

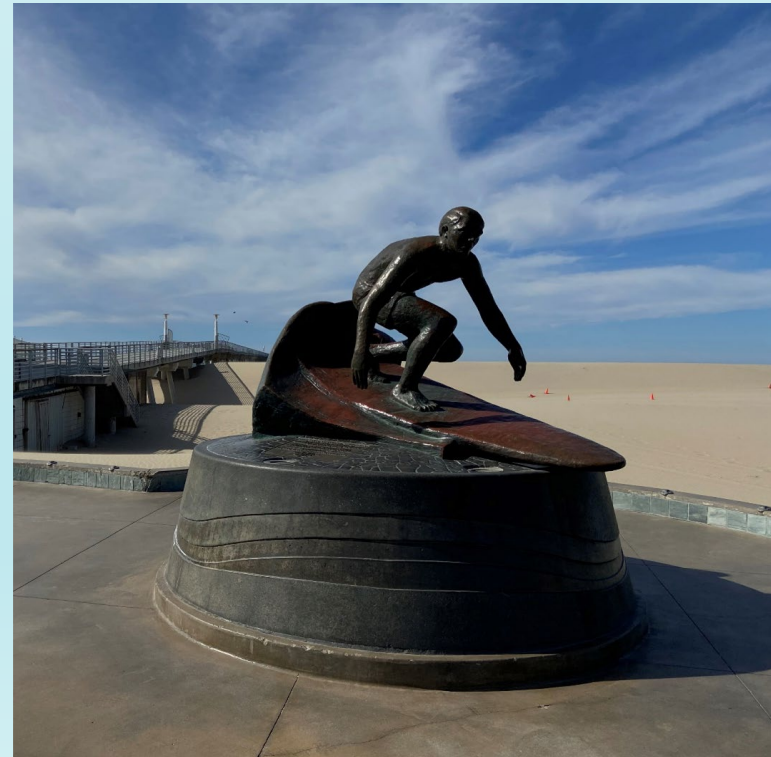


Preliminary Draft Use Regulations

City of Hermosa Beach
February 2022

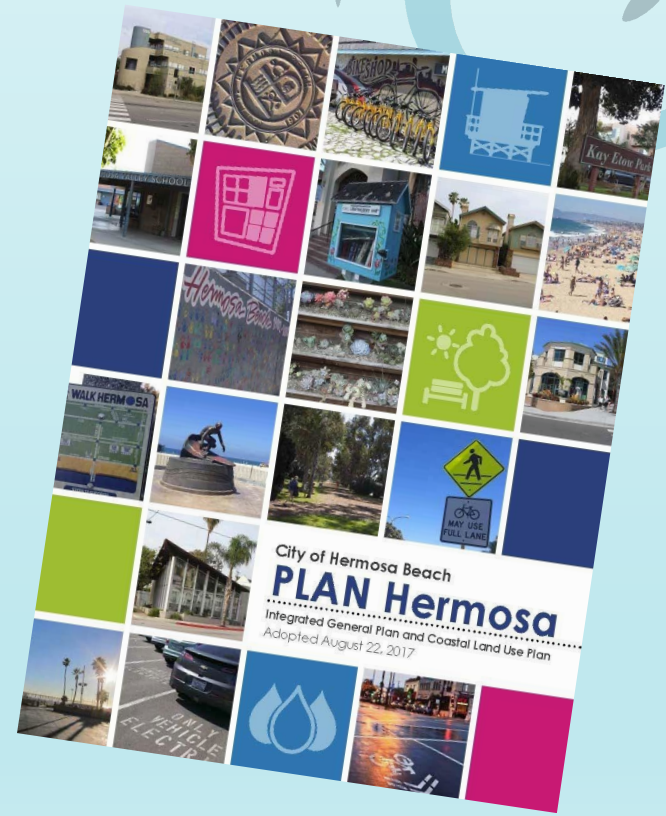
Agenda

- Project Overview
 - Objective
 - Process
- Summary of Preliminary Draft Use Regulations
 - Use Classifications
 - Use Allowances by Zone District
 - Standards for Specific Uses
- Discussion



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.





