

## PROPOSED AMENDMENTS TO THE GENERAL PLAN LAND USE ELEMENT REQUIRED FOR CONSISTENCY WITH THE 2021-2029 HOUSING ELEMENT

Pg #	Section	Existing Text	Amended Text
71	Commercial	Commercial designations provide for a wide variety of retail, restaurant, office and other uses that provide goods or services. Commercial designations are organized based on the scale and type of goods or services provided. The most localized designations are intended to serve a neighborhood and residents within the immediate vicinity, while other commercial designations are intended to serve the entire community or the region.	Commercial designations provide for a wide variety of retail, restaurant, office, <u>and mixed-uses (including other residential).</u> <del>that provide goods or services.</del> Commercial designations are organized based on the scale and type of goods or services provided. The most localized designations are intended to serve a neighborhood and residents within the immediate vicinity, while other commercial designations are intended to serve the entire community or the region.
71	Creative	Creative land use designations are intended to provide space for production, design and manufacturing uses that support the local employment base and produce goods and services that enhance the brand of Hermosa Beach as a creative and innovative community. Uses that are considered light industrial are to be designed and sited in a manner that ensures their compatibility with surrounding uses.	Creative land use designations are intended to provide space for production, design and manufacturing uses that support the local employment base and produce goods and services that enhance the brand of Hermosa Beach as a creative and innovative community. Uses that are considered light industrial are to be designed and sited in a manner that ensures their compatibility with surrounding uses. <u>Residential uses, such as live work and artist space would be also be consistent in this land use designation.</u>
71	Institutional	Institutional uses offer a range of public and community-oriented uses such as schools, parks, community facilities, administrative offices or buildings, and space for essential services and utility needs. Institutional uses also vary in scale from parkettes at few thousand square feet to the beach, which includes approximately 63 acres in size.	Institutional uses offer a range of public and community-oriented uses such as schools, parks, community facilities, administrative offices or buildings, and space for essential services and utility needs. <del>Institutional uses also vary in scale from parkettes at few thousand square feet to the beach, which includes approximately 63 acres in size.</del> <u>Occasionally, residential uses may be appropriately</u>

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			<u>sited within such uses as adaptive re-use of facilities or best use of resources for facilities no longer in use.</u>
76	Community Commercial (CC) <i>Appropriate Land Uses</i>	This designation provides space for locally oriented commercial uses including retail stores, restaurants, professional and medical offices, and personal services. Uses on the ground floor are reserved for retail, restaurant, and other sales-tax revenue generating uses, while offices and personal service uses are encouraged on upper floors. Residential uses are not allowed in this designation as its intent is to promote and protect retail, office, and service uses that diversify the City's tax base.	This designation provides space for locally oriented commercial uses including retail stores, restaurants, professional and medical offices, and personal services. Uses on the ground floor are reserved for retail, restaurant, and other sales-tax revenue generating uses, while offices and personal service uses are encouraged on upper floors. <del>Residential uses are not allowed in this designation as its intent is to promote and protect retail, office, and service uses that diversify the City's tax base.</del> <b>Mixed use developments (including residential uses) may be allowed.</b>
76	Gateway Commercial (GC) <i>Purpose</i>	The Gateway Commercial designation is located at key entryways and intersections to Hermosa Beach to offer a greater variety of employment, retail, and economic activity to the community. The Gateway Commercial designation also plays a role in providing services and amenities to visitors and the region by encouraging hotels and larger employment centers to be relocated in this area. With the Gateway Commercial designation appropriately applied to larger sites, they are intended to provide both commercial services as well as facilities that benefit the local community.	The Gateway Commercial designation is located at key entryways and intersections to Hermosa Beach to offer a greater variety of employment, retail, and economic activity to the community. The Gateway Commercial designation also plays a role in providing services and amenities to visitors and the region by encouraging hotels and larger employment centers to be relocated in this area. With the Gateway Commercial designation appropriately applied to larger sites, they are intended to provide both commercial services as well as <b>mixed-use (including residential) developments</b> <del>facilities</del> that benefit the local community.
76	Gateway Commercial	In the Gateway Commercial designation, the ground floor should include community or regionally oriented retail uses with upper floor high	In the Gateway Commercial designation, the ground floor should include community or regionally oriented retail uses with upper floor high visitor

