



ZONE-IN Hermosa
HERMOSA BEACH ZONING ORDINANCE UPDATE



PRELIMINARY DRAFT
**DISTRICT AND
DESIGN STANDARDS**



City of Hermosa Beach
May 2022

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Introduction

Zoning updates are significant undertakings for any community. Proceeding with discrete, digestible groups of specific sections make the project more approachable. To this end, this paper presents draft provisions for an important section of the Zoning Code: District and Design Standards, including zoning district development standards, building design standards, general site regulations, and rules of measurement.

Zoning District Development Standards

The first section of this paper presents draft development standards for each base zoning district. Each base zoning district has a purpose statement and development standards and dimensional requirements applicable to development in each zone. Use regulations detailing the types of uses allowed in each zone and respective level of required permit, were included in a previous set of draft regulations.

The development standards for each zone are generally carried forward, with refinements for consistency and to reflect existing development patterns, including the following:

- Removal of allowance for increased height in the RH Zoning District pursuant to Planning Commission approval. This allowance has consistently not been approved.
- Application of reduced open space and lot coverage requirements to small lots in all Residential Zones, not just the RL Zone.
- Standardized and simplified open space requirements, retaining the effect of current requirements. The overall effect of current the provisions are generally the same requirements across zoning districts, but specific requirements and qualifications vary by zone, and it's difficult to calculate what counts toward open space. Generally, the updated standards increase the amount that is required, but make it easier to meet the standard. For example, in the RM Zone, the current requirement of 300 feet has been increased to 400 feet, however setback areas may count toward the required open space provided the open space area meets the minimum dimension of 10 feet by 10 feet.
- Removal of story limitation in DT Zone, which was redundant with the height limit.
- Incorporation of design related findings related to a maximum 35 foot height allowance in SPA 7 and SPA 8 into universally applicable design standards. As a result, design requirements and a 35 foot height limit applies consistently to all CC, GC, and SC Zoning Districts along PCH and Aviation, rather than design requirements only applying to buildings that exceed 30 feet.

Building Design Standards

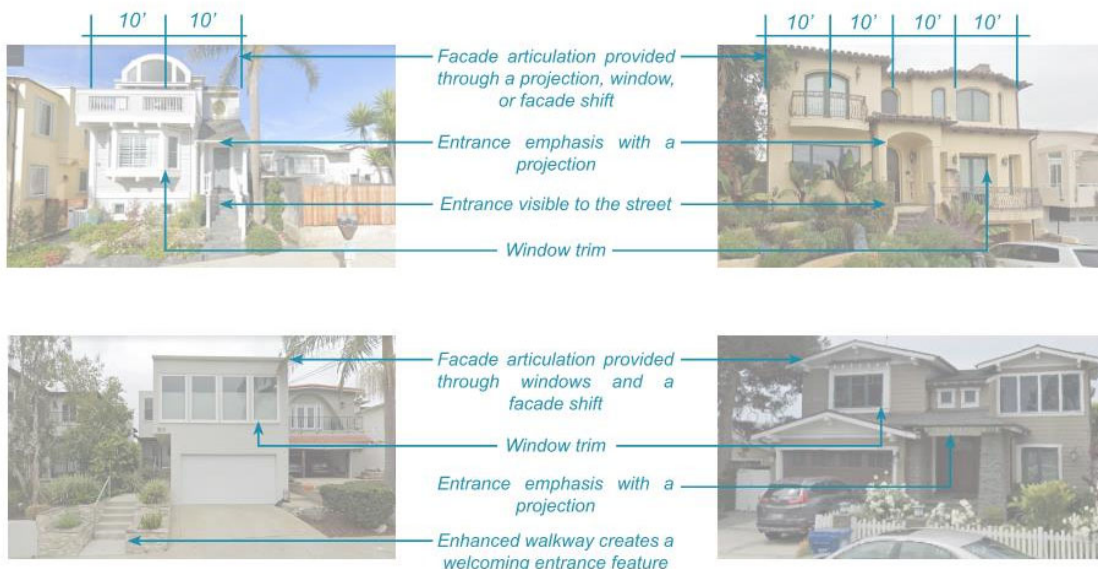
This section of the paper includes objective design standards for various types of development, including detached single-unit, attached single-unit, multi-unit, and nonresidential development. To provide flexibility and reflect the variety of design styles, locations, and lot configurations in Hermosa Beach, menus of acceptable methods of meeting the standards are provided where appropriate. Additionally, alternative designs that meet the intent of the requirements may be approved through a discretionary process, allowing the City to consider appropriate design alternatives on a case by case basis.

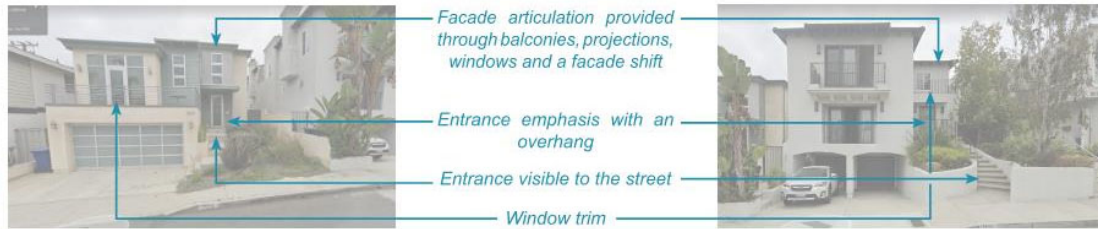
Single-Unit Design Standards

Hermosa Beach has an eclectic mix of single unit dwellings with a variety of lot sizes and configurations. Design standards address entry design and location, window trim, and façade articulation to engage the street and avoid a monolithic appearance.

- **Entrances:** Standards require emphasized entryways visible to the street. A menu of acceptable methods, including projections and recesses, is provided to allow flexibility in meeting the standard.
- **Windows:** Minimum depth of window trim and recesses are required. Exceptions may be granted to accommodate alternative window designs to complement the architectural style.
- **Articulation:** Street facing building frontages must be articulated with at least one wall shift, projection, opening, or change in material for every 10 feet of façade length.

The following images identify examples of these features.



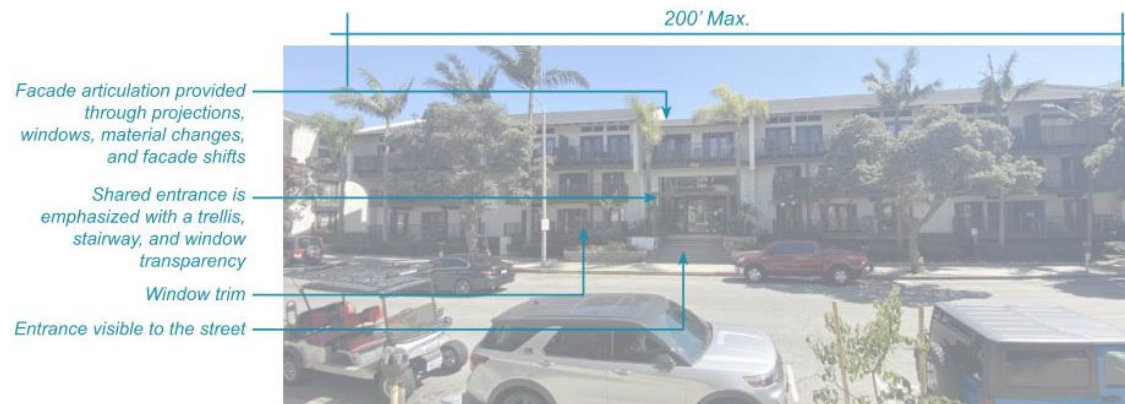
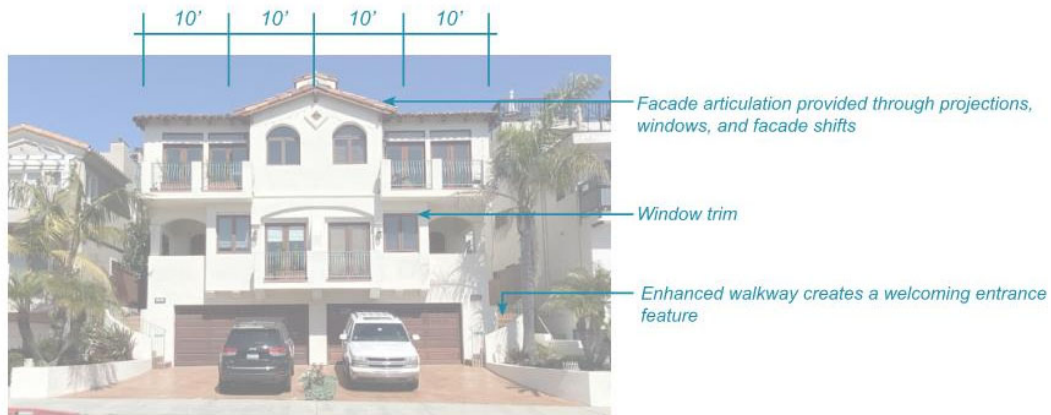