Project Objectives



Result in updated Zoning and Subdivision Ordinances that:

- Are consistent with and **implements** the General Plan/Coastal Land Use Plan;
- Are **modern** and reflects the City's current uses, practices, and development patterns;
- Provide **clear** decision-making protocols and streamlined review processes, where appropriate;
- Retain the **character and scale** of the community's neighborhoods, districts, and corridors;
- Add to the **economic vitality** and promotes adaptive reuse and reinvestment of properties;
- Address previously created nonconforming situations and **balances** whether to allow their continuance or bring them into compliance; and
- Are **clear**, concise, understandable, and easy to use.

The Process

February 2020

☒ Research, Analysis, and Assessment

May 2020

☒ Assessment Report

May 2020

☒ Work Plan

August 2021

☒ Targeted Parking Amendments

☐ Draft Regulations for Public Review

○ **Use Regulations**

○ Development Standards

○ Administration Provisions

☐ Public Review of Draft Ordinances

☐ Revisions to the Draft Ordinances

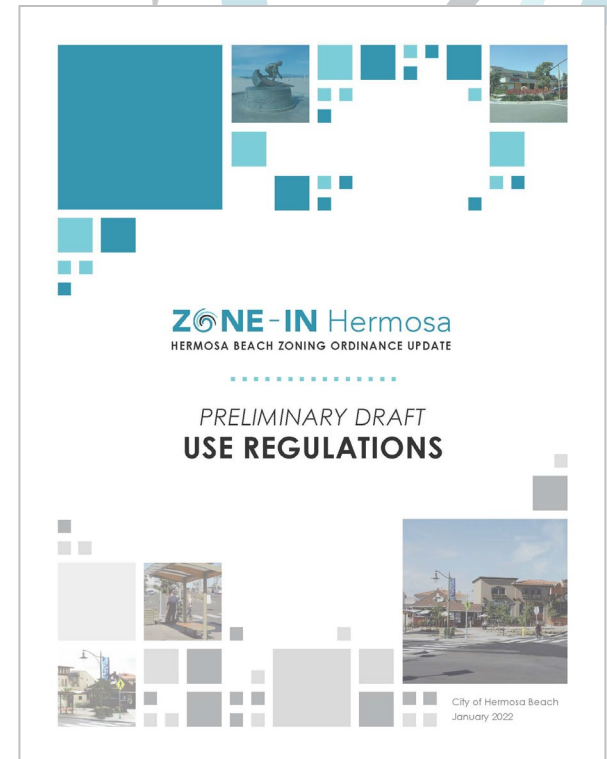
☐ Hearings and Adoption!

Phase 1:
Assessment

Phase 2:
Update

Draft Use Regulations

- **Use Regulations** specify which land uses are permitted, conditionally permitted, or prohibited in each zoning district in the City and if special requirements apply. The document for review includes:
 - Use Classifications
 - Use Allowances by Zoning District
 - Standards for Specific Uses





Use Classifications

Use Classifications



Definitions of land uses regulated in the Zoning Ordinance.

- Consolidated lists of use allowances zone-by-zone
- Reflect contemporary land uses
- Organized based on common function, product, and physical characteristics
- Broad use groups allow for consideration of new, unanticipated uses

Group Uses by Type

- Residential
- Public/Semi-Public
- Commercial
- Industrial
- Transportation, Communication, and Utility



Use Allowances by Zone



Use Allowances by Zone



Use allowances are presented in tables as the following:

- P** Permitted Use
 - M** Minor Use Permit required
 - C** Conditional Use Permit required
 - Use Not Allowed
- Utilizes new use classifications
 - Includes references to Standards for Specific Uses, where applicable

HOW TO USE A LAND USE REGULATION TABLE

1 Determine the use you are interested in.

All uses are defined in a single chapter of the Ordinance - Use Classifications. Within this chapter, uses are categorized into broad groups so that similar uses are found near each other for comparison if a question arises.

