

PLAN Hermosa - Implementation Actions

Revised August 2017

Governance

GOVERNANCE-1. Periodically review and consider whether new commissions, working groups, or task forces are needed to accomplish City goals.

GOVERNANCE-2. Develop and regularly refine the City's policy and best practices for community engagement, communications, and use of technology to engage a diverse and broad spectrum of the community in the decision-making process.

GOVERNANCE-3. Identify and implement opportunities to utilize technology and digital resources to improve delivery of services to the community.

GOVERNANCE-4. Continue to participate and partner with neighboring cities and regional organizations to implement projects and achieve goals that enhance the livability of Hermosa Beach.

GOVERNANCE-5. Incorporate guidance related to Native American consultation and treatment of prehistoric and Native American resources into local CEQA guidelines for Hermosa Beach.

GOVERNANCE-6. Establish and maintain business support resources to assist in the attraction and retention of local businesses that serve the needs of the community.

GOVERNANCE-7. Partner with the Beach Cities Health District and local health institutions to develop and implement a Health in All Policies framework and implementation checklist.

GOVERNANCE-8. Prepare General Plan annual progress reports, including an assessment of community indicators and status of implementation programs to the Planning Commission and City Council.

Land Use + Design

LAND USE-1. Amend the Zoning Map to bring consistency between PLAN Hermosa Land Use Designations and Zoning Ordinance Zoning Districts and review development standards for non-conforming uses.

LAND USE-2. Establish development standards within the Zoning Code to establish any new land use designations and modify existing development standards to articulate the appropriate building form, scale, and massing for each established character area and the applicable density/intensity standards.

LAND USE-3. Include provisions within the Zoning Code to avoid significant shadow impacts from new structures onto public recreational areas, parks or other public gathering places consistent with industry standards for evaluating shade and shadow impacts.

LAND USE-4. Integrate the intensity standards/ Floor Area Ratios established for non-residential land uses into the Zoning Code.

LAND USE-5. Develop an inventory of underutilized or surplus property that may be appropriate for City or School District use or purchase to serve community education and recreational needs in the future.

LAND USE-6. Establish within the Zoning Code/Local Implementation Plan a method to define and classify existing facilities and proposed projects providing overnight accommodations in the Coastal Zone as low, mid-range, or high cost, and apply this method to the Coastal Development Permit review process. The method should compare hotel room rates to the California statewide and regional averages, and should be updated as the City's fee schedule is updated.

LAND USE-7. Modify the Zoning Code/Local Implementation Plan and Zoning Map to better accommodate coastal-dependent and coastal-related uses, as follows:

- Establish definitions for coastal-dependent and coastal-related uses consistent with the California Coastal Act. For each, identify a list of priority uses that meets the definition.
- Contract the C-2 (Downtown Commercial) zone district to match the Recreational Commercial land use designation.
- Modify the permitted use tables to allow specific coastal-dependent commercial uses in the C-1, C-2, and SPA 11 zone districts.
- Modify the permitted use tables to allow coastal-dependent and coastal-related industrial uses in the M-1 zone district.

LAND USE-8. Modify the Zoning Code/Local Implementation Plan to require any proposal for visitor-serving accommodations providing a majority of units at mid-range or high-cost levels to include public amenities such as plazas and spaces, restaurants, retail units, garden viewing areas, or other day-use features that may be used by the general public at no or relatively low cost. The quality and quantity of required amenities will be determined in the Coastal Development Permit review process. This requirement does not prohibit the proposed project from charging a user fee or resort fee for active amenities such as pool and spa access, recreation activities and equipment, or organized group activities on the property.

LAND USE-9. Establish a visitor-serving accommodations fee program for new high-cost overnight accommodations. Fee revenues may provide funding to support specific projects that preserve (first priority) or establish (second priority) low- or mid-cost overnight visitor accommodations that improve access to the coast by providing visitors with an affordable place to stay overnight. Collaborating with the Coastal Commission, the City shall prepare and maintain a list of specific projects that fee revenues may be used to support.

LAND USE-10. Require new visitor-serving accommodations within the Coastal Zone to maintain or improve public access to the coast by establishing and applying the following development review requirements in the Zoning Code/Local Implementation Plan:

- Where a new hotel or motel development project would consist entirely of high-cost overnight accommodations, the development shall be required to provide mitigation as a condition of approval of a Coastal Development Permit. Such mitigation may include,

but is not limited to, a mitigation payment consistent with the City's visitor-serving accommodations fee program.