Multi-Unit and Attached Single Unit Design Standards

The architectural design, lot size, and lot configuration of multi-unit development in Hermosa Beach varies widely. As such, the design standards are intended to accommodate variety while addressing universal elements of design so multi-unit development engages the street and avoids a monolithic appearance.

- ***Entrances:*** All dwelling units located along a street must have an emphasized entrance facing the street or accessed via a walkway or stairway. A menu of acceptable methods of emphasizing entrances, including projections and recesses, is provided to allow flexibility in meeting the standard.
- ***Building Length:*** Buildings are limited to a maximum length of 200 feet.
- ***Windows:*** Minimum depth of window trim and recesses are required. Exceptions may be granted to accommodate alternative window designs to complement the architectural style.
- ***Articulation:*** Street facing building frontages must be articulated with at least one wall shift, projection, opening, or change in material for every 10 feet of façade length.
- ***Curb Cuts:*** New curb cuts are limited to preserve available on-street parking.

Images on the following page identify examples of these features.



Nonresidential Buildings

Along Pier Avenue and Hermosa Avenue in the Downtown, buildings are required to be oriented toward and located near the street, with regular entrances and transparent facades. Large buildings are required to be broken down to read as a series of smaller buildings.

In other areas, buildings are required to be located near the street for a portion of the linear street frontage. Buildings are required to have entrances and transparent facades oriented

toward the street. Design standards also limit blank walls and require articulation on long building facades.

Key features the standards address are noted in the following illustrations of conceptual development along Pier Avenue and Pacific Coast Highway.

Pier Avenue Examples



Example 1 - Pier Avenue

DESIGN STANDARDS KEY

- A** 30' Max. Height
- B** Corner entrances allow entry from both streets
- C** Development reads as a series of smaller buildings, max. 50' wide
- D** Buildings located near the street and corners
- E** Frontage improvements: sidewalk, landscaping, or outdoor seating
- F** Maximum 50' between entrances
- G** Transparency creates visual interest



Example 2 - Pier Avenue



Example 3 - Pier Avenue

Pacific Coast Highway Examples



Example 1 - Pacific Coast Highway



Example 2 - Pacific Coast Highway



Example 3 - Pacific Coast Highway

DESIGN STANDARDS KEY

- A** 35' Max. Height
- B** Entrances are located near the front property line
- C** Massing break required to break up buildings more than 75-feet wide
- D** Buildings located near the street-facing property line for at least 40% of the linear frontage
- E** Frontage improvements: sidewalk, landscaping, or outdoor seating
- F** Maximum 25' between windows, doors, or other openings
- G** Transparency creates visual interest

General Site Regulations

General site regulations are regulations that are applicable to all development within some or all zoning districts, regardless of use, including:

- Accessory Structures
- Encroachments into Yards
- Fences, Walls, and Dense Hedges
- Heights and Height Exceptions
- Landscaping
- Lighting and Illumination
- Open Space
- Outdoor Storage
- Screening
- Trip Reduction and Travel Management
- Underground Utilities
- Vision Clearance, Corner Lots

Existing standards have been updated, revised, and reorganized; however the intent and effect of the standards reflect current practice.

Rules of Measurement

This section of the paper includes rules for performing calculations and measurements required to implement the zoning regulations included in the Zoning Ordinance. These provisions are located in a single section to make them easier to find and help ensure consistency of interpretation and measurement. Existing provisions and procedures for calculations and measurements are carried forward. Refinements are made to provide more detail on measurement rules or to codify current practices

Zone District Development Standards

Chapter 17.04 Residential Zones

17.04.010 Purpose and Applicability

The purposes of the Residential Zones are to:

- A. Provide for a full range of housing types to meet the diverse economic and social needs of residents;
- B. Preserve, support, and enhance the character of the City's neighborhoods;
- C. Enhance the quality of life of residents;
- D. Ensure that the scale and design of new development and alterations to existing development are appropriate to the physical and aesthetic characteristics of the proposed location; and
- E. Provide sites for public and semi-public uses such as parks, schools, day care, and other community uses that serve residents and complement surrounding residential development.

Additional purposes of each Residential Zone:

Residential Low Density (RL). This Zone is intended to provide for residential development and other compatible uses in a low density residential neighborhood setting with a variety of lot sizes. The permitted density range is 2.0 to 13.0 units per acre. This Zone implements the Residential Low Density General Plan Land Use Designation.

Residential Medium Density (RM). This Zone is intended to provide for residential development and other compatible uses in a medium density residential neighborhood setting with a variety of housing types including single unit dwellings, duplexes, triplexes, apartments, and condominiums. The permitted density range is 13.1 to 25.0 units per acre. This Zone implements the Residential Medium Density General Plan Land Use Designation.

Residential High Density (RH). This Zone is intended to provide for a variety of medium- and large-scale multi-unit development projects, including townhouses, condominiums, and apartments, and other compatible uses and amenities. At a permitted density range is 25.1 to 33.0 units per acre, this Zone implements the Residential High Density General Plan Land Use Designation.

Mobile Home Park (MHP). The Mobile Home Park Zone is intended to retain land area for the sole use of mobile homes and recreational vehicles. The permitted density range is 2.0 to 13 units per acre. This Zone implements the Mobile Home General Plan Land Use Designation.

17.04.020 Land Use Regulations

Placeholder. Draft land use regulations were included in Module 1, Use Regulations.

17.04.030 Development Standards

Table 17.04.030: Development Standards – Residential Zones, prescribes the development standards for Residential Zones. Letters in parentheses refer to additional development standards that directly follow the table. Section numbers in the Additional Regulations column refer to other sections of this Title.

Development standards for the MHP Zone are set through the park-specific approval.