2 Identify if the use is allowed and what type of review is required.

P = Permitted

M = Minor Use Permit required

C = Conditional Use Permit required

- = If a use is not listed, it is not allowed.

3 Check specific use standards. Cross-references identify where these are found in the Ordinance.

TABLE TBD: LAND USE REGULATIONS COMMERCIAL ZONES							
"P" = Permitted Use; "M" = Minor Use Permit required; "C" = Conditional Use Permit required; "-" = use not allowed							
Land Use Classification	NC	DT	CC	RC	GC	SC	Additional Regulations
Residential Uses							
Residential Dwelling Unit	P(1)	-	(2)	-	(2)	3	
Accessory Dwelling Units	See Section TBD, Accessory Dwelling Units						
Family Day Care	Small and large family day cares are permitted in all zoning districts where residential uses are allowed and are considered residential uses of a property.						
Group Residential	-	-	-	-	-	-	
Residential Care Facility	See subclassifications below						
Small	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.						
Residential Facility, Assisted Living	-	-	C	-	-	-	
Single Room Occupancy	-	-	C	-	-	-	See Section TBD, Single Room Occupancy (SRO)
Supportive Housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.						
Transitional Housing							
Public/Semi-Public Uses							
Colleges and Trade Schools	-	2	M	-	P(4)	-	
Community Assembly	-	C	C	C	C	C	
Community Gardens	P	-	-	-	-	-	
Cultural Institutions	-	M	M	P	P	-	
Day Care Centers	M	P(1)	P		M		Adequate space for loading and unloading children shall be available or shall be provided on the site
Emergency Shelter	-	-	P	-	P	-	See Section TBD, Emergency Shelter
Government Offices	-	P(1)	P	-	P	-	
Hospitals and Clinics	See subclassifications below						
Hospitals	-	-	C	-	C		
Clinics	P	-	P	-	P	P	
Skilled Nursing Facilities	-	-	C	-	-	-	