- If a hotel or motel project proposes a certain number or percentage of on-site low or mid-range cost units, such units shall remain available as low or mid-range cost units for the life of the project.

LAND USE-11. Protect existing visitor-serving accommodations within the Coastal Zone by establishing and applying the following development review requirements in the Zoning Code/Local Implementation Plan:

- Any development project that directly displaces existing low and mid-range cost accommodations in the Coastal Zone shall provide an equivalent number of rooms or accommodations at an equivalent nightly rate in the Coastal Zone, or elsewhere within the City of Hermosa Beach.
- Replacement units must be subject to deed restrictions recorded against the title of the property so that they mitigate the displacement of lower- and mid-range cost accommodations for the life of the project.

LAND USE-12. Create a checklist and resource guide comprising local, state, and federal requirements for the development of offshore renewable energy facilities to streamline permitting requirements and improve public awareness.

LAND USE-13. Amend the CEQA documentation and initial study process to ensure cultural and historical resources are studied in accordance with CEQA and any local historic preservation programs.

LAND USE-14. Amend Hermosa Beach Historic Preservation Ordinance to align with Historic Preservation goals and policies including but not limited to:

- Clarify that the City Council may nominate City-owned properties and that only the property owner may nominate private property.
- Establish a list of encouraged actions that a property owner may take when a property over 50 years in age is demolished, which could include photo documentation of key architectural features, salvage or donation of key architectural features or original materials, or installation of plaque, or other actions to reflect or recognize the former structure.

LAND USE-15. Review and update eligibility criteria to use in the designation of local historic sites or historic districts.

LAND USE-16. Develop emergency preparedness and disaster response plans for cultural resources, including a recovery action plan that addresses long-range decisions likely to be faced by the City following a major disaster, including economic recovery, protocols for demolition or restoration of damaged historic structures, and fee deferral for repair permits.

LAND USE-17. Create a program to provide for the voluntary installation of plaques and/or public art related to historic buildings and sites in the city.

LAND USE-18. Research and develop innovative policies for preserving historic properties.

LAND USE-19. Work with community organizations to develop brochures, guides, walking tours, and other marketing materials to highlight existing public art in Hermosa Beach.

LAND USE-20. Develop historic preservation expertise among staff and decision makers on the Secretary of the Interior's Standards for Rehabilitation, preservation ordinances, the State Historical Building Code, environmental review for historical resources, and tax credits and incentives.

LAND USE -21. All discretionary projects that include ground disturbance or excavation activities on previously undisturbed land shall be required to conduct archaeological investigations in accordance with CEQA regulations to determine if the project is sensitive for cultural resources. Additionally, as the Lead Agency for future discretionary projects, the City is required under AB 52 to notify tribal organizations of proposed projects and offer to consult with those tribal organizations that indicate interest. Following any tribal consultation or archaeological investigation, the City shall weigh and consider available evidence to determine whether there is a potential risk for disturbing or damaging any cultural or tribal resources and whether any precautionary measures can be required to reduce or eliminate that risk. Those precautions may include requiring construction workers to complete training on archaeological and tribal resources before any ground disturbance activity and/or requiring a qualified archaeologist or tribal representative to monitor some or all of the ground disturbance activities. The City shall require the preservation of discovered archaeologically significant resources (as determined based on city, state, and federal standards by a qualified professional) in place if feasible or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures) prior to further disturbance.

LAND USE-22. Modify zoning and development standards to ensure the production of art, artist studios, and ancillary sales at art galleries are defined, allowed, and encouraged in commercial and light industrial zones.

LAND USE-23. Conduct and maintain an inventory of spaces suitable for both temporary and permanent public art installations.

LAND USE-24. Identify the important cultural and historical elements that define, differentiate, and provide value to the Hermosa Beach community.

Mobility

MOBILITY-1. Conduct an inventory and assessment of the City's sidewalk network to identify gaps, assess ADA accessibility, and prioritize improvements within the Capital Improvement Program.

MOBILITY-2. Evaluate City right-of-ways and establish or update width and design standards for the construction or maintenance of streets, sidewalks, curbs, gutters, and parkways.