TABLE TBD: DEVELOPMENT STANDARDS – RESIDENTIAL ZONES				
Standard	RL	RM	RH	Additional Regulations
Density (units/acre)				
<i>Minimum</i>	2.0	13.1	25.1	
<i>Maximum</i>	13.0	25.0	33.0	
Maximum Height (ft)	25	30	30	
Minimum Setbacks (ft)				
<i>Front</i>	10% of lot depth; min 5, max 10	5	The mode (i.e. most common) setback, rounded to the nearest foot, on the blockface (see Figure TBD)	
<i>Side</i>	10% of lot width; min 3, max 5	10% of lot width; min 3, max 5	10% of lot width; min 3, max 5	
<i>Alley</i>	Ground floor: 3 Upper floors: 1	Ground floor: 3 Upper floors: 1	Ground floor: 3 Upper floors: 1	
<i>Rear</i>	Ground floor: 5 Upper floors: 3	Ground floor: 5 Upper floors: 3	5	
Minimum Lot Area (sq ft)	4,000	4,000	4,000	

TABLE TBD: DEVELOPMENT STANDARDS – RESIDENTIAL ZONES				
Standard	RL	RM	RH	Additional Regulations
Minimum Open Space (sf ft/dwelling unit)	Lots > 2,310 sq ft: 400 Lots < or = 2,310 sq ft: 300			See TBD, Open Space
	A minimum of 100 sq ft per unit must be provided as private open space pursuant to Section TBD, Open Space			
Maximum Lot Coverage (% of lot)	Lots > 2,310 sq ft: 65% Lots < or = 2,310 sq ft: 70%			-

Chapter 17.05 Commercial Zones

17.05.010 Purpose and Applicability

The purposes of the Commercial Zones are to:

- A. Provide for the orderly, well-planned, and balanced development of commercial areas;
- B. Designate adequate land for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the City and region, consistent with the General Plan;
- C. Maintain and strengthen the City's economic resources, and also support small businesses that serve City residents;
- D. Provide appropriately located commercial areas that provide a variety of goods and services for residents, employees, and visitors;
- E. Provide opportunities for a mix of complementary uses that may be combined on the same site; and
- F. Promote pedestrian-oriented centers at appropriate locations.

Additional purposes of each Commercial Zone:

Neighborhood Commercial (NC). The Neighborhood Commercial Zone is intended to provide for neighborhood activity centers which provide goods and services to meet the day-to-day needs of residents and visitors. This Zone is intended to promote pedestrian-oriented, mixed-use centers at appropriate locations. This Zone implements the Neighborhood Commercial General Plan Land Use Designation.

Downtown (DT). The Downtown Zone is intended to create, maintain, and enhance a vibrant, pedestrian-oriented City center with active ground floor uses that attract and serve local residents, in addition to visitors. This Zone implements the Community Commercial General Plan Land Use Designation.

Community Commercial (CC). The Community Commercial Zone is intended to provide areas that serve the shopping, dining, and employment desires of the entire community with focus on active ground floor uses. This Zone implements the Community Commercial General Plan Land Use Designation.

Recreational Commercial (RC). The Recreational Commercial Zone is intended to establish a primary cultural and entertainment center with a wide variety of recreational and coastal-related services to serve both visitors and residents near the beach and capturing a large portion of the

City's economic activity generated by visitors. This Zone implements the Recreational Commercial General Plan Land Use Designation.

Gateway Commercial (GC). The General Commercial Zone is intended to offer a variety of employment, retail, and economic activity at key entryways and intersections. In addition to providing commercial services and facilities for the community, the Gateway Commercial Zone provides areas for services and amenities that serve visitors and the region such as hotels and larger employment centers. This Zone implements the Gateway Commercial General Plan Land Use Designation.

Service Commercial (SC). The Service Commercial Zone is intended to provide opportunities for the full range of office, retail, and service businesses that serve residents and the region, including business not appropriate for other zones because they attract heavy vehicular traffic or require indoor or outdoor warehousing or storage space to display or sell their inventory. This Zone implements the Service Commercial General Plan Land Use Designation.

17.05.020 Land Use Regulations

Placeholder. Draft land use regulations were included in Module 1, Use Regulations.

17.05.030 Development Regulations

Table 17.05.030: Development Standards – Commercial Zones, prescribes the development standards for Commercial Zones. Letters in parentheses refer to additional development standards that directly follow the table. Section numbers in the Additional Regulations column refer to other sections of this Title.

TABLE TBD: DEVELOPMENT STANDARDS – COMMERCIAL ZONES							
Standard	NC	DT	CC	RC	GC	SC	Additional Regulations
Maximum Floor Area (FAR)	1.0	1.25	1.25	1.75	2.0	2.0	
Maximum Height (ft)	30	30	Along Artesia: 30 Otherwise: 35	30	35	35	
Minimum Ground Floor Height, measured floor to floor (ft)	14	14	n/a	14	n/a	n/a	
Minimum Setbacks (ft)							
Front	0	0	0	0	0	0	

TABLE TBD: DEVELOPMENT STANDARDS – COMMERCIAL ZONES							
Standard	NC	DT	CC	RC	GC	SC	Additional Regulations
Side	0, 5 adjacent to Residential Zone	0, 5 adjacent to Residential Zone	0, 5 adjacent to Residential Zone	0, 5 adjacent to Residential Zone	0, 10 adjacent to Residential Zone	0, 10 adjacent to Residential Zone	
Rear	0, 5 adjacent to Residential Zone	0, 5 adjacent to Residential Zone	0, 5 adjacent to Residential Zone	0, 5 adjacent to Residential Zone	0, 10 adjacent to Residential Zone	0, 10 adjacent to Residential Zone	

17.05.040 Supplemental Standards.

- A. **Pedestrian Amenities, Pier Avenue.** One bench visible from and accessible to the sidewalk shall be provided in conjunction with new construction or addition of 500 square feet or more or the redevelopment of 500 square feet or more of the surface area on lots with frontage along Pier Avenue in the DT Zone.

Chapter 17.06 Light Industrial Zone

17.06.010 Purpose and Applicability

The Light Industrial (M-1) Zone is intended to create a suitable environment for small businesses that rely on manufacturing, warehousing, or production to operate successfully while minimizing impacts to adjacent residential uses. This designation is reserved for the provision of production uses for light manufacturing, creative art, or design services. Professional office or specialty retail are allowed only as an accessory use to the primary production uses. This Zone implements the Creative Light Industrial General Plan Land Use Designation.

17.06.020 Land Use Regulations

Placeholder. Draft land use regulations were included in Module 1, Use Regulations.

17.06.030 Development Standards

Table 17.06.030: Development Standards – Light Industrial Zone, prescribes the development standards for the Light Industrial Zone. Letters in parentheses refer to additional development standards that directly follow the table. Section numbers in the Additional Regulations column refer to other sections of this Title.

TABLE TBD: DEVELOPMENT STANDARDS – LIGHT INDUSTRIAL ZONE		
Standard	M-1	Additional Regulations
Maximum Floor Area (FAR)	1.0	
Maximum Height (ft)	35	
Minimum Setbacks (ft)		
Front	0	
Side	0, 8 adjacent to Residential Zone	
Alley	3	
Rear	0, 8 adjacent to Residential Zone	

Chapter 17.07 Public and Semi-Public Zones

17.07.010 Purpose and Applicability

The purposes of the Public and Semi-Public Zones are to:

- A. Provide land for the development of public, semi-public, and recreational uses that provide services to the community and support existing and new residential, commercial, and manufacturing land uses;
- B. Provide areas for public facilities which serve the community, such as the civic center, educational facilities, cultural and institutional uses, health services, parks and recreation, general government operations, utility and public service needs, and other similar and related supporting uses; and
- C. Reserve areas for active and passive recreation and open space.

Additional purposes of each Public and Semi-Public Zone:

Public Facilities (PF). The PF Zone is intended to provide for a broad range of government, institutional, educational, assembly, and community-serving uses. This Zone provides for government-owned facilities, civic-related administrative offices, community space, operational yards, educational or institutional facilities, and other public and quasi-public uses. The PF Zone implements the Public Facility General Plan Land Use Designation.

Open Space (OS). The OS Zone is intended to prohibit intensive urban development to those open space areas of the City which are necessary to assure permanent open space in and for public parks and recreation areas; and where urban development would be put at risk from natural hazards. This designation provides for public and community-serving facilities ranging in scale from a few thousand square feet to several acres of land. This Zone implements the Open Space General Plan Land Use Designation.

Beach (B). The B Zone is intended to protect the recreational, aesthetic, and natural values of the beach and provide for coastal-related activities and essential public facilities such as lifeguard towers and restrooms along the sandy shoreline. This Zone provides for existing and major planned public parks. The B Zone implements the Beach General Plan Land Use Designation.