Zoning district grouping

Zoning district abbreviation

Additional regulations apply to certain uses

Use group

Zoning Districts

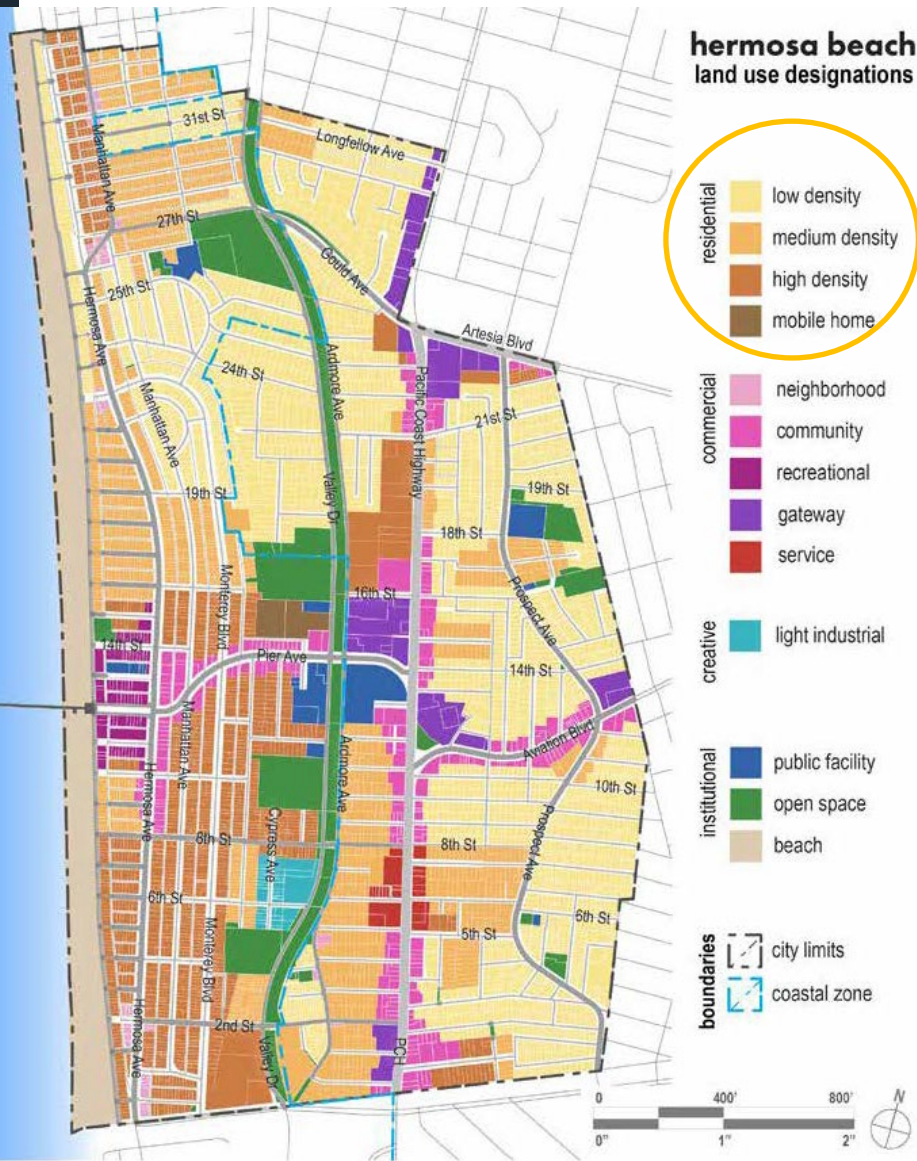
Use tables are grouped by **Zoning District**, which implement **PLAN Hermosa Land Use Designations**



GENERAL PLAN AND PROPOSED ZONING CORRESPONDENCE

General Plan Land Use Designation	Proposed Zone Name
Residential Zones	
Low Density	RL Residential Low Density
Medium Density	RM Residential Medium Density
High Density	RH Residential High Density
Mobile Home	MHP Mobile Home Park
Commercial Zones	
Neighborhood Commercial	NC Neighborhood Commercial
Community Commercial	DT Downtown
Community Commercial	CC Community Commercial
Recreational Commercial	RC Recreational Commercial
Gateway Commercial	GC Gateway Commercial
Service Commercial	SC Service Commercial
Light Industrial Zone	
Light Industrial	M-1 Light Industrial
Public and Semi-Public Zones	
Open Space	OS Open Space
Beach	B Beach
Public Facility	PF Public Facilities

Residential Zones

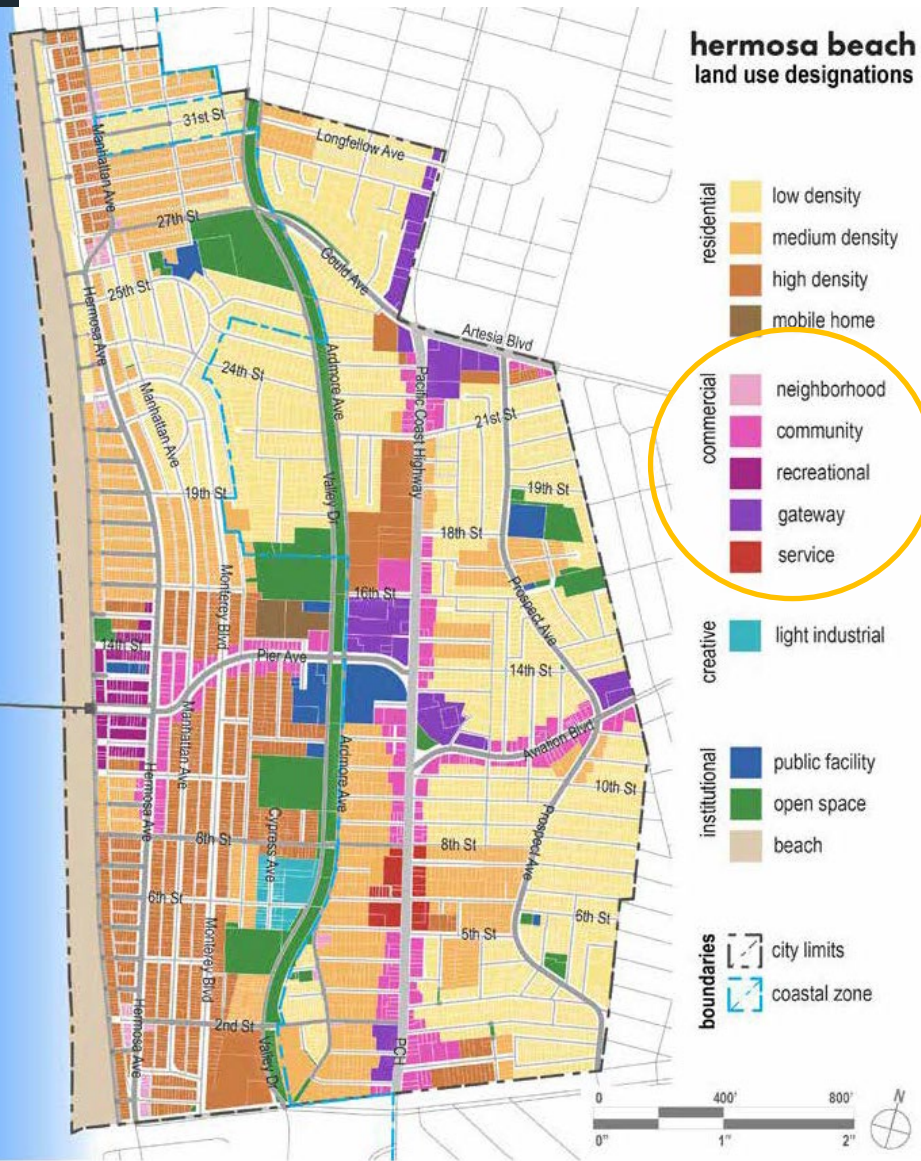


GENERAL PLAN AND PROPOSED ZONING CORRESPONDENCE

General Plan Land Use Designation	Proposed Zone Name
Residential Zones	
Low Density	RL Residential Low Density
Medium Density	RM Residential Medium Density
High Density	RH Residential High Density
Mobile Home	MHP Mobile Home Park

- Purpose statements relate the Zoning District to the Plan Hermosa Land Use Designation
- Residential land uses are allowed consistent with PLAN Hermosa, with limited allowances for public and semi-public uses