MOBILITY-3. Add definitions to the Municipal Code for street classifications, pedestrian facilities, bicycle and multi-use facilities, and transportation amenities.

MOBILITY-4. Install new signage and instructions for accessing transit locations, local and regional bicycle routes, and parking meters/machines in the Coastal Zone where existing meters and machines have been shown to cause confusion for visitors.

MOBILITY-5. Evaluate operations in local neighborhood streets with considerations to speed management strategies and traffic calming measures to increase safety for all people using the street.

MOBILITY-6. Install traffic calming devices in areas appropriate to mitigate an identified and documented traffic concern, as determined by the City Public Works Director or designee. Potential traffic calming applications include clearly marked and/or protected bike and pedestrian zones, bike boulevards, bulb outs, median islands, speed humps, traffic circles, speed tables, raised crosswalks, signalized crosswalks, chicanes, chokers, raised intersections, realigned intersections, and textured pavements, among other effective enhancements.

MOBILITY-7. Work with commercial property owners to conduct an assessment for utilization of private parking supplies to supplement private and public parking needs and evaluate the potential for shared use agreements or MOUs.

MOBILITY-8. Implement a contingency-based overflow parking plan to address seasonal and event-based parking demands.

MOBILITY-9. Periodically conduct a city-wide parking study to analyze existing parking infrastructure in order to effectively address and manage current and future parking needs.

MOBILITY-10. Set utilization and turnover rate goals and implement dynamically adjusted (demand-based) pricing strategies for public parking supplies.

MOBILITY-11. Develop a smart technology street parking system in the Coastal Zone that includes but is not limited to the following features:

- Variable-cost parking linked to demand;
- Smart phone application identifying available metered spaces; and
- Parking pay-by-card and pay-by-phone programs.

MOBILITY-12. Maintain and periodically update the Transportation Demand Management (TDM) Ordinance with activities that will reduce auto trips associated with new development.

MOBILITY-13. Install and maintain transportation amenities such as bicycle parking and electric vehicle charging stations so that they are available at each commercial district or corridor, park, and public facility.

MOBILITY-14. Periodically review and update the South Bay Bicycle Master Plan to consider new or modified facilities and opportunities.

MOBILITY-15. Facilitate the operation of bicycle rental concessions in the Coastal Zone.

MOBILITY-16. Install additional bicycle parking facilities and wayfinding signage near the beach, the Pier, and The Strand.

MOBILITY-17. Identify access improvements including, but not limited to, additional bus stop pullouts, bus parking locations, a seasonal shuttle system, and drop off/pick up areas, and prioritize these improvements in the five-year Capital Improvement Program.

MOBILITY-18. In conjunction with the Hermosa Beach City School District, the City will identify school access points, a proposed network, education and enforcement programs to provide a comprehensive Safe Routes to School Program.

MOBILITY-19. Develop congestion management performance measures and significant impact thresholds that are in accordance with the California Environmental Quality Act (CEQA) and Senate Bill 743 (S.B. 743) requirements for roadway segments and intersections.

MOBILITY-20. Establish and maintain a comprehensive alternative fuel vehicle policy that annually identifies current and future charging infrastructure, evaluates installation and operational costs, and identifies funding opportunities, rebates, and incentives to support alternative fuel vehicle deployment.

Sustainability + Conservation

SUSTAINABILITY-1. Establish a local greenhouse gas impact fee for discretionary projects to provide an option to offset greenhouse gas emissions generated above established thresholds, by providing funding for implementation of local GHG reduction projects.

SUSTAINABILITY-2. Establish greenhouse gas emissions thresholds of significance and standardize potential mitigation measures for non-exempt discretionary projects.

SUSTAINABILITY-3. Develop marketing materials and participate in conferences and events to highlight the City's leadership efforts and sustainable beach city brand.

SUSTAINABILITY-4. Identify, prioritize, and implement greenhouse gas reduction projects utilizing the City's carbon reduction planning tools for community and municipal operations.

SUSTAINABILITY-5. Regularly monitor and evaluate the City's greenhouse gas emissions inventory and report on progress toward greenhouse gas reduction goals.

SUSTAINABILITY-6. Implement the City's clean fleet policy through the purchase or lease of vehicles and equipment that reduce greenhouse gas emissions and improve air quality.