17.07.020 Land Use Regulations

Placeholder. Draft land use regulations were included in Module 1, Use Regulations.

17.07.030 Development Standards

Table 17.07.030: Development Standards – Public and Semi Public Zones, prescribes the development standards for Public and Semi Public Zones. Letters in parentheses refer to additional development standards that directly follow the table. Section numbers in the Additional Regulations column refer to other sections of this Title.

TABLE TBD: DEVELOPMENT STANDARDS – PUBLIC AND SEMI PUBLIC ZONES				
Standard	PF	OS	B	Additional Regulations
Floor Area Ratio (FAR)	1.0	0.5	0.05	
Maximum Height (ft)	35	25	25	
Minimum Setbacks (ft)				
Front	0	20	0	
Side	0	20	0	
Rear	0	20	0	

17.07.040 Supplemental Regulations

- A. **OS Zone, Noble Park.** Pursuant to Ordinance No. 92-1082 passed by a vote of the people, Noble Park, designated as OS-2 on the Zoning Map is designated OS-2, Restricted Open Space, as follows:
1. **Intent and Purpose.** The OS-2 Zone is intended to restrict further the use of certain designated open space to assure permanent open space for public park purposes.
 2. **Permitted Uses.** A public park with landscaping, beautification, grass, trees, flowers, plants and other uses if specifically authorized as a permitted improvement herein.
 3. **Improvements.** Improvements in the OS-2 Zone shall be as follows:
 - a. Only non-building public improvements relating to landscaping, beautification: grass, trees, flowers, plants, soil, unobtrusive park lighting, some benches to view the ocean, existing public utilities, one flag pole for the American Flag, and erosion and irrigation improvements to assure permanent open space for park purposes shall be permitted.
 - b. No buildings, malls, plazas or structures, temporary or permanent in nature, shall be built, developed, constructed or erected on the Biltmore Site.

- c. Softscape shall include grass, trees, plants, soil, flowers and shall be artistically designed to cover all of the Biltmore Site.
- d. The use and improvements to the park are to ensure a natural, peaceful, serene and safe environment to improve and enhance the quality of life of Hermosa Beach.

Building Design Standards

- A. **Detached Single Unit Dwellings.** All dwelling units that are detached from and located on a separate lot from any other unit except an Accessory Dwelling Unit, shall meet the following design standards.
1. **Building Entrances.**
 - a. The principal entry shall be located in a visible location facing a street.
 - b. The principal entry shall be emphasized utilizing at least one of the following methods:
 - i. A projection (e.g., overhang) with a minimum depth of three feet and a minimum horizontal area of 30 square feet.
 - ii. A recess with a minimum depth of three feet and a minimum horizontal area of 30 square feet.
 - iii. An uncovered landing, deck, or stoop with a minimum six foot by eight foot useable area.
 - c. Alternative designs that create a welcoming entry feature facing the street, such as a trellis, landscaped courtyard entry, enhanced walkway, columns or other architectural features, approved through the Modification process.
 2. **Window Trim or Recess.** Trim at least two inches in depth must be provided around all windows, or window must be recessed at least two inches from the plane of the surrounding exterior wall. Exceptions may be granted through the Modification process to accommodate alternative window design complementary to the architectural style of the structure.
 3. **Articulation.** No façade facing a public right-of-way shall run in a continuous plane of more than 10 feet without incorporating one or more of the following:
 - a. A vertical wall shift at least one foot in depth.
 - b. A change in material.
 - c. A window or building entrance.
 - d. A projection such as a stoop, bay, or overhang.
 - e. Alternative designs to accommodate a complete architectural style may be approved through the Modification process provided adequate design features have been incorporated to create visual variety and avoid a bulky or monolithic appearance.

- B. **Multi-Unit and Attached Single-Unit Dwellings.** Development with two or more dwelling units on a single lot or dwelling units attached through common walls to one or more dwelling units on abutting lots shall meet the following design standards.

1. ***Building Entrances.***

- a. *Principal Entrance Required.* All units located along a street must have a principal ground level entrance facing the street or a principal entrance accessed via a walkway or stairway from the street.
 - i. The principal entrance may be an individual entrance to a single unit or a shared entrance that provides access to more than one unit.
- b. *Principal Entrance Design.* The principal entry shall be emphasized utilizing at least one of the following methods:
 - i. A projection (e.g., overhang) with a minimum depth of three feet and a minimum horizontal area of 30 square feet.
 - ii. A recess with a minimum depth of three feet and a minimum horizontal area of 30 square feet.
 - iii. An uncovered landing, deck, or stoop with a minimum six foot by eight foot useable area.
- c. Alternative designs that create a welcoming entry feature facing the street, such as a trellis, landscaped courtyard entry, enhanced walkway, columns or other architectural features, approved through the Modification process.

2. ***Building Length.*** The maximum dimension of any single building shall not exceed 200 feet.

3. ***Window Trim or Recess.*** Trim at least two inches in depth must be provided around all windows, or window must be recessed at least two inches from the plane of the surrounding exterior wall. Exceptions may be granted through the Modification process to accommodate alternative window design complementary to the architectural style of the structure.

4. ***Articulation.*** No façade facing a public right-of-way shall run in a continuous plane of more than 10 feet without incorporating one or more of the following:

- a. A vertical wall shift at least two feet in depth.
- b. A change in material.
- c. A window or building entrance.
- d. A projection such as a stoop, bay, or overhang.

- e. Alternative designs to accommodate a complete architectural style may be approved through the Modification process provided adequate design features have been incorporated to create visual variety and avoid a bulky or monolithic appearance.
- 5. ***New Curb Cuts Prohibited.*** New curb cuts on streets are prohibited except as follows.
 - a. An existing curb cut on the same street is abandoned and returned to a full curb.
 - b. There is no existing curb cut to access the lot directly from the street and the lot does not have frontage on another street or alley.
- C. **Nonresidential Buildings.**
 - 1. ***Required Building Location.*** The following building location requirements apply in Commercial Zones.
 - a. ***Build-to Line.***
 - i. **DT Zone.** Buildings containing conditioned, usable space shall be located within 10 feet of street-facing property line for at least 80 percent of the linear street frontage along Pier Avenue and Hermosa Avenue and at least 60 percent of the linear street frontage along other streets.
 - ii. **NC Zone.** Buildings containing conditioned, usable space shall be located within 10 feet of street-facing property line for at least 60 percent of the linear street frontage.
 - iii. **CC, GC, and SC Zones.** Buildings containing conditioned, usable space shall be located within 10 feet of street-facing property line for at least 40 percent of the linear street frontage along Artesia, Pacific Coast Highway, and Aviation.
 - b. ***Corner Build Area.*** In the DT and NC Zones, buildings containing conditioned, usable space shall be located within 10 feet of the property line within 30 feet of the street corner.
 - c. ***Frontage Improvements.*** The area between buildings and the property line shall be improved as part of a wider sidewalk, outdoor dining/seating area, or with landscaping.
 - d. ***Exceptions.*** These requirements may be modified or waived through approval of a Modification upon finding that:

- i. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or
- ii. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.

2. ***Building Orientation and Entrances.***

- a. *Orientation.* Buildings located within 20 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage generally parallel to the fronting pedestrian walkway.
- b. *Entrances.*
 - i. The primary building entrance shall face the public sidewalk.
 - (1) In the CC, GC, and SC Zones, the primary building entrance may be located on the side of the building, provided it is within 10 feet of the front property line.
 - ii. Buildings located on corners shall provide an entrance toward each street or have a corner entrance that provides a common entrance to the building from both streets.
 - iii. In the DT Zone along Pier Avenue and along Hermosa Avenue, there shall be a minimum of one entrance for every 40 feet of building frontage with a maximum separation of 50 feet between entrances.
- c. Alternative designs that create a welcoming entry feature facing the street, such as a trellis, landscaped courtyard entry, enhanced walkway, columns or other architectural features, approved through the Modification process.