Commercial Zones



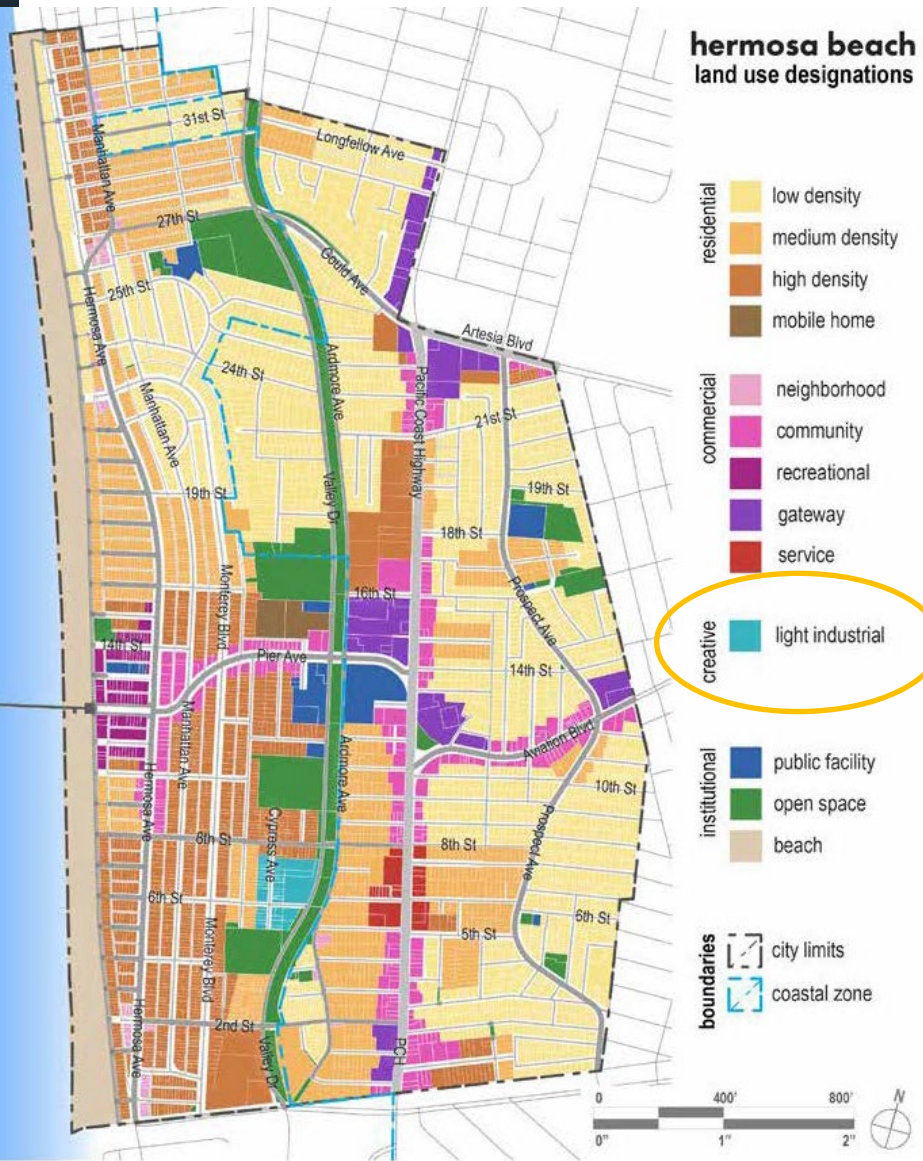
GENERAL PLAN AND PROPOSED ZONING CORRESPONDENCE

General Plan Land Use Designation	Proposed Zone Name
Commercial Zones	
Neighborhood Commercial	NC Neighborhood Commercial
Community Commercial	DT Downtown
Community Commercial	CC Community Commercial
Recreational Commercial	RC Recreational Commercial
Gateway Commercial	GC Gateway Commercial
Service Commercial	SC Service Commercial

Purpose statements relate the Zoning District to the Plan Hermosa Land Use Designation

- Primarily commercial land uses are allowed consistent with PLAN Hermosa, with limited allowances for residential, public and semi-public, and light industrial and utility uses
- Zones range from Neighborhood Commercial to Service Commercial