SUSTAINABILITY-7. Concurrent with new State Building Code adoptions, periodically update or amend Green Building Standards and conduct cost effectiveness studies to incorporate additional energy-efficiency and energy production features.

SUSTAINABILITY-8. Develop and market a program to offer incentives such as rebates, fee waivers, or permit streamlining to facilitate the installation of renewable energy, energy efficient, or water conservation equipment.

SUSTAINABILITY-9. Maintain and periodically update the Water Efficient Landscape Ordinance and Water Conservation and Drought Management Plan sections of the Municipal Code to facilitate the use of new technologies or practices to conserve water.

PLAN Hermosa

SUSTAINABILITY-10. Create and adopt a Zero Waste Action Plan to maximize waste diversion from landfills.

SUSTAINABILITY-11. Amend the Municipal Code to require that all commercial facilities make full-service recycling available for both customer use and business use, placing attractive and convenient bins in clear locations.

SUSTAINABILITY-12. Consistent with State law, require that all multi-family residential uses provide an adequate number of attractive and convenient recycling bins to serve the number of units in the complex.

SUSTAINABILITY-13. Require that all restaurants use compostable single-use items like takeout boxes.

SUSTAINABILITY-14. Create an informational packet to be distributed to development project applicants on the use of recycled materials in new development and redevelopment projects.

SUSTAINABILITY-15. In City-sponsored renovation or remodeling projects, identify and contract with a list of qualified contractors that offer salvage services and maximize the use of such services.

SUSTAINABILITY-16. Revise the Municipal Code as necessary to ensure it reflects up-to-date practices to reduce potential for soil erosion and ways to minimize or eliminate the effects of grading on the loss of topsoil.

SUSTAINABILITY-17. Develop a citywide expansive and corrosive soils screening tool to reduce the need for site-specific soil reports.

Parks + Open Space

PARKS-1. Conduct needs assessments and evaluate recreational program offerings to ensure community needs and priorities are being met. Conduct regular updates to the Parks and Recreation Master Plan.

PARKS-2. Conduct periodic assessments of public facilities and maintain a list of priority replacement or new facilities projects.

PARKS-3. Establish parks level of service and level of access standards to prioritize the development, upgrade, and renovation of parks and open space facilities.

PARKS-4. Update City standards and fees related to the provision of parks and open space and sustainable funding source for providing high quality and well maintained facilities.

PARKS-5. Where appropriate, construct parkettes, open space, and pedestrian amenities at street ends as they intersect with The Strand.

PARKS-6. Continue, renew, and expand as needed, joint use agreements with the School District to allow community use of school fields and facilities.

PARKS-7. Partner with the School District, community groups, and neighboring communities to identify and apply for grant opportunities to maintain, enhance, and expand park and recreational opportunities.

PARKS-8. Identify and evaluate the ADA compliance of parks, public facilities, and coastal public access points.

PARKS-9. Install accessible walkways at parks and onto the beach while minimizing or avoiding negative effects on the aesthetics and ecology of the beach environment.

PARKS-10. Develop and apply evaluation procedures for development projects that have the potential to substantially obstruct, substantially interfere, or substantially degrade Prominent Public Viewpoints or Uninterrupted Viewing Areas. Evaluation requirements, criteria, and provisions to allow exceptions to setback, open space, landscaping, or other development standards for projects with the potential to substantially obstruct, interfere or degrade Prominent Public Views and Uninterrupted Viewing Areas shall be incorporated into the review process for Precise Development Plans under Chapter 17.58 of the Zoning Ordinance as follows:

- Projects located adjacent to and within the directional arrow of a Prominent Public Viewpoint, or within the Uninterrupted Viewing Areas, as identified in PLAN Hermosa Figure 5.3, shall be evaluated to determine the potential to substantially obstruct, interrupt, or detract from Prominent Public Viewpoints, or the Uninterrupted Viewing Areas.
- The evaluation will be based on quantitative criteria established and adopted by the City to evaluate potential impacts to visual quality, landform quality, community character, and view quality.
- Projects that are determined to substantially obstruct, interrupt, or detract from these public views shall be designed to reasonably minimize the substantial obstruction, interruption or detract to views from the Prominent Public Viewpoints or Uninterrupted Viewing Areas, which may include an exception to setback, open space, landscaping, or other development standards. The purpose of the exception would be to accommodate the bulk of the building in a manner that minimizes the impact to the public view while providing the property owner the same development privileges enjoyed by other similar properties in the vicinity.
- Landscaping material shall be used to screen uses that detract from the scenic quality of the coast from Prominent Public Viewpoints.