3. ***Building Width.***

- a. In the DT Zone along Pier Avenue and Hermosa Avenue, any building over 50 feet wide shall be broken down to read as a series of buildings no wider than 50 feet each through architectural treatments such as changes in colors, materials, and wall plane.
- b. In all other areas, any building 75 feet wide shall provide a massing break with a minimum width of 10 feet and minimum depth of five feet for every 75 feet of façade length.
- c. Alternative designs to accommodate a complete architectural style may be approved through the Modification process provided adequate design

features have been incorporated to create visual variety and avoid a bulky or monolithic appearance.

4. ***Building Transparency.*** Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 70 percent of the building wall area located between three and eight feet above the level of the sidewalk. No wall may run in a continuous horizontal plane for more than 25 feet without an opening.
 - a. ***Design of Required Openings.*** Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 - b. ***Reductions.*** Alternatives to the building transparency requirement may be approved through the Modification process upon finding that:
 - i. The proposed use has certain operational characteristics with which providing the required windows and openings is incompatible; and
 - ii. Street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.
5. ***Parking Access.*** Access to parking areas from Pier Avenue or Hermosa Avenue in the DT Zone is prohibited. A Modification to this standard may be approved on lots where no alternative access exists.
6. ***Maximum Parking Podium Height.*** The maximum height of a parking podium within 20 feet of Pier Avenue or Hermosa Avenue shall be four feet from finished grade.

General Site Regulations

17.07.050 Purpose and Applicability

The purpose of this Chapter is to prescribe site regulations that apply, except where specifically stated, to development in all zoning districts. These standards shall be used in conjunction with the standards for each zone established in Part II, Zone Regulations. In any case of conflict, the standards specific to the zone shall control.

17.07.060 Accessory Structures

A. Applicability.

1. **Detached Structures.** The provisions of this Section apply to roofed structures, including but not limited to garages, carports, sheds, workshops, gazebos, and covered patios which are detached from and accessory to a main building on the site. These provisions also apply to open, unroofed structures such as play equipment, decks and trellises, that are over 24 inches in height and are detached from and accessory to a main building on the site.
2. **Attached Structures.** The provisions of this Section do not apply to accessory structures attached to a main building, which shall comply in all respects with the requirements of this Title applicable to the main building. Structures with a common wall or roof with the main building four feet in length or more shall be considered part of the main building.
3. **Accessory Dwelling Units.** Accessory Dwelling Units, attached or detached, are subject to the standards of Section TBD, Accessory Dwelling Units.

B. Relation to Existing Structures.

A detached accessory structure may only be constructed on a lot on which there is a permitted main building to which the accessory structure is related.

C. Development Standards.

Accessory structures shall meet the development standards of the zone in which it is located except as follows:

1. **Side and Rear Setbacks.** Accessory structures shall be set back a minimum of three feet from any side or rear lot line.

17.07.070 Encroachments into Yards

Where setbacks and open yard areas are required in this Title, they shall be not less in depth or width than the minimum dimension specified, shall be at every point open, and shall not be obstructed with non-movable features from the ground upward, except as provided below, or as

specifically identified in another section of this Title. Encroachments are also subject to Section 17.09.140, Vision Clearance, Corner Lots.

TABLE 17.09.040: ALLOWED ENCROACHMENTS INTO REQUIRED YARDS

Encroachment	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard	Additional Limitations
Cornices, eaves, belt courses, sills and buttresses	30 inches	30 inches	30 inches	30 inches	Shall not encroach closer than 30 inches to any lot line
Bay windows, greenhouse windows and similar windows	No closer than 30 inches from the lot line	No closer than 3 feet from the lot line			Shall not create additional floor area Limited to 30 inches in depth and 8 feet in width Shall be a minimum of 10 feet from any other such window
Pilasters, columns and chases for mechanical equipment	No closer than 30 inches from the lot line				Limited to six inches in depth and one foot in width
Fireplace structures	30 inches	30 inches	30 inches	30 inches	Limited to 8 feet in width Shall be a minimum of 10 feet from any other such structure Shall not encroach closer than 30 inches to any lot line
Balconies	3 feet	Shall not encroach			Must be uncovered and open on at least one side Shall be a minimum of 7 feet above grade Shall not encroach closer than 3 feet to any lot line
Uncovered stairs, ramps, stoops, landings, decks, porches, and platforms	No closer than 3 feet from the lot line	May extend to lot line		Shall not encroach	Shall not extend above the first floor Shall not exceed four feet from the highest point to finished grade
Rain barrels and cisterns with a maximum capacity of 1,000 gallons, or other similar storm water management equipment	Shall not encroach	3 feet	May extend to lot line		Must be screened pursuant to §TBD, Screening
Mechanical and other equipment, detached or attached, such as water heaters, air conditioners,	Shall not encroach	No closer than 3 feet from the lot line			

TABLE 17.09.040: ALLOWED ENCROACHMENTS INTO REQUIRED YARDS

<i>Encroachment</i>	<i>Front Yard</i>	<i>Corner Side Yard</i>	<i>Interior Side Yard</i>	<i>Rear Yard</i>	<i>Additional Limitations</i>
electric meters, electric transformers, cable television or phone utility boxes					
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act; see §TBD, Reasonable Accommodation				

17.07.080 Fences, Walls, and Dense Hedges

Fences, walls, dense hedges, and similar structures shall comply with the standards of this Section.

- A. **Permit Required.** A Building Permit is required for any fence or wall 42 inches or greater in height.
- B. **Maximum Height.** The maximum allowed height of fences, walls, dense hedges, and related structures is as follows. Fences, walls, dense hedges, and related structures are also subject to Section 17.09.140, Vision Clearance, Corner Lots.
 1. *Front and Street Side Setbacks.* Fences, walls, dense hedges, and similar structures shall not exceed 42 inches in height within the required front and street side setback.
 2. *With 10 Feet of a Corner.* Fences, walls, dense hedges, and similar structures located within 10 feet of an intersection of two street frontage lot lines shall not exceed 36 inches in height.
 3. *Other Areas.* Fences, walls, dense hedges, and similar structures located in all other areas are limited to a maximum of six feet in height.
 4. *Exceptions to Height Limits.*
 - a. Decorative Features. One entry gateway, trellis, or other entry structure is permitted in the required front or street-facing side yard of each lot, provided that the maximum height of the structure does not exceed eight feet. Such decorative feature shall not have any solid obstruction that exceeds two feet in diameter between the height of three and eight feet.
 - b. Adjacent to Residential Uses. Exceptions to the height limits of this Section may be granted through Conditional Use Permit approval where a

nonresidential use abuts a residential use, and the Review Authority makes all of the following findings.

- i. The use of the higher wall or fence is necessary to mitigate potential noise, visual or other impact of a nonresidential use on a residential use.
- ii. The greater height will not be detrimental to neighboring property or to the public welfare, and will not interfere with the light, air and scenic views of any property.
- iii. Vehicle vision clearance will not be hindered resulting in a safety hazard.

C. **Materials.**

1. ***Prohibition on Hazardous Fencing Materials.*** The use of barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing is not permitted unless such fencing is required by any law or regulation of the City, the State of California, Federal Government, or other public agency. An exception to this standard may be approved for oil development facilities, according to the procedures of Chapter TBD, Modifications.
2. ***Limitation on Chain-Link Fencing.*** Chain-link fencing is not permitted except as follows.
 - a. Chain link fences with vinyl or wood slats may be approved by the Planning Director for use in the commercial or M-1 zones.
 - b. Chain link fencing may be installed for temporary periods around Christmas tree lots, pumpkin lots or similar temporary uses, and any construction project to meet the safety requirements of the Uniform Building Code for the period of construction, or, may be installed around temporarily dangerous areas as determined by City officials from Fire, Police, Building and Safety or Planning departments.
 - c. Permanent chain link fencing may be installed around schools, tennis courts, baseball fields, parks or other recreational facilities.
3. ***Limitation on Concrete Block.*** Plain, concrete block is not permitted as a fencing material within front or corner side setbacks. Concrete block must be finished with stucco and capped with a decorative cap.