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	<i>Appropriate Land Uses</i>	visitor office uses. Professional and medical offices and hotels providing lower cost visitor accommodations are also allowed in this designation. Public assembly, recreational, and other community facilities which are determined to be compatible with and oriented towards enhancing the gateway commercial district may also be allowed. Parking facilities will serve onsite uses and are encouraged to explore shared parking agreements with nearby commercial uses to encourage a “park once” strategy.	office uses. Professional and medical offices and hotels providing lower cost visitor accommodations are also allowed in this designation. Public assembly, recreational, and other community facilities which are determined to be compatible with and oriented towards enhancing the gateway commercial district may also be allowed; <b>this includes mixed use (including residential) developments.</b> Parking facilities will serve onsite uses and are encouraged to explore shared parking agreements with nearby commercial uses to encourage a “park once” strategy.
77	Service Commercial (SC) <i>Purpose</i>	The Service Commercial designation is intended to provide adequate space specifically for specialty goods and services that serve residents and the region. These businesses often require indoor or outdoor warehousing or storage space to display or sell their inventory, and caution is taken to ensure they are located in a manner that minimizes their impact on nearby residential, retail, or office uses. Service Commercial uses often attract customers for a specific item or service, compared to a traditional retail district where customers may visit many businesses within a single trip.	The Service Commercial designation is intended to provide adequate space specifically for specialty goods and services that serve residents and the region. These businesses often require indoor or outdoor warehousing or storage space to display or sell their inventory, <del>and caution is taken to ensure they are located in a manner that minimizes their impact on nearby residential, retail, or office uses.</del> <del>Service Commercial uses often attract customers for a specific item or service, compared to a traditional retail district where customers may visit many businesses within a single trip.</del> <b>Occasionally, mixed use development (including residential uses) may be appropriately sited.</b>
	Service Commercial <i>Appropriate Land Uses</i>	The Service Commercial designation is reserved for the provision of specialty goods and services, primarily related to home and automotive needs. Home improvement stores, furniture stores, auto dealerships, and light automotive service stations	The Service Commercial designation is intended to provide adequate space specifically for specialty goods and services that serve residents and the region. These businesses often require indoor or outdoor warehousing or storage space to display or

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		are the prioritized use with this designation. Retail trade and warehousing facilities are allowed as an accessory use to the primary use.	sell their inventory. <b>Occasionally, residential uses may be appropriately sited.</b>
77	Creative Light Industrial <i>Appropriate Land Uses</i>	This designation is reserved for the provision of production uses for light manufacturing, creative art, or design services. Flexible use spaces, co-working offices, and creative or “maker” industry incubator spaces are also permitted. Professional office or specialty retail are allowed only as an accessory in this designation as its intent is to promote and protect industry and production uses that diversify the City’s tax base.	This designation is reserved for the provision of production uses for light manufacturing, creative art, or design services. Flexible use spaces, co-working offices, and creative or “maker” industry incubator spaces are also permitted. Professional office or specialty retail are allowed only as an accessory in this designation as its intent is to promote and protect industry and production uses that diversify the City’s tax base. <b>Residential uses, such as live work and artist space would be permitted in the Creative Light land use designation.</b>
78	Public Facilities <i>Appropriate Land Uses</i>	Civic-related administrative offices, community space, operational yards, and educational or institutional facilities are the primary uses allowed in this designation. Public utility structures or corridors, plazas, and historic landmarks or monuments are also allowed this designation. Wireless telecommunications facilities may be allowed in this designation when co-located with public buildings and determined to be compatible with and avoid nuisances to surrounding uses.	Civic-related administrative offices, community space, operational yards, and educational or institutional facilities are the primary uses allowed in this designation. Public utility structures or corridors, plazas, and historic landmarks or monuments are also allowed this designation. Wireless telecommunications facilities may be allowed in this designation when co-located with public buildings and determined to be compatible with and avoid nuisances to surrounding uses. <b>Occasionally, residential uses may be appropriately sited within such uses as adaptive re-use of facilities or the best use of resources for facilities no longer in use.</b>