PARKS-11. Protect public views of the Pacific Ocean by establishing and applying requirements for public works and infrastructure projects such as:

- Locate new and relocated utilities underground when possible. Place and screen all other utilities to minimize public visibility.
- Replace automobile-scale streetlights with shorter, pedestrian-scale streetlights where safe and appropriate.

- Fences, walls, and landscaping shall not block views of scenic areas from designated viewpoints, scenic roads, parks, beaches, and other public viewing areas.
- Hardscape elements such as retaining walls, cut-off walls, abutments, bridges, and culverts shall incorporate veneers, texturing, and colors that blend with the surrounding earth materials or landscape.

PARKS-12. Minimize nighttime light pollution by establishing and applying the following development review requirements:

- Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity fixtures, shielded (full cutoff), and downcast (emitting no light above the horizontal plane of the fixture) concealed to the maximum feasible extent so that no light source is directly visible from public viewing areas, there is no glare or spill beyond the property lines and the lamp bulb is not directly visible from within any residential unit.

PARKS-13. Minimize the negative aesthetic impacts of signs by establishing or revising and applying the following design requirements:

- Enforce appropriate limits on height, size, design, and materials of signs.
- Prohibit signs other than traffic or public safety signs that would obstruct views to the ocean, beach, parks, or other scenic areas.
- Enforce sign maintenance controls.
- Continue restrictions on the use of lights and moving parts in signs, billboards, and rooftop signs.

PARKS-14. Modify the Zoning Code/Local Implementation Plan to prohibit use of the public beach for private commercial purposes without a Coastal Development Permit.

PARKS-15. Develop and implement a uniform coastal access sign program to assist the public to locate and use coastal access points. Consider adding signs to walk streets that intersect with Hermosa Avenue.

PARKS-16. Identify and remove any unauthorized/unpermitted structures, including signs and fences that inhibit visibility of public coastal access points.

PARKS-17. Protect public access to the coast by establishing and applying the following development review requirements:

- When projects may cause or contribute to adverse impacts to existing public access points, require a direct dedication or an easement to provide an alternative access point. Access ways shall be a sufficient size to accommodate two-way pedestrian passage and landscape buffer.
- Implement building design and siting regulations to protect existing public access points through setbacks and other property development regulations that control building placement.
- New development and redevelopment projects shall protect public accessibility to walk streets and street ends that provide access to the shoreline, the beach, and The Strand.

- New or improved beach access facilities shall accommodate persons with physical disabilities.

PARKS-18. Provide detailed transit information to visitor centers and to local tourist commercial businesses, and encourage them to share these materials with visitors and patrons.

PARKS-19. Amend the Local Implementation Plan/Zoning Code to require applicants for summer events occurring on weekends or holidays between Memorial Day and Labor Day with greater than 1,000 participants to provide and advertise predetermined shuttle services and bicycle corrals.

PARKS-20. Participate in regional and inter-jurisdictional environmental management and mitigation plans and programs such as the Santa Monica Bay Restoration Plan.

PARKS-21. Partner with local nonprofits such as the Santa Monica Bay Restoration Commission or the University of California Los Angeles, to conduct education demonstration projects or presentations on coastal and marine habitat conservation.

PARKS-22. Evaluate existing beach conditions and identify areas that may be appropriate to restore vegetated dune habitat. Pursue grant funding.

PARKS-23. Review and revise as needed, the City's tree ordinance to ensure protection of existing parkway trees, and update the master tree list.

PARKS-24. Complete and maintain a citywide public tree inventory, including quantity, species type, diameter, condition, trimming strategies and geo-codes and recommendations.

PARKS-25. Maintain a list of approved plantings for trees and landscaping within City parkways.

PARKS-26. Amend the municipal code to incorporate tree removal and replacement requirements in the public right of way. If preservation of existing mature trees is not feasible, removed trees shall be replaced at a minimum 2:1 ratio either on-site, or elsewhere as prescribed by the City.

Public Safety

SAFETY-1. Continue to adopt and enforce the most up-to-date California Building Standards Code and California Fire Code, with appropriate local amendments.

