

Dear Hermosa Beach Planning Commission,

The Chamber of Commerce Municipal Code and Zoning Committee has reviewed the draft commercial land use definitions and regulations document. We have feedback on both the overall approach and on specific definitions and standards.

GENERAL ZONING PROCESS

Historic Documents: At the February 2, 2022, Planning Commission meeting, the city presented the Land Use material in a user-friendly document (*Preliminary Draft Use Regulations*) that provided an Introduction, Table of Contents, Land Use Zones, etc. It was incredibly helpful providing context to the complex topic of Land Use. We recommend using the *Preliminary Draft Use Regulations* format highlighting future staff changes and/or recommendations. In addition, we encourage the attachment of the PowerPoint presentations that are utilized in city meetings so community members can easily follow the information.

Consultant: It has been previously mentioned that a zoning consultant, Martha Miller, will be assisting the city with the Zoning Comprehensive Update (ZCU). Does she continue to be a part of this process and will her prior work (i.e., graphics, recommendations, documents) be utilized?

CONTEXT DESIGNATION

Zones: Will more information be provided regarding how the city plans to distinguish which commercial use definitions will be "P" permitted, "AP" permitted with Admin Permit, "M" Minor Use, "C" permitted Conditionally, "T" permitted Temporary, "A" permitted as Accessory, and "-" not allowed *within each zone*?

Standards for Specific Uses: There may be a benefit in establishing standards for specific uses and activities within our commercial zones that provide a higher degree of flexibility. More information and clarification might be needed.

- For example, in **Food Preparation** the standard use states, "*the establishment shall provide a minimum of 10% of the gross floor area for walk-in customers to order and wait for food on the premises.*" The definition assumes that all food preparation businesses will serve walk-in customers, which is not necessarily the case.
- In **Tattoo** businesses, "*not allowing live animals*" may be too restrictive. For example, would fish tanks or service animals be banned as well? Also, what is the rationale for requiring 1,000 feet separation from the exterior wall of another body piercing business?
- In **Charging Service Stations**, the design and landscape standards may need to be tailored to align with the underlying zone.

- In **Adult** businesses, the off-street parking requirements are confusing and perhaps should be in the context of parking ratios. Should there be restrictions under standards for operating hours?
- In **ATM** uses, the standards for visibility and lighting need to be clarified.

Parking Requirements: Will additional information be provided regarding the parking requirements with respect to parking ratios for each use?

Comprehensive Commercial Use List: It would be beneficial to provide the entire list of uses so we have context regarding what business categories have been modified, added and/or removed. It appears that we may be missing Home Occupations, Recycling Facilities, Wireless Telecommunication Facilities, Custom Manufacturing (as referenced by the Artist Studio Use), Industrial (General/Light), Cannabis, Hospitals, Sleep Clinics, etc.

SPECIFIC DEFINITION FEEDBACK

Artist Studio: Where does Custom Manufacturing appear outside of this table?

Indoor Entertainment and Recreation: Does or should this include in the definition digital sport simulators (DRIVE), virtual and augmented reality arcades, axe throwing, escape rooms, social gaming venues, e-sports tournaments, indoor climbing adventure activities, and obstacle courses (parkour)?

Large Gym/Health/Fitness: There is a typo in the definition. It should say 3,001 sq ft.

Research and Development (R&D): To provide an office environment for businesses who develop new products and technologies a company might need to include testing, prototyping, assembly and laboratories on a small scale. These offices should be designed to foster innovation and collaboration while utilizing the latest technologies like 3D printers, simulators, etc.

Medical or Dental Office: The definition of these commercial uses are potentially problematic because they overlap with personal services and the trend towards personalized retail medicine. One distinguishing factor between this use category and personal services is the surgical component.

Personal Care Services: We agree with the separate general commercial use category. An important consideration with this category is the trends with gyms and fitness studios becoming more holistic wellness hubs, offering a wider range of personal care services to cater to the diverse needs of their members. With technology-enhanced services utilizing wearable fitness devices and smart high-tech equipment there is a cross over effect in this industry that our city should embrace. Also, the rationale for excluding medical offices is problematic as referenced above.

Massage Establishments: Separating massage establishments from other personal care services in land use classifications introduces complexities in planning, potential business limitations, and consumer inconvenience. The decision to adopt such a classification approach should consider the specific needs and context of the community, balancing the benefits of specialized oversight with the potential drawbacks of reduced flexibility and increased regulatory complexity.

Limited Live Entertainment: We recommend adjusting the number of permissible events to 12 annually (one per month) for each business and remove restrictions on use of parking lots. In addition, we recommend allowing the Limited Live Entertainment permit to apply to SPA-11 so that businesses like Uncorked can have indoor musical performances.

We are grateful for the ongoing opportunities to provide feedback and appreciate your thoughtful consideration.

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Municipal Code and Zoning Committee
Hermosa Beach Chamber of Commerce