

RESOLUTION P.C. 20-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH RECOMMENDING CITY COUNCIL APPROVAL OF TEXT AMENDMENTS TO MUNICIPAL CODE TITLE 17 REGARDING DEFINITIONS AND STANDARDS FOR LIMITED EVENTS, ADDING DEFINITIONS FOR ARTIST STUDIO AND ARCHITECT STUDIO AND ADDING ARCHITECT STUDIO AS A PERMITTED USE IN THE M-1 LIGHT MANUFACTURING ZONE AND DETERMINING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Planning Commission of the City of Hermosa Beach does hereby resolve as follows:

SECTION 1. The Planning Commission held a duly noticed public hearing on January 21, 2020 to consider text amendments regarding definitions and standards for Limited Events. The current Municipal Code does not contain a definition or standards for Limited Events. These text amendments clarify the provisions applicable to limited events.

SECTION 2. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21080(b)(1), because CEQA does not apply to ministerial projects proposed to be carried out or approved by public agencies. The project is statutorily exempt from CEQA in that it allows for approval of limited live entertainment within approved businesses only. Additionally, the zone text changes are Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. No possibility exists that the proposed zone text amendments will have a significant effect on the environment because the zone text amendments will create standards for limited live entertainment permits.

SECTION 3. The Planning Commission finds that the proposed amendments to the Municipal Code to allow Limited Events are consistent with the City's General Plan vision to support existing businesses while attracting new business and tourism through: a Creative Economy (Governance Policy 6.5), create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents (Land Use Policy 1.1, 1.4, and 1.8), a series of unique, destination-oriented districts throughout Hermosa Beach (Land Use Policy 3.1), and a strong sense of cultural and architectural heritage (Land Use Policy 10.5).

The ordinance also furthers the general purpose of the zoning ordinance to address and review standards and criteria to assure compatibility as accessory uses within existing businesses. The amendments will not impede the City's ability to meet its General Plan goals, and the amendments are necessary to carry out the purposes of the Zoning Ordinance, including the orderly planned use of land resources.

SECTION 4. The Planning Commission hereby recommends City Council approval of the proposed ordinance attached hereto as Exhibit A.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 20-xx is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of January 21, 2020.

Peter Hoffman, Chair

Ken Robertson, Secretary

Date

Exhibit A

ORDINANCE NO. 20-xx

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, REGARDING DEFINITIONS AND STANDARDS FOR LIMITED EVENTS, ADDING DEFINITIONS FOR ARTIST STUDIO AND ARCHITECT STUDIO AND ADDING ARCHITECT STUDIO AS A PERMITTED USE IN THE M-1 LIGHT MANUFACTURING ZONE AND DETERMINING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council of the City of Hermosa Beach does hereby ordain as follows:

Section 1. Section 17.04.050 of Chapter 17.04 of Title 17 of the Hermosa Beach Municipal Code is amended by adding definition for “Limited Events.”

Events, Limited. "Limited events" means the provision of events as defined herein, but only as accessory to an established on-site use for limited periods of time such as openings for the purpose of showcasing art or other goods produced or manufactured in the M-1 Zone, such as for Artist Studios or manufacturers, and also allowing accessory retail that does not typically generate off-site impacts or contribute to impacts within the M-1 Light Manufacturing zone or adjacent residential districts in accordance with standards and limitations.

Section 2. Section 17.04.050 of Chapter 17.04 of Title 17 of the Hermosa Beach Municipal Code is amended by adding definitions as follows:

“Artist studio” means a workshop for one or more artists specializing in the visual arts including, but not limited to, painting, drawing, printmaking, mixed media, and sculpture.

“Architect studio” means a creative work space with work tables, drawing tables and space for preparing models and graphic representations which may be in conjunction with ancillary office and storage area.

Section 3. Chapter 17.42 General Provisions, Conditions and Exceptional Uses of Title 17 of the Hermosa Beach Municipal Code is amended by adding the following Section 17.42.200.

17.42.200 Events, Limited

A. Definition

1. Events, Limited as defined in Chapter 17.04.

B. Administrative Permit required.

1. Limited Events allowed pursuant to this section may be permitted with an administrative permit pursuant to Chapter 17.28 in the Cypress District M-1 Light Manufacturing zone. The Cypress District is comprised of properties located in the M-1 Light Industrial zone located on Cypress Avenue, Valley Drive, and 6th Street.
2. The appeal procedures found in Section 17.55.050 and the revocation procedures found in Section 17.55.70 shall apply to any administrative permit issued for Limited Events.
3. A Limited Events Permit is effective for two (2) years.

C. Standards and Limitations.

1. Noise: No music or speaking shall be amplified at any time and event noise cannot be audible at the property line.
2. Established maximum occupant load of the premises shall apply to the interior of the building. The business must post a sign stating the maximum occupancy. Spillover from the interior of the business should be minimized and is not permitted on City sidewalks or streets.
3. There shall be no alcohol service or consumption during Limited Events. If alcohol is proposed, a Temporary Minor Special Events Permit is required per Section 17.42.150.
4. Limited Events frequency shall be limited to three (3) per month for maximum of three (3) hours each, but no more than two (2) in a 7-day period.
5. Hours: During normal business hours but no earlier than 10:00 A.M or later than 9:00 P.M. daily.
6. Limited Events is an accessory use to the main business.
7. Parking: A parking plan, including any shared parking details and approvals, must be provided and approved for the permit. Carpooling should be encouraged.
8. Limited Events are restricted from operating on St. Patrick's Day, July 4th, Cinco de Mayo, New Year's Eve or any other date where the police department determines the accumulation of activities in the city may exceed its capacity to adequately protect public safety.
9. Accessory retail is limited to products related to the primary business use during Limited Event periods. Limited Events are intended to allow retail accessory to the primary design or production use as determined by the Community Development Director. Limited Events may not be appropriate for distribution or contractor uses, for example.

Section 4. Section 17.28.020 "Permitted Uses" of Title 17 of the Hermosa Beach Municipal Code is amended by adding the following uses to the matrix:

USE		
Architect Studio	P	
Events, Limited	P	17.42.200

Section 5. CEQA. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21080(b)(1), because CEQA does not apply to ministerial projects proposed to be carried out or approved by public agencies. The project is statutorily exempt from CEQA in that it allows for approval of limited events within approved businesses only. Additionally, the zone text changes are Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. No possibility exists that the proposed zone text amendments will have a significant effect on the environment because the zone text amendments will create a standard for limited event permits.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after its passage and adoption pursuant to California Government Code section 36937.

Section 7. Certification. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

PASSED, APPROVED and ADOPTED this ____ day of _____ 2020.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

MAYOR of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney