

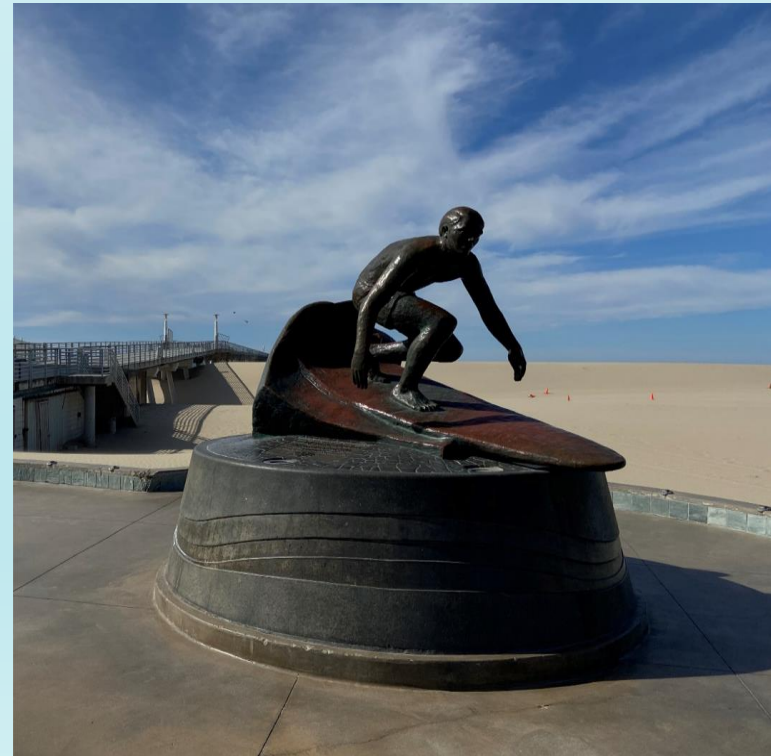


Zoning and Subdivision Ordinance UPDATE

City of Hermosa Beach
March 3, 2021

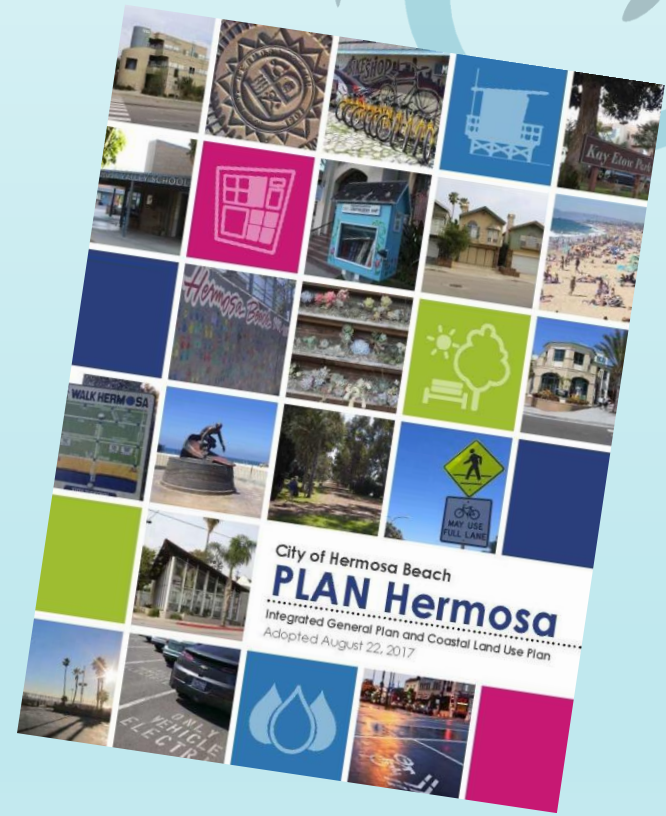
Agenda

- Project Overview
 - Objective
 - Process
- What's been done
 - Assessment recap
- Discussion
- Next steps



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

Phase 1:
Assessment

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- ☐ Targeted Parking Amendments
 - ☐ Draft Regulations for Public Review
 - Zoning and Overlay District Regulations
 - Citywide Standards
 - Administration and Permit Procedures
 - ☐ Public Review of Draft Ordinances
 - ☐ Revisions to the Draft Ordinances
 - ☐ Hearings and Adoption!