Industrial Zone



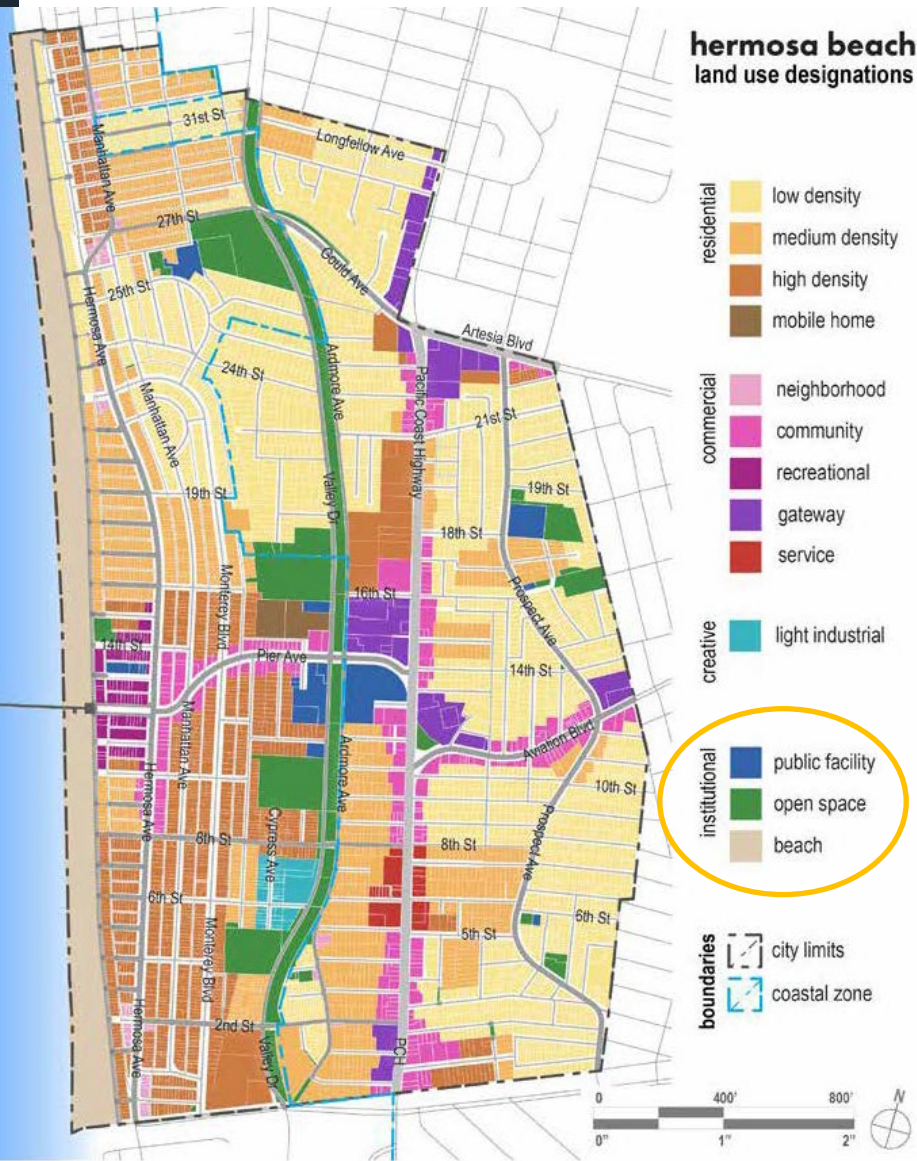
GENERAL PLAN AND PROPOSED ZONING CORRESPONDENCE

General Plan Land Use Designation	Proposed Zone Name
Light Industrial Zone	
Light Industrial	M-1 Light Industrial

Purpose statement relate the Zoning District to the Plan Hermosa Land Use Designation

- Only industrial area in the City
- Allowed uses focus on provision of **production uses** for light manufacturing, creative art, or design services
- Professional office or retail allowed only as accessory to production use

Public and Semi-Public Zones



GENERAL PLAN AND PROPOSED ZONING CORRESPONDENCE

General Plan Land Use Designation	Proposed Zone Name
Public and Semi-Public Zones	
Open Space	OS Open Space
Beach	B Beach
Public Facility	PF Public Facilities

Purpose statements relate the Zoning District to the Plan Hermosa Land Use Designation

- PF Zone:** Broad range of government, institutional, educational, and community-serving uses
- OS Zone:** Limit development and assure permanent open space and public parks and recreation
- B Zone:** Protect the recreational, aesthetic, and natural values of the beach



Standards for Specific Uses

Standards for Specific Uses

Standards and requirements applicable to particular uses that have specific needs or the potential to impact surrounding properties.