D. **Maintenance.** All fences, walls, and dense hedges shall be maintained in a safe, neat and orderly condition at all times.

17.07.090 Heights and Height Exceptions

Elements identified in this Section may exceed the maximum permitted height for the zone in which they are located, subject to the limitations stated and further provided that no portion of a structure in excess of the maximum height may contain habitable area or advertising.

- A. **Residential Zones.** Residential uses may have chimneys, vents and flues exceed the height limit only to the extent required to meet the Uniform Building Code requirements.
- B. **Nonresidential Zones.** The following elements may be constructed above the height limit, provided they do not exceed the height limit by more than eight feet and cover no more than five percent of the total roof area. All elements listed below are governed by the California Building Code and may exceed the height limit only by the minimum amount necessary to comply with the California Building Code standards.
 - 1. Elevator housing;
 - 2. Stairways;
 - 3. Tanks;
 - 4. Ventilating fans;
 - 5. Parapet fire walls;
 - 6. Towers;
 - 7. Chimneys;
 - 8. Flues;
 - 9. Vents;
 - 10. Smokestacks;
 - 11. Wireless masts; and
 - 12. Similar structures as determined by the Planning Commission.
- C. **Solar Energy Systems.** Solar collectors and solar energy systems may exceed the height limits mandated by this Code to the minimum extent necessary for their safe and efficient operation in accordance with the California Building Code and other applicable provisions of State law.
- D. **Single-pole Umbrellas.** Single-pole umbrellas may exceed the height limit as follows.
 - 1. For the purposes of this Section, "single-pole umbrella" means a pre-manufactured single-pole lightweight collapsible canopy without sides, walls or vertical coverings of any type, material or dimension, such as a parasol, umbrella or shade sail of cloth, canvas, plastic or similar nonreflective material intended for temporary use. Multi-pole or pop-up canopies of any type, latticework or netting,

structural components, screens including vegetative screens, or other objects designed or arranged to create a privacy screen or outdoor room, shall not exceed the height limit.

2. Single-pole umbrellas shall be maintained in a collapsed/closed position between the hours of 10:00 p.m. and 6:00 a.m. and when otherwise not in use.
3. A maximum of two single-pole umbrellas per building, or per unit in the case of multi-owner/tenant buildings, not exceeding nine feet in height measured from the finished floor elevation of the roof deck to the highest point of the canopy are permitted.
4. No part of any single-pole umbrella in any position shall extend beyond the exterior railings/barriers or if none the floor perimeter of the roof deck.
5. No single-pole umbrella shall exhibit appendages, guy wires, lighting, advertising, moving parts or other devices or alterations that increase visual impacts.
6. Every single-pole umbrella shall be erected in a secure, wind resistant manner and maintained in good condition.

E. **Antennas, Satellite Dishes, and Other Telecommunication Facilities.** See Section TBD, Telecommunication Facilities.

17.07.100 Landscaping

Landscaping shall be provided consistent with Chapter 8.60, Water Efficient Landscaping, of the Hermosa Beach Municipal Code, and the requirements of this Section.

- A. **Applicability.** The provisions of this Section shall apply to the following:
1. All new development.
 2. Redevelopment of 500 square feet or more of the surface area of the lot.
- B. **Areas to be Landscaped.** In addition to areas required to be landscaped pursuant to other sections of this Title, the following areas shall be landscaped.
1. **Interior Property Lines Abutting Residential Zoning Districts.** Whenever a non-residential use is located adjacent to a Residential Zone, a five foot wide landscape buffer planted with a minimum of one tree of at least 24 inch or 15-gallon size shall be planted per 10 linear feet shall be provided.
 2. **Parking Areas.** Parking areas as required by Chapter TBD, Parking and Loading.
 3. **Unused Areas.** All areas of a lot not encumbered by buildings, parking, amenities, or used for exist and entry shall be landscaped.

C. **Required Planting Materials.**

1. **General.**

- a. Required landscaped areas shall be planted with a combination of ground covers, shrubs, vines, and trees.
- b. Landscaping may include paved and graveled walkways and the use of decorative materials such as brick, bark, timber, decorative rock, structural features, or other decorative features, provided impervious surfaces do not cover more than 25 percent of the area required to be landscaped.
- c. Garden areas and other areas dedicated to edible plants are considered landscaped areas and count toward required landscaping.

2. **Size and Spacing.** Plant materials shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun and light), and maintenance needs. Plants shall be of the following size and spacing at the time of installation:

- a. **Ground Covers.** Ground cover plants other than grasses shall be at least the four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of 50 percent of the plant's maximum width at maturity.
- b. **Shrubs.** A minimum of one five gallon-size shrub shall be planted for every 20 square feet of the area to be landscaped. When planted to serve as a hedge or screen, shrubs shall be planted with two to four feet of spacing, depending on the plant species.
- c. **Trees.**
 - i. A minimum of one tree of at least 24 inch or 15-gallon size shall be planted per 50 feet of lot frontage along Pier Avenue feet shall be provided.
 - ii. Tree species installed in planters adjacent to the public sidewalk shall be subject to the approval of the Public Works Director.

D. **General Provisions.**

- 1. **Curbing.** A six-inch raised concrete curbing shall be provided along the perimeter of all landscaped areas except on the side abutting buildings walls or fences.
- 2. **Dimension of Landscaped Areas.** No landscaped area smaller than four feet in any horizontal dimension shall count toward required landscaping.
- 3. **Prescribed Heights.** The prescribed heights of landscaping shall indicate the height to be attained within three years after planting.

4. **Irrigation.** All landscaped areas shall be provided with an irrigation system in compliance with Chapter 8.60, Water Efficient Landscaping, of the Hermosa Beach Municipal Code.
5. **Intersection Visibility.** All landscaping shall comply with Section TBD, Vision Clearance, Corner Lot.
6. **Maintenance.** All planting and other landscape elements shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Inert matter, such as gravel, decorative stone, or other acceptable materials not consisting of live vegetation shall be kept neat, well-ordered, and clear of the public right-of-way. Wherever necessary, plantings shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements.

17.07.110 Lighting and Illumination

- A. **Applicability.** The standards of this Section apply to all new development and to exterior alterations and additions that involve replacement light fixtures or systems, except as provided below.
 1. **Exemptions.** The following lighting is exempt from the provisions of this Section.
 - a. *Public and Private Street Lighting.*
 - b. *Athletic Field Lights.* Athletic field lights used within a school campus or park.
 - c. *Safety and Security Lighting.* Safety and security lighting for public facilities.
 - d. *Construction and Emergency Lighting.* All construction or emergency lighting fixtures, provided they are temporary and are discontinued immediately upon completion of the construction work or abatement of the emergency.
 - e. *Seasonal Lighting.* Seasonal lighting displays related to cultural or religious celebrations.
- B. **Prohibitions.** The following types of exterior lighting are prohibited.
 1. **Searchlights.** The operation of searchlights for advertising purposes.
 2. **Mercury Vapor.** Mercury vapor lights.
 3. **Other Light Types.** Laser lights or any other lighting that flashes, blinks, alternates, or moves.
- C. **Required Illumination.**

1. **Parking and Access Areas.** Parking and access areas shall be maintained in compliance with Section TBD, Lighting .
2. **Multi-Unit Residential Buildings.** Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least one-quarter foot-candles at the ground level during the hours of darkness.
3. **Non-Residential Buildings.** All exterior doors shall be illuminated with an intensity of at least one-half foot-candle during the hours of darkness.