Phase 2:
Update

Assessment Report



Analysis/assessment the current ordinances

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





What we Heard

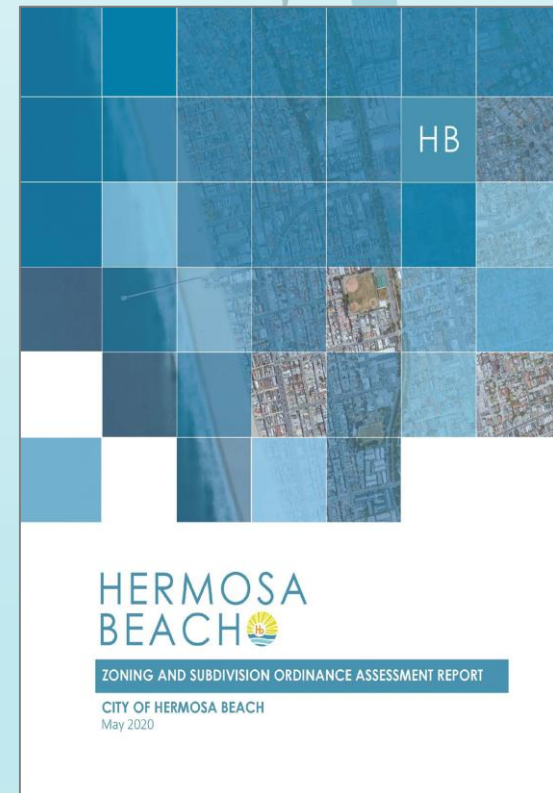


- Do not regulate based on worst-case scenario
 - This causes unintended consequences that obstruct other city goals
- Make the regulations easier to use, understand, and interpret
 - Include practices currently used but not codified
- Parking requirements are an obstacle to investment and reinvestment
- 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





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

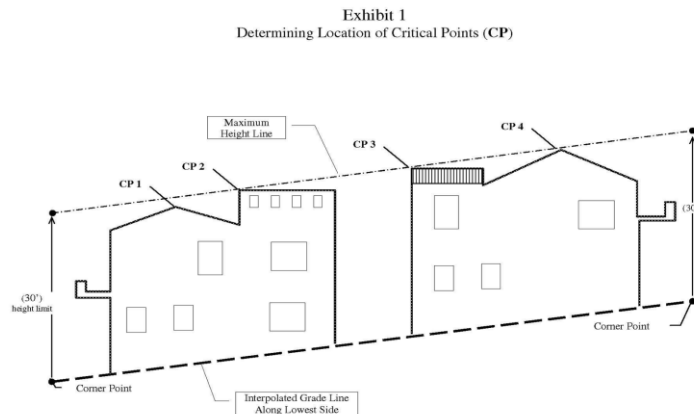
Part I:	Introductory Provisions
Part II:	Zone Regulations
Part III:	Citywide Standards
Part IV:	Administration
Part V:	Terms and Definitions

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

Zoning Code
District Regulations

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	RL	RM	RH	Additional Regulations
Maximum Height (ft)	30	35	75	100	See Section TBD, Height and Height Exceptions
Minimum Setbacks (ft)					
Front	25	20	20 (A)	20 (A)	
Side	10	100	5	5	See Section TBD, Setback Encroachments
Rear	20	20	10	10	

A. Attached Single-Unit Dwellings. Required setbacks apply to the ends of rows of attached single-unit dwellings.

FIGURE 17.17.030(A): SETBACKS FOR ATTACHED SINGLE-UNIT DWELLINGS

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.

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

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

Figure 2.3 Land Use Designations Map



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 or waivers and exceptions



Downtown District

The Downtown District is a primary social and commercial activity center in Hermosa Beach, serving as a centralized location for social gatherings and the recreational activities of residents and visitors. Pier Plaza serves as a popular venue for outdoor events and dining, connecting Downtown to the beach, pier, and The Strand. The "pedestrian scramble" at the intersection of Hermosa Avenue and Pier Avenue is a unique pedestrian amenity that reinforces the pedestrian-oriented nature of Downtown.

To achieve the intent, buildings should **enhance** form and orientation and **maintain** the pedestrian realm along Pier Ave while **transforming** the realm on Hermosa Ave.



Future Vision

The intent is to enhance the building form and orientation, and maintain the pedestrian realm along Pier Ave while transforming the realm on Hermosa Avenue. The Downtown District will continue to offer an array of uses for residents and visitors, and any new buildings should pay close attention to and contribute to the high quality pedestrian environment provided throughout Downtown.

Intended Distribution of Land Uses

The types of uses provide services and activities associated with the local beach culture to residents as well as visitors to the city. The mix of community and recreational uses serve a functional role in meeting the daily needs and activities of residents and visitors, and accommodate coastal-related recreation and commercial uses which serve the year-round needs of residents and visitors and are attractive and compatible with adjacent residential neighborhoods and commercial districts.



Desired Form and Character

Building Design and Orientation

- First floor street front businesses should include retail, restaurants, and other sales tax-generating commercial uses to promote lively pedestrian activity on Downtown streets.
- Development along Pier Avenue and Hermosa Avenue should conform to recommendations of the Downtown Revitalization Strategy to realize a town-scale Main Street environment that supports pedestrian activity and local serving commerce.
- Many of the unique buildings, streetscape features, and public spaces are iconic or historic in nature, and new buildings should be carefully integrated to retain the town's eclectic charm.



Small plazas and parklets adjacent to street.



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

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



City of Hermosa Beach

Parking Management Study and Recommended Parking Standards for the Coastal Zone



SEPTEMBER 2019



Targeted Parking Amendments



Targeted Parking-Related Zoning Amendments:

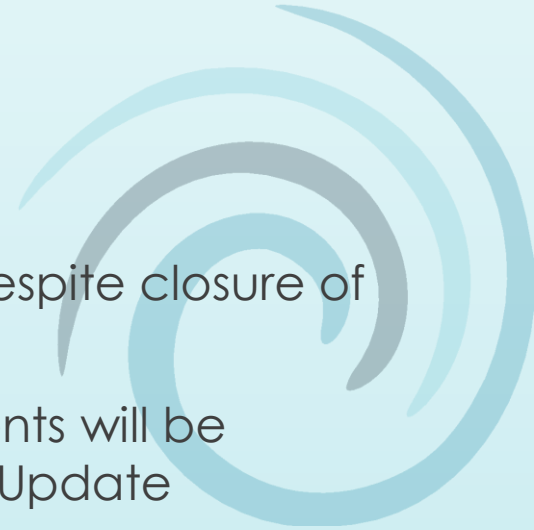
- Lift barriers to development of a variety of housing types.
- Promote the economic vitality of City's commercial areas.
- Support small-scale commercial establishments.

Comprehensive update to the parking requirements will be considered as part of the comprehensive Zoning Update

The Housing Element update (in progress) and additional challenges to commercial businesses due to COVID warrant earlier consideration of certain parking-related zoning amendments



Background



- Beach visitation was at an all time high in 2020, despite closure of numerous public parking areas
- Comprehensive update to the parking requirements will be considered as part of the comprehensive Zoning Update

The Housing Element update (in progress) and additional challenges to commercial businesses due to COVID warrant earlier consideration of certain parking-related zoning amendments



Targeted Parking Amendments



1. Adaptive reuse
2. Support small establishments
3. On-site outdoor dining
4. Residential parking requirements
5. Flexibility in meeting parking requirements



1. Adaptive Reuse

Current requirements:

- Changes of use to a more intensive use must provide parking for increased parking requirement
 - Except Downtown non-restaurant uses less than 5,000 square feet changing to a restaurant must provide all required parking

Option to consider:

- *Citywide:* Allow a change of use without requiring additional parking provided there is no change in building square footage
 - Limit the size of the building that qualifies?
- *Citywide:* Allow a limited amount of additional square footage without requiring additional parking (ex. 10%), after which additional parking would be required for the addition, but not for the entire site



2. Support Small Establishments



Concept:

- Exempt small commercial establishments from parking requirements

Option to consider:

- Size limitation (ex. 3,000 or 5,000 square feet)
- Maximum number of exempt spaces per development or parcel (ex. four)
- Limit locations (ex. pedestrian districts)
- Limit types of uses (ex. bars)



3. On-site Outdoor Dining

Support On-site Outdoor Dining

- Do not require additional parking for the first 400 square feet of on-site outdoor dining
 - Including roof-top dining
- Allow the associated food establishment to provide the same food and beverage service in the on-site outdoor dining area that is provided indoor
 - Including alcohol and table service

4. Residential Parking

Current requirements:

- Don't support a variety of housing types
- Limit design options
 - Parking and garages dominate residential street frontages

Option to consider:

- Scale number of required parking spaces to number of bedrooms
 - Consistent with Section 17.44.230 for senior and affordable housing

Current Requirement	Option to Consider	
2 spaces plus 1 guest space per unit	Studio	0.5 spaces/unit
	1 bedroom	1 space/unit
	2 or 3 bedrooms	2 spaces/unit
	4 or more bedrooms	3 spaces/unit
	Guest spaces	1 per 5 units



5. Flexibility - Requirements



Current allowances:

- Parking plan
 - The number of required parking spaces may be reduced with a parking plan approved by the Planning Commission
- Common parking facilities
 - 80% of required parking may be satisfied in common parking facilities pursuant to a **parking plan** approved by the Planning Commission
- Downtown in-lieu parking fees
 - Fees may be paid in-lieu of providing parking in Downtown pursuant to a **parking plan** approved by the Planning Commission provided that buildings exceeding a 1.0 FAR provide 25% of required parking on-site

Option to consider:

- Remove specific limitations within **discretionary** parking programs – allow Planning Commission to weigh merits of request



5. Flexibility - Design

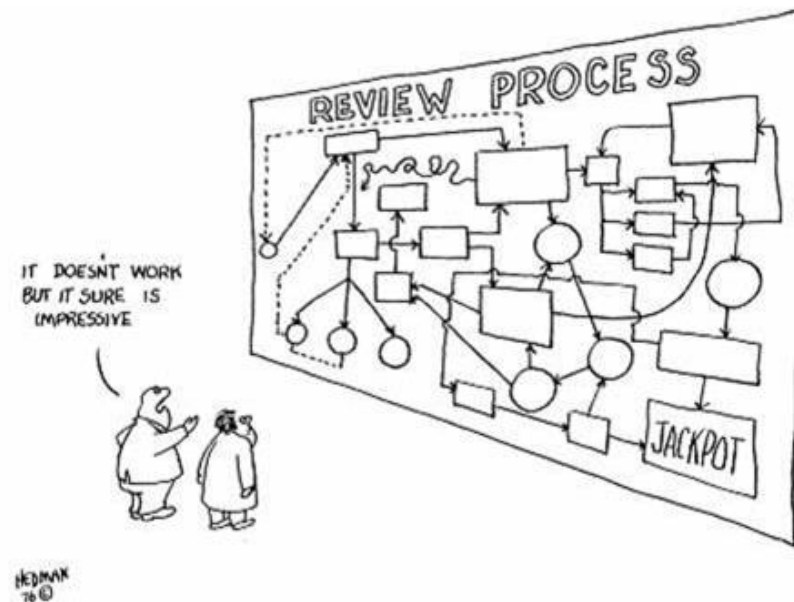
Refine allowances for flexibility in parking design:

- Tandem parking
- Valet parking
- Mechanical parking

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



Next Steps





Thank You

Please visit the project website for more information
<https://www.hermosabeach.gov/our-government/city-departments/community-development/plans-programs/zoning-and-subdivision-ordinance-update>