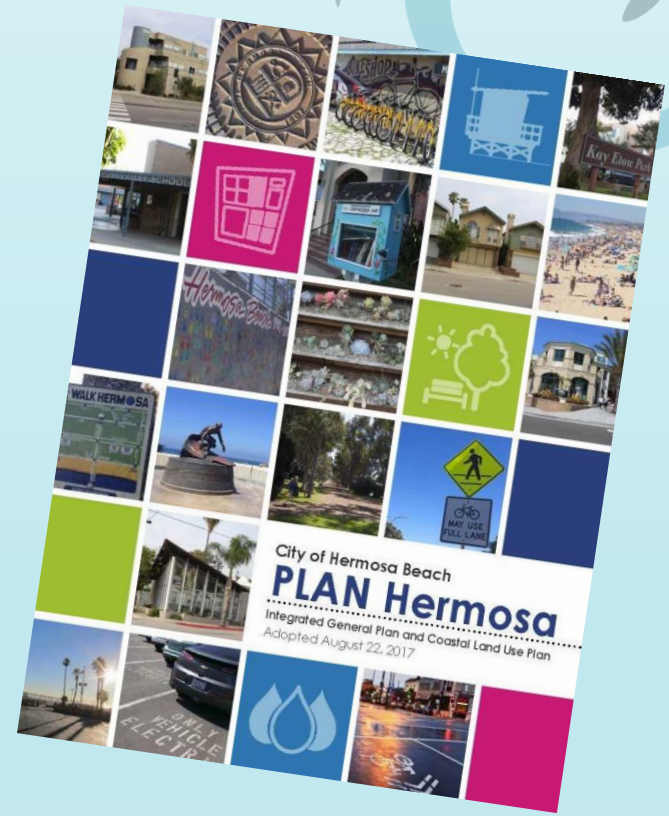


Preliminary Draft
Citywide Standards –
Follow up

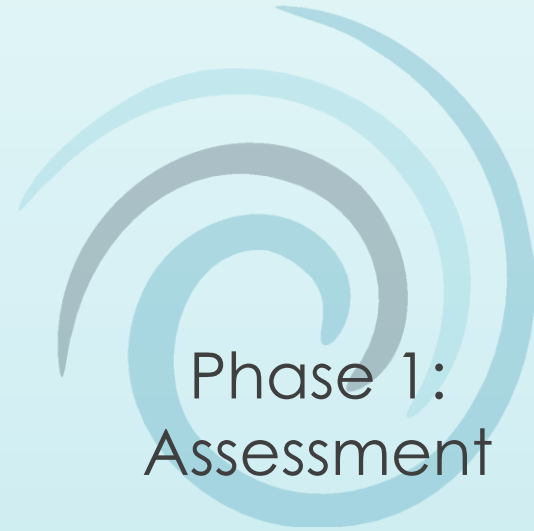
City of Hermosa Beach
October 3, 2022

Project Overview

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



The Process



Phase 1:
Assessment

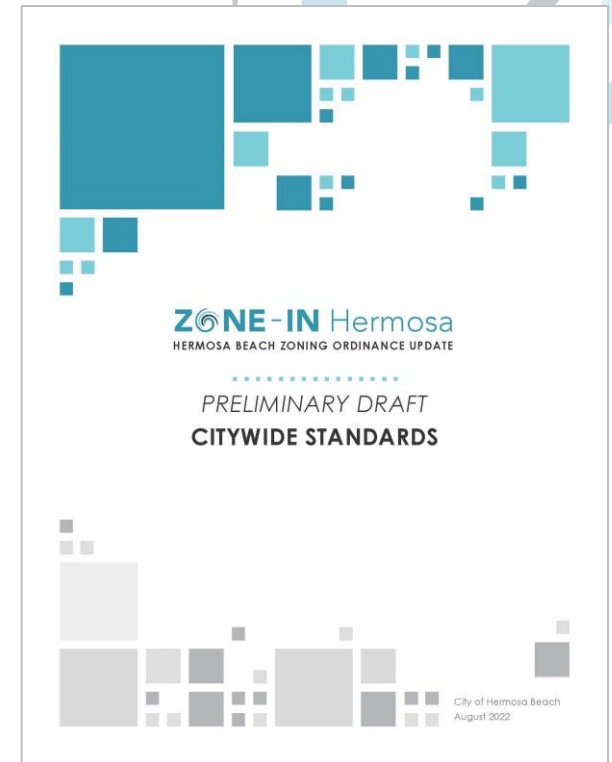
- February 2020 Research, Analysis, and Assessment
- May 2020 Assessment Report
- May 2020 Work Plan

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- August 2021 Targeted Parking Amendments
 - Draft Regulations for Public Review
 - Use Regulations
 - District and Design Standards
 - Citywide Standards – PC Study Session follow-up**
 - Administration Provisions
 - Public Review of Draft Ordinances
 - Revisions to the Draft Ordinances
 - Hearings and Adoption!