D. **General Requirements.**

1. **Maximum Height.** Light standards shall not exceed 12 feet in height except where the Planning Commission allows additional height for activities, uses, or development with unique lighting needs; for accentuating historic architectural features of a building, signage, and/or landscaping features; or for security purposes.
2. **Fixture Types.** All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries.
3. **Design of Fixtures.** Fixtures shall be appropriate to the style and scale of the architecture. Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof.
4. **Timing Controls.** All outdoor lighting in nonresidential development shall be on a time clock or photo-sensor system and turned off during daylight hours and during hours when the building are not in use and the lighting is not required for security.
5. **Trespass.** All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed one foot-candle.

17.07.120 Open Space

Open space required by this Title shall be provided in accordance with the following.

A. **Configuration.**

1. Private open space typically consists of balconies, decks, patios, fenced yards, and other similar areas outside the residential unit.
2. Common open space typically consists of landscaped areas, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development.

B. **Minimum Dimensions.**

1. **Private Open Space.** Private open space located on the ground level (e.g., yards, decks, patios) shall have minimum dimensions of 10 feet by 10 feet. Private open space located above ground level (e.g., balconies) shall have minimum dimensions of seven feet by seven feet.
2. **Common Open Space.** Common open space shall have a minimum length and width dimension of 10 feet.
- C. **Surfacing.** A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing.
- D. **Maximum Slope.** Slope shall not exceed 10 percent.
- E. **Location.**
 1. No portion of required open space shall be used for driveways, parking areas, or turning areas.
 2. Open space may be located at the ground level, cantilevered, on parking podiums, or on rooftops.
- F. **Maximum Coverage.** No more than 50 percent of private open space area and no more than 25 percent of common open space area may be covered, except as provided below.
 1. Coverings that are at least 50 percent open to the sky through uniformly distributed openings may cover up to 100 percent of the open space.
- G. **Accessibility.**
 1. **Private Open Space.** Private open space shall be accessible to only one residential unit by a doorway to a habitable room or hallway.
 2. **Common Open Space.** Common open space shall be accessible to all residential units on the lot.

17.07.130 Outdoor Storage

Storage of goods, materials, machines, equipment, and inoperable vehicles or parts outside of a building for more than 72 hours is prohibited except as provided below. The regulations of this Section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit or to the parking and storage of operable vehicles.

- A. **Trailers.** The storage of one trailer on any lot of record is allowed provided the trailer is not used for living or sleeping purposes while on the premises, is not connected to any sewer or water facility, and is not located in any required front or side yard.

- B. **Nonresidential Zones.** In nonresidential zones, outdoor storage is allowed in accordance with the following standards.
1. **Location.** Outdoor storage shall be located outside of required setbacks, parking and circulation areas, and required landscaped areas
 2. **Screening.** Outdoor storage shall be screened subject to the standards of Section TBD, Screening.

17.07.140 Screening

- A. **Applicability.** The standards of this Section apply to all new development and additions that expand existing floor area by 10 percent or more.
1. **Exceptions.** Modifications to the standards of this Section may be granted pursuant to Chapter TBD, Modifications, where the review authority finds that the characteristics particular to the property or vicinity would render the required fencing or screening unnecessary or ineffective.
- B. **Required Screening.**
1. **Mechanical and Electrical Equipment.** All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from public rights-of-way or adjacent properties.
 - a. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, terminal boxes, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.
 - b. Screening materials shall be consistent with the exterior colors and materials of the building.
 - c. Exceptions may be granted by the Director where screening is infeasible due to health and safety or utility requirements.
 2. **Common Property Lines .** A screening wall shall be provided on the interior lot lines of any lot that contains any use in the Industrial Use Classification or the Transportation, Communication, and Utilities Use Classification except Telecommunications Facilities, and abuts a Residential Zone.
 - a. **Timing.** The screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another use classification.

- b. *Location.* Screening walls shall follow the lot line of the lot to be screened unless the Director finds that screening in another location on the lot will substantially screen the subject building, facility, or activity.
 - c. *Height.* The screening wall shall be 42 inches in height within the required front setback of the subject lot and adjacent to the required front setback of the adjacent residential lot and six feet in height in other locations.
 - d. *Materials.* The screening wall shall be solid masonry.
- 3. **Outdoor Storage Areas.** Outdoor storage areas shall be screened from public rights-of-way, adjacent Residential Zones, and publicly accessible open space area with a solid masonry wall a minimum of six feet in height.
- C. **Maintenance.** Screening walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the required and the maximum allowed height.

17.07.150 Trip Reduction and Travel Management

The following transportation demand management and trip reduction measures shall be incorporated into all nonresidential development of 15,000 square feet or more.

- A. **Transportation Information.** A bulletin board, display case or kiosk displaying transportation information shall be provided and located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 - 1. Current maps, routes and schedules for public transit routes serving the site.
 - 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators.
 - 3. Ridesharing promotional material supplied by commuter-oriented organizations.
 - 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information.
 - 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
 - 6. If carpool or vanpool spaces are provided, a statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces.
 - 7. Carpool and Vanpool Ridematching Services. The designated employer contact shall be responsible for matching potential carpoolers and vanpoolers by

administering a carpool/vanpool matching application. The application shall match employees who may be able to carpool or vanpool.

8. Designated Employer Contact. Each applicant shall designate or require tenants to designate an employee as the official contact for the trip reduction program. The City shall be provided with a current name and phone number of the designated employer contact. The designated employer contact shall administer carpool and vanpool ridematching services, the promotional programs, and update information on the information boards/kiosks.
9. Guaranteed Ride Home. Carpool, vanpool and transit riders shall be provided with guaranteed rides home in emergency situations. Rides shall be provided either by a transportation service provider (rideshare, taxi or rental car) or an informal policy using company vehicles/and or designated employees.
10. Information Boards/Kiosks. The designated employer contact shall display in a permanent location the following information: transit routes and schedules; carpooling and vanpooling information; bicycle lanes, routes and paths and facility information; and alternative commute subsidy information.
11. Passenger Loading Zones. Passenger loading zones for carpool and vanpool drop-off shall be located near an employee entrance.
12. Showers/Clothes Lockers. Shower and clothes locker facilities shall be provided free of charge.

17.07.160 Underground Utilities

All electrical, telephone, cable television, and similar distribution lines providing direct service to a project shall be installed underground within the site. This requirement may be waived by the Director upon determining that underground installation is infeasible.

17.07.170 Vision Clearance, Corner Lots

On any corner lot, there shall be a triangular area at the corner of the property at the intersection of the street frontage lot lines which extends a minimum of 10 feet along each street frontage lot line, which shall be kept clear of visual obstructions from the height of 36 inches to eight feet above the curb grade.

Rules of Measurement

17.07.180 Rules of Measurement

For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements that apply to a project. These drawings shall be drawn to scale and of sufficient detail to allow easy verification upon inspection by the Director.

- A. **Fractions.** Whenever this Code requires consideration of distances, parking spaces, dwelling units, or other aspects of development or the physical environment expressed in numerical quantities, and the result of a calculation contains a fraction of a whole number, the results will be rounded as follows:
1. **General Rounding.** Fractions exceeding one-half (0.5) or greater shall be rounded up to the nearest whole number and fractions equal to or less than one-half (0.5) shall be rounded down to the nearest whole number, except as otherwise provided.
 2. **Exception for State Affordable Housing Density Bonus.** The calculation of fractions related to permitted bonus density units for projects eligible for bonus density pursuant to Government Code Section 65915 or any successor statute, and Chapter TBD, Affordable Housing Density Bonus and Incentive Program, any fractional number of units shall be rounded up to the next whole number.
- B. **Measuring Distances.**
1. **Measurements are Shortest Distance.** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.
 2. **Distances are Measured Horizontally.** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.
 3. **Measurements Involving a Structure.** Measurements involving a structure are made to the closest support element of the structure. Structures or portions of structures that are entirely underground are not included in measuring required distances.
 4. **Measurement of Vehicle Stacking or Travel Areas.** Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example,

curving driveways and travel lanes are measured along the center arc of the driveway or traffic lane.