SAFETY-2. Continue to inventory unreinforced brick masonry, soft-story, and other seismically vulnerable private buildings. Identify potential funding sources to assist with seismic retrofits.

SAFETY-3. Enforce seismic design provisions of the current California Building Standards Code related to geologic, seismic, and slope hazards, with appropriate local amendments.

SAFETY-4. For properties identified as possibly containing acidic, expansive, or collapsible soils, require site-specific soil condition reports and appropriate mitigation as a condition of new development.

SAFETY-5. Evaluate tsunami preparation, evacuation, and response policies/practices to reflect current inundation maps and design standards. Include updated information in the periodically updated hazard mitigation plan.

SAFETY-6. Evaluate the landslide potential of a project site and require implementation of landslide mitigation measures when, during the course of a geotechnical investigation, areas prone to landslide are found. Potential landslide mitigation measures include, but are not limited to the following:

- Avoidance: Developments should be built sufficiently far away from the threat that they will not be affected even if a landslide does occur.
- Reduction: Reduction of landslide hazards should be achieved by increasing the factor of safety of the landslide area to an acceptable level, based on current engineering standards and practices. This can be accommodated by eliminating slopes with active/inactive landslides, removing the unstable soil and rock materials, or applying one or more appropriate slope stabilization methods (such as buttress fills, subdrains, soil nailing, crib walls, etc.)

SAFETY-7. Require projects located within the Liquefaction Areas identified in PLAN Hermosa to evaluate the liquefaction potential and require implementation of mitigation measures when, during the course of a geotechnical investigation, shallow groundwater (60 feet or less) and potentially liquefiable soils are found. Potential liquefaction mitigation measures include, but are not limited to, soil densification or compaction, displacement or compaction grouting, and use of post-tensioned slab foundations, piles, or caissons.

SAFETY-8. Support community safety and fire protection standards by establishing and applying the following development review requirements to be reviewed by HBFD and HBPD as appropriate:

- New development and significant redevelopment projects shall coordinate with HBFD and Cal Water to provide and maintain adequate peak flow rates for firefighting.
- New development, significant redevelopment, and public improvement projects shall ensure that building designs provide for adequate emergency access and that changes to the right-of-way do not impede access for emergency responder's apparatus or personnel.

SAFETY-9. Continue working with regional partners to develop a local sea level rise model that evaluates erosion potential, provides detailed inundation maps, and provides combined sea level rise and tsunami maps.

SAFETY-10. When the mean high water level exceeds 1 foot above the baseline level, partner with FEMA as a cooperating technical partner to conduct a Hydrologic and Hydraulic Study, and facilitate necessary revisions to applicable Flood Insurance Rate Maps.

SAFETY-11. Prepare for changing shoreline conditions by establishing and applying the following development review requirements:

- Require new development or redevelopment project proposals within the designated area subject to flooding, inundation, or erosion due to sea level rise to describe and illustrate in site plans how the proposed project considers and mitigates potential flood hazards during the economic lifespan of the structure. Potential flood mitigation measures include, but are not limited to, flood proofing; increased ground floor elevation (a minimum of 1-foot freeboard); ground-floor, flood-resistant exterior materials; and restricting fencing or yard enclosures that cause water to pond.
- Require new development or redevelopment projects to assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability, or destruction of the project site or surrounding area.
- As local flood, erosion, and tsunami data becomes more precise, amend the General Plan and Zoning Code to establish more specific development standards and conditions.

SAFETY-12. Amend the Municipal Code to establish a definition of “economic lifespan” for structural development as between 75 to 100 years, unless otherwise specified, and provide restrictions for specific development proposals.

SAFETY-13. Amend the Municipal Code to require flood risk disclosure and active acknowledgment of expanded flood risk when properties subject to inundation or flooding are developed or redeveloped.

SAFETY-14. Continue to participate in regional sediment management planning.

SAFETY-15. Develop a long-term adaptive shoreline management program with a strong preference for beach replenishment over shoreline protective structures.

SAFETY-16. Include updated hazardous materials considerations in regular Emergency Operation Plan updates and work with the County of Los Angeles to update local Hazardous Materials Area Plans on a regular basis.

SAFETY-17. Provide information, opportunities, and incentives to the community for the proper disposal of toxic materials to avoid environmental degradation to the air, soil, and water resources from toxic materials contamination.