Phase 2:
Update

Citywide Standards

- Affordable Housing, Density Bonus and Incentive Program
- Condominiums
- Historic Resources Preservation
- Nonconforming Provisions
- Off Street Parking
- Performance Standards
- Signs
- O-S-O Open Space Overlay Zone





What We Heard



1. Clarify that the **City may only nominate City properties as historic**. Nominations of private property must be by the landowner
2. Revise language for the measurement of **vibration**
3. Maintain existing **residential parking** requirements (2 spaces plus one guest space per unit)
4. Reduce the minimum width of qualifying parking lot **landscaping islands** to three feet, consistent with other measurements
5. Allow all **destroyed nonconforming structures and uses** to be reestablished subject to rules in place, except that **nonconforming parking may continue**
6. Clarify **definition of abandonment/vacation** of nonconforming uses
7. Allow **signs advertising former businesses** on the same property to remain



Discussion Items



AB2097 - Parking



- Effective January 1, 2023
- City may not establish minimum parking requirements within one-half mile of “major transit stops”
- Developers may provide parking if they choose
- **The City is analyzing the definition of “major transit stop” and the applicability in Hermosa Beach**



Alternative Parking Designs



Planning Commission expressed support of alternative parking designs such tandem parking and mechanical lifts

- The draft provisions carry forward existing provisions for mechanical lifts:
 - *Lots ≤ 2,100 sq ft*: Mechanical lifts may be used for **required** residential parking spaces
 - *Lots > 2,100 sq ft*: Mechanical lifts may be used for **additional** parking or required parking through a Parking Plan
 - Mechanical lifts may **not** be used for guest parking
- Options for consideration
 - Allow mechanical lifts to be used for required residential parking spaces on any size lot
 - Maintain exclusion of using mechanical lifts for guest parking
 - Allow mechanical lifts to be used for required nonresidential parking with Parking Plan approval



Bicycle Parking



Planning Commission asked staff to take a second look at bicycle parking requirements to see if there are any refinements that should be made in consideration of comments and discussion and to reflect best practices.

- Revise long term parking location requirements to allow more flexibility.
 - Require long term parking to be located on site, but do not require it to be visible from the entrance of a building.



Nonconforming Use Replacement - Timeframe



- Current provisions allow nonconforming uses that have been vacated or discontinued to be re-established within 90 days.
- The Planning Commission expressed support for allowing a longer period of time for re-establishment of a nonconforming use.
- Staff reviewed the time frame and recommends the following:
 - A nonconforming use may be re-established within 6 months of termination. The Director may approve a one-time 6 month extension. With the extension, a nonconforming use has a maximum of 12 months in which to be re-established.
- The re-establishment period begins when any two of the following occurs:
 - The site is vacated
 - The business license lapses
 - Utilities are terminated
 - The lease is terminated



Condominiums

Planning Commission raised concerns with the requirement to waive the right to protest the formation of an underground utility district

- Context for this requirement will be provided





Potentially Historic Structures



As a follow-up to discussion at the Study Session on the existence of a list of potentially historic structures:

- The City does not maintain nor recognize any list of potentially historic resources
- As such, language in the draft regulations regarding such a list will be deleted



Anything else?





Other Items



Other Items



Revisions to draft provisions will be made to correct technical items raised in comment letters, such as:

- Removing incorrect reference to structure in nonconforming provisions
- Including RC District in parking provisions currently applicable in Downtown and the C-1 District
- Removing potential bedrooms from parking calculation
- Allow off-site parking within ¼ mile in areas currently designated as SPA-11
- Carry forward current parking requirements for short term vacation rentals



Next Steps



Next Steps

- ***Preliminary Draft Citywide Standards, Use Regulations and District and Design Standards*** will remain available on the website for review and comment, www.hermosabeach.gov/zoning
- ***Preliminary Draft Administrative Procedures*** are in process and will be the subject of an upcoming Planning Commission Study Session, ***tentatively*** scheduled for November 2, 2022



Thank You

Please visit the project website for more information
www.hermosabeach.gov/zoning