- Accessory Uses
- Accessory Dwelling Units
- Adult Businesses
- Alcohol Beverage Sales
- Automobile/Vehicle Sales and Services
- Cannabis
- Emergency Shelters
- Home Occupations
- Live Entertainment
- Mixed-Use Development
- Multi-Unit Development
- Outdoor Dining and Seating
- Outdoor Display and Sales
- Personal Services
- Recycling Facilities
- Restaurants
- Short Term Vacation Rentals
- Single Room Occupancy (SRO)
- Temporary Uses
- Wind Energy Systems
- Wireless Telecommunication Facilities



Existing Standards to be Carried Forward



- Accessory Dwelling Units (to be updated as part of the Housing Element Update effort)
- Adult Businesses
- Cannabis
- Emergency Shelters
- Short Term Vacation Rentals



New and Revised Standards



- **Accessory Uses.** Provisions allow accessory uses which are clearly incidental and subordinate to a principal use on a site.
 - Current limitations in the M-1 Zone are carried forward.
- **Alcoholic Beverage Sales.** Conditional Use Permit and 100 foot separation from Residential Zone requirements for establishments which are open between 11:01 pm and 2:00 am are carried forward.
- **Automobile/Vehicle Sales and Services.** New design, findings, and conditions of approval address potential nuisances and adverse impacts on surrounding areas.
- **Home Occupations.** Revised to allow up to two on-site clients between the hours of 7:00 am and 7:00 pm, expand the type of allowed operations (including professional offices), and remove the annual renewal requirement (business licenses are still subject to annual renewal requirements).
- **Live Entertainment.** Existing requirements for live entertainment activities to be conducted indoors, with doors and windows closed, during normal business hours are carried forward. Live entertainment activities that do not meet those requirements are subject to Minor Use Permit approval.



New and Revised Standards



- **Outdoor Dining and Seating.** Allowed as an accessory use to an eating and drinking establishment. Areas between 400 and 1,000 square feet require Minor Use Permit approval; those larger than 1,000 square feet require Conditional Use Permit approval.
- **Outdoor Display and Sales.** Allowances for outdoor display and sales, with locational and operational requirements.
- **Personal Services.** Current standards and limitations applicable to massage therapy businesses and tattoo/body modification parlors are carried forward.
- **Recycling Facilities.** Standards addressing recycling facilities, including reverse vending machines and recycling collection facilities are carried forward with revisions for clarity and consistency with the updated format.
- **Restaurants.** Current limitations applicable to restaurants that sell, serve, or allow on-sale alcoholic beverages are carried forward with revisions for clarity and consistency with the update format.



New and Revised Standards



- **Single Room Occupancy (SRO).** Standards for single room occupancy (SROs) are carried forward with revisions for consistency with the updated format.
- **Temporary Uses.** Carried forward and simplified existing standards, including existing limitations specific to the M-1 Zone and specific dates where the Police Department determines the accumulation of activities in the City may exceed its capacity to adequately protect public safety, including St. Patrick's Day, July 4th, Cinco de Mayo, and New Year's Eve.
- **Wind Energy Systems.** Existing standards carried forward with revisions for clarity and consistency with the updated format.
- **Wireless Telecommunication Facilities.** Requirements for location and siting, support structures, height, design and screening, security features, radio frequency standards, co-location, and emergency response. Replacement and co-located facilities are allowed pursuant to federal law; other wireless telecommunication facilities are allowed in non-residential districts subject to Conditional Use Permit approval.



Discussion



Thank You

Please visit the project website for more information
<https://www.hermosabeach.gov/zoning>