SAFETY-18. Designate an emergency response team to monitor and respond to regional disasters such as oil spills and other shoreline disasters. Such a team must maintain an emergency response plan that includes coordination with other agencies and jurisdictions in the region on initial response, aid, and recovery.

SAFETY-19. Regularly evaluate crime trends and police services, facilities, personnel, and response times relative to community needs and established state and federal standards.

SAFETY-20. Establish and meet EMS and Fire response time standard of 7 minutes or less for 90% of incidents.

SAFETY-21. Enhance and maintain Police Department staffing and facilities to meet established proactive time targets and clearance rates that exceed national averages.

SAFETY-22. Continue to support existing mutual and automatic aid agreements providing additional fire and police resources needed during an emergency, as feasible.

SAFETY-23. Continue investing in "Reverse 911" call services and other technologies to inform the community about immediate hazards and public safety concerns.

SAFETY-24. Periodically update the emergency operations plan.

SAFETY-25. Periodically update the Local Hazard Mitigation Plan and concurrently amend the Public Safety Element to maintain eligibility for maximum grant funding.

SAFETY-26. Inventory critical facilities, key pieces of infrastructure, and other public buildings that are exposed to seismic shaking or are at an elevated risk of liquefaction and conduct retrofits or improve emergency power backup to reduce vulnerability.

SAFETY-27. Review critical facilities proposed for development or expansion to ensure that hazardous conditions are mitigated or hazard reduction features are incorporated to the satisfaction of the responsible agencies.

SAFETY-28. Identify hazard-specific evacuation routes and share with the public, businesses, and other government agencies.

SAFETY-29. Incorporate or request from Caltrans the inclusion of soundwalls, earthen berms, or other acoustical barriers as part of any roadway improvement project adjacent to a residential area, school, or other sensitive land use, where necessary to mitigate identified adverse significant noise impacts.

SAFETY-30. Enforce and periodically evaluate truck and bus movements and routes to reduce impacts on sensitive areas, and promote coordination between the Police Department and the California Highway Patrol to enforce the State Motor Vehicle noise standards, to minimize or reduce noise impacts on residential and other sensitive land uses.

SAFETY-31. Apply the Noise Element standards of compatibility described in PLAN Hermosa to new development proposals. Require the mitigation of extraordinary impacts through design features such as building orientation and acoustical barriers, to ensure compatibility.

SAFETY-32. Require new multi-family development, single-family development, and condominium conversion projects to meet the California Noise Insulation Standards (Title 24 of the California Administrative Code) for interior and exterior noise levels.

SAFETY-33. Acoustical analysis reports prepared by a qualified acoustical consultant shall be required for new sensitive land uses within noise impact areas (i.e., those areas where the existing or future CNEL exceeds 60 dB).

SAFETY-34. Adopt and enforce a quantitative Noise and Vibration Ordinance to reduce excessive noise and vibration from site-specific sources such as construction activity, mechanical equipment, landscaping maintenance, loud music, truck traffic, loading and unloading activities, and other sources.

SAFETY-35. Periodically review adopted noise standards, policies and regulations affecting noise in order to conform to changes in legislation and/or technologies.

SAFETY-36. Comply with all state and federal OSHA noise standards, and all new equipment purchases shall comply with state and federal noise standards.

Infrastructure

INFRASTRUCTURE-1. Create a comprehensive, long-range (20-year) infrastructure plan integrating roadway, water, wastewater, stormwater, waste disposal, and utility infrastructure systems.

- Consider the best available science describing potential climate change impacts as a basis for preparing the infrastructure plan.
- Use the infrastructure plan as a resource when preparing five-year Capital Improvement Plans (CIPs) and setting and enforcing discretionary development requirements.
- Incrementally update the infrastructure plan following the preparation of each CIP to ensure it remains consistent with changes in growth, traffic, funding sources, climate change impacts, and state and regional regulation.

INFRASTRUCTURE-2. Coordinate planning and approval processes for proposed projects to enable the siting and installation of all necessary facilities and infrastructure before or during construction or renovation activities.

INFRASTRUCTURE-3. Review and, if needed, revise the Municipal Code to require utility and service providers to restore or improve streets, sidewalks, and other public areas following maintenance or repairs.

INFRASTRUCTURE-4. Amend the Zoning Code to define essential utilities to include electricity, natural gas, telecommunications, water, sewer, and waste collection services, and require installation of all essential utilities prior to occupation of proposed development and redevelopment projects.

INFRASTRUCTURE-5. Require, as a part of development review, new development and redevelopment projects to designate areas where public infrastructure must be accommodated and to require either a land dedication or provision of the needed infrastructure by the project applicant.

INFRASTRUCTURE-6. Aggressively seek regional, state, and federal funds to leverage local money earmarked for projects listed in the CIP.

INFRASTRUCTURE-7. Periodically review, and if needed, revise the development fee schedule to ensure it is adequate and reflective of proposed projects' impacts and required services.

INFRASTRUCTURE-8. Improve the environmental compatibility of utility and infrastructure facilities by establishing and applying the following standards to new development and redevelopment projects involving utility installation or relocation:

- New utilities must be located away from, or constructed in a manner compatible with, critical habitat areas, resources, and the shoreline. Physical and service constraints may not allow relocation away from or full compatibility with such areas and resources.

INFRASTRUCTURE-9. Consult with Cal Water to estimate and evaluate water supplies, provide public information and incentives for water conservation best practices.

INFRASTRUCTURE-10. Develop a policy for the installation of greywater systems and rainwater collection cisterns in parks and community facilities, where appropriate and cost effective.

INFRASTRUCTURE-11. Support efforts by Cal Water to construct necessary pump and storage facilities to ensure adequate water supply and proper water system balance.

INFRASTRUCTURE-12. Amend the Municipal Code to require the installation of dual water plumbing hookups for landscaping irrigation, grading, and other non-contact uses in new development and major redevelopment projects where recycled water is available or expected to be available based on adopted infrastructure plans.

INFRASTRUCTURE-13. Continue to implement the Water Conservation and Drought Management Plan and any implementing ordinances, including imposition of fines and other appropriate enforcement tools, for violations of water conservation rules.

INFRASTRUCTURE-14. Ensure adequate and resilient sewer system capacity by establishing and applying the following development review requirements:

- New development or redevelopment projects involving construction of 8-inch diameter or larger sewers that connect directly or indirectly to the Los Angeles County Sanitation Districts' sewer system must prepare a sewer plan identifying that the existing sewer collection and treatment systems have available capacity to support such an increase, or provide for necessary system upgrades as part of the proposed project.

INFRASTRUCTURE-15. Hold quarterly meetings between Public Works, Community Development, and other City departments to coordinate Sewer System Management Plan implementation measures and operations.

INFRASTRUCTURE-16. Implement a financing plan, including use of the adopted sewer fee and loans, to ensure that resources are available for investment in annual rehabilitation projects to improve sanitary sewer pipes.

INFRASTRUCTURE-17. Prepare an annual report for City Council documenting sewer system operations, actions to minimize overflows, incidents of overflows, and their impacts on receiving waters and public health and safety.

INFRASTRUCTURE-18. Continue to implement and incorporate revisions to the Clean Bay Restaurant Program and Grease Control Ordinance.

INFRASTRUCTURE-19. Update program requirements to integrate the latest available Best Management Practices into the City Stormwater Management and Discharge Control

Ordinance, Low Impact Development (LID) Ordinance, and Green Streets Policy and regularly monitor results.

INFRASTRUCTURE-20. Complete municipal demonstration projects showing residential and business property best practices in urban runoff, green streets, and LID.

INFRASTRUCTURE-21. Continue to require new development and redevelopment projects to incorporate green street BMPs that address stormwater runoff from the project area using the Green Street BMP Selection Guidelines identified in Attachment A of the City's Green Street Policy.

INFRASTRUCTURE-22. Continue to install educational signs or symbols on major public storm drains.

INFRASTRUCTURE-23. Develop a process for identifying sites deemed appropriate for alternative renewable energy power generation facilities, and provide such information to utility providers and potential developers.

INFRASTRUCTURE-24. Continue to implement energy-efficient lighting throughout City facilities.

INFRASTRUCTURE-25. Survey all streetlights periodically for functionality and create a response protocol to respond to reports of streetlight outages within a 24-hour time period.

INFRASTRUCTURE-26. Develop criteria and procedures to facilitate the installation of telecommunications infrastructure in a manner that meets service needs and minimizes visual, noise, or other impacts to the community.