5. **Measuring Radius.** When a specified land use is required to be located a minimum distance from another land use, the minimum distance is measured in a straight line from all points along the lot line of the subject project, in all directions.
- C. **Measuring Height.** Height is measured as the vertical distance from a point on the ground below a structure to a point directly above.
1. **Measuring Building Height.** Building height is measured from calculated grade, determined pursuant to Subsection TBD.D. Establishing Calculated Grade, to the highest point on the roof. The procedure for calculating, measuring, and enforcing building height requirements is as follows:
 - a. A detailed topographic survey, prepared and certified by a licensed surveyor or civil engineer, indicating all corner point elevations of a property shall be the basis for calculating building height.
 - b. Maximum building height at critical points of the building shall be calculated by interpolating from the elevation points indicated on the survey.
 - c. The maximum allowable building height shall be indicated at each critical point on the roof plan and building elevation plans.
 - d. The building, while under construction and at the roof framing inspection stage, shall be surveyed to determine building heights at critical points on the roof (or uppermost portion of the building roof sheathing) corresponding to approved plans. The survey shall be conducted and certified by a licensed surveyor or civil engineer.
 - e. A building height verification letter shall be submitted indicating that the building is at or below the calculated maximum building height at the critical points before the roof framing final inspection is approved by the City.
 - f. Alterations and expansions to existing one story buildings not resulting in additional stories, and minor alterations to any building which are clearly below maximum height limits, may be excepted from these procedures at the discretion of the Director.
 2. **Measuring the Number of Stories.** In measuring the number of stories in a building, the following rules shall apply:
 - a. An interior balcony or mezzanine shall be counted as a full story if its floor area exceeds one-third of the total area of the nearest full floor directly below it or if it is enclosed on more than two sides.

- b. A basement shall be counted as a full story if the vertical distance between finished grade and the finished surface of the floor above the basement is more than six feet at any point.
 - c. A story shall not exceed 25 feet in height from the upper surface of the floor to the ceiling above.
- 3. **Measuring Height of Fences or Walls.** The height of a fence or wall is measured as the vertical distance from calculated grade, determined pursuant to Subsection TBD.D. Establishing Calculated Grade, to the highest point of such fence or wall.
- 4. **Measuring the Height of Decks.** Deck height is determined by measuring from the ground to the top of the floor of the deck directly above the ground below.
- D. **Establishing Calculated Grade.** Calculated grade at any point on a lot is determined by the plane created by connecting existing corner point elevations, except as provided below.
 - 1. **Variation between Adjacent Properties.** In cases where there is significant variation in elevations between adjacent properties at corner points, the point of measurement shall be established based on the elevation at the nearest public improvement or an alternative point within three horizontal feet which, based on supporting evidence, represents existing unaltered grade. In the absence of supporting documentation, the corner point elevation shall be established at one-half the difference between the adjacent elevation and the elevation on the property in question.
 - 2. **Convex Slope.** For lots with convex contours (where the ground level arches upward along a property line) the calculated grade of a lot may be based on a detailed topographical survey along the property line with spot elevations called out at a minimum of two foot intervals, pursuant to Planning Commission approval.
- E. **Measuring Lot Width and Depth.**
 - 1. **Lot Width.** Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot depth line at a point midway between the front and rear lot lines.
 - 2. **Lot Depth.** Lot depth is measured along a straight line down from the midpoint of the front lot line of the lot to the midpoint of the rear lot line or to the most distant point on any other lot line where there is no rear lot line.
- F. **Determining Floor Area.** The floor area of a building or structure is the sum of the gross horizontal areas of all floors of a building or other enclosed structure, measured from the outside perimeter of the exterior walls and/or the centerline of interior walls.

1. **Included in Floor Area.** Floor area includes, but is not limited to, all habitable space (as defined in the California Building Code) that is below the roof and within the outer surface of the main walls of principal or accessory buildings or the centerlines of party walls separating such buildings or portions thereof or within lines drawn parallel to and two feet within the roof line of any building without walls. In the case of a multi-story building that has covered or enclosed stairways, stairwells, or elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent.
 2. **Excluded from Floor Area.** Floor area does not include mechanical, electrical, and communication equipment rooms that do not exceed two percent of the building's gross floor area; bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is 24 inches or greater; areas that qualify as usable open space such as balconies and outdoor terraces; rooms submerged more than 50 percent below the finished grade of the property; and areas used for off-street parking spaces or loading spaces, driveways, ramps between floors of a multi-level parking garage, and maneuvering aisles.
 3. **Non-Residential Uses.** For non-residential uses, gross floor area includes pedestrian access interior walkways or corridors, interior courtyards, walkways, paseos, or corridors covered by a roof or skylight. Non-residential gross floor area does not include arcades, porticoes, and similar open areas that are located at or near street level and are accessible to the public but are not designed or used as sales, display, storage, service, or production areas.
- G. **Determining Floor Area Ratio.** The floor area ratio (FAR) is the ratio of the floor area of all primary and accessory buildings on a site to the site area. To calculate the FAR, floor is divided by site area, and typically expressed as a decimal. For example, if the floor area of all buildings on a site totals 20,000 square feet, and the site area is 10,000 square feet, the FAR is expressed as 2.0.
- H. **Determining Lot Coverage.** Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and roofed porches, shall be summed to calculate lot coverage. The following structures shall be excluded from the calculation:
1. Unenclosed and unroofed decks, uncovered patio slab, porches, landings, balconies and stairways less than 30 inches in height;
 2. Eaves and roof overhangs projecting up to five feet from a wall;
 3. Trellises and similar structures that have roofs that are at least 50 percent open to the sky through uniformly distributed openings; and

4. Swimming pools and hot tubs that are not enclosed in roofed structures or decks.

I. **Determining Lot Frontage.**

1. **Corner Lot.** The front of a lot is the narrowest dimension of the lot with street frontage.
2. **Through Lot.** The front of a through lot abuts the street frontage where the majority of the existing development on the block are fronting, except where a specific street frontage is designated as the front of a lot as follows.

TABLE TBD: FRONT OF LOT FOR SPECIFIC THROUGH LOTS

<i>Through Lots Located Between:</i>	<i>Front Yard Shall be Provided On:</i>
Ava Avenue and Ardmore Avenue	Ava Avenue
Ava Avenue and Springfield Avenue	Springfield Avenue
Barney Court and Meyer Court	Barney Court
Bonnie Brae Street and Campana Street	Bonnie Brae Street
Monterey Boulevard and Culper Court	Monterey Boulevard
Monterey Boulevard and Loma Drive	Monterey Boulevard
Monterey Boulevard and Morningside Drive	Monterey Boulevard
15 th Place and 16 th Street (East of Mira Street)	15 th Place
The Strand and Hermosa Avenue	The Strand

- J. **Determining Setbacks (Yards).** A setback line defining a required yard is parallel to and at the specified distance from the corresponding front, side, or rear property line. Required setbacks shall be unobstructed from the ground to the sky except where allowed pursuant to Section TBD, Encroachments into Required Setbacks, subject to compliance with the Building Code. The following special regulations for determining yards apply when a precise plan for a street or a setback ordinance exists.

1. **Precise Plans for Streets and Setback Ordinances.** Yard requirements shall be measured from the corresponding property line or the indicated edge of a street for which a precise plan exists or from the edge of any setback established by a setback ordinance, whichever is the greatest distance from the center line of the street.

- K. **Measuring Signs.** The calculations of measurements related to signs are described in Chapter TBD, Signs.