

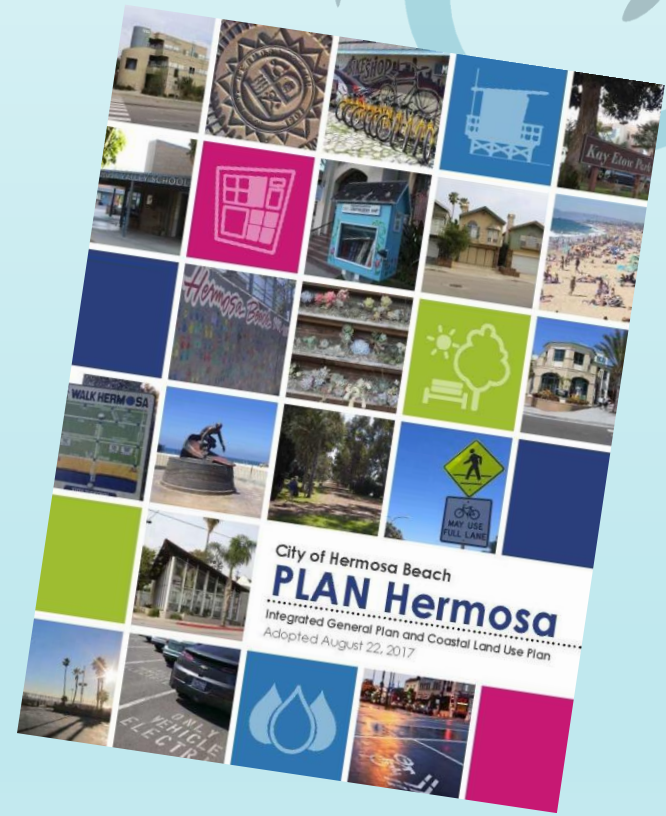


# Preliminary Draft **District and Design Standards – *Follow Up***

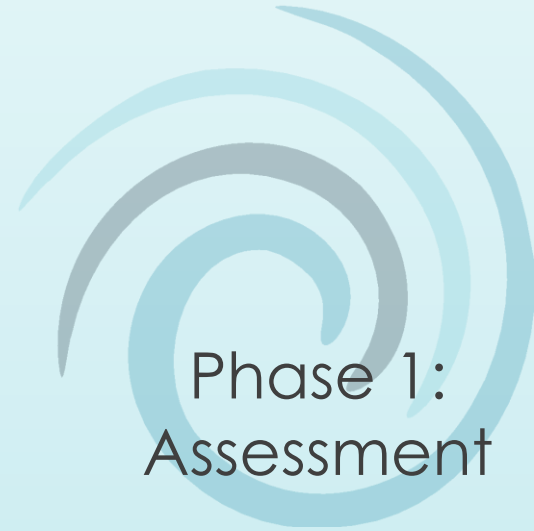
City of Hermosa Beach  
August 8, 2022

# Project Overview

**Update** the Zoning and Subdivision Ordinances to effectively implement the **PLAN Hermosa's** vision for neighborhood preservation and enhancement, economic development, environmental sustainability, and community health.



# The Process



Phase 1:  
Assessment

- February 2020  Research, Analysis, and Assessment
- May 2020  Assessment Report
- May 2020  Work Plan

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- August 2021  Targeted Parking Amendments
  - Draft Regulations for Public Review
    - Use Regulations
    - District and Design Standards – PC study session follow-up**
    - Citywide Standards
    - Administration Provisions
  - Public Review of Draft Ordinances
  - Revisions to the Draft Ordinances
  - Hearings and Adoption!

Phase 2:  
Update

# Draft District and Design Standards

- Zone District Development Standards
- Building Design Standards
- General Site Regulations
- Rules of Measurement





# PLAN Hermosa

## Land Use Element Policies



**Goal 5. Quality and authenticity in architecture and site design in all construction and renovation of buildings.**

**5.1 Scale and massing.** Consider the scale of new development within its urban context to avoid abrupt changes in scale and massing.

**5.2 High quality materials.**

**5.3 Locally appropriate materials.**

**5.4 Unique brand and identity.**

**5.5 Preservation and adaptive reuse.**

**5.6 Eclectic and diverse architecture.** Seek to maintain and enhance neighborhood character through eclectic and diverse architectural styles.



# What We Heard



1. Retain the discretionary allowance for additional height in the RH Zone
  - *Although it's not used often, it was intended to address limited unique situations that may still exist*
2. Requiring a 14 foot minimum ground floor height in Commercial Zones is too restrictive
3. Consider an increased FAR allowance in the Downtown Zone
4. Would like input from local designers and architects
5. Design standards seem to be overly prescriptive, particularly for Single Unit Residential
6. Modification process needs more discussion, concerns include:
  - *Processing time*
  - *Subjectivity*



# 1: Height Allowance, RH Zone



# What We Heard

Retain the discretionary allowance for additional height in the RH Zone

- *Although it's not used often, it was intended to address limited unique situations that may still exist*





## **2: Commercial Zone Ground Floor Height**



# What We Heard

Requiring a 14 foot minimum ground floor height in Commercial Zones is too restrictive





# 3: Allowable FAR Downtown



# Increasing Allowable FAR



The maximum allowable FAR in the Downtown Zone is 1.25

- Established in the General Plan (PLAN Hermosa)
- Increasing allowable FAR requires a General Plan Amendment and is subject to environmental review
  - Allowable FAR is a primary factor in calculating buildout and evaluating potential environmental impacts
  - Increasing allowable FAR would enable development that was not accounted for in the preparation of the General Plan or evaluated in the EIR and may result in new or substantially more severe environmental impacts
  - Therefore, increased FAR must be analyzed
- City could consider increased FAR through a separate effort



## 4: Local Designer Input



# Local Designer Input



## Efforts to get the word out and solicit input:

- Invitations with Draft District and Design Standards and illustrations sent out to Ad Hoc Committee, consisting of 13 members
  - Meeting held July 12, 2022
  - Two participants – one contractor and one project coordinator
  - Recording of meeting sent to Ad Hoc Committee requesting feedback
- Emails with Draft District and Design Standards and illustrations sent to additional architects and designers requesting feedback
- Phone calls to architects and designers requesting feedback
- Surveys at the counter for impromptu information



## **5/6: Design Standards & Modification Process**



# Building Design Standards



## **Objective design standards**

- Consistent with PLAN Hermosa Governance Policies and State law
- Applicable to:
  - Single Unit Development
  - Multi-Unit Development
  - Non-Residential Development
- Intended to accommodate variety while addressing universal elements of design
- Provide flexibility to accommodate a variety of styles
  - Offer of menu of options, where appropriate
  - Provide a process for consideration of alternative approaches
- Establish a reasonable and effective base requirement, allow a process to consider alternatives that meet the same design intent

# Modification Process



## Concept:

- **Director** approval, unless the project is otherwise going to the Planning Commission
- **Discretionary** action
  - Findings must be made
  - Conditions of approval may be applied
- The Director's decision is **appealable** to the Planning Commission
- The Director may refer any application to the Planning Commission for decision
- **Parameters** for consideration of Modification incorporated into specific standard that can be modified:
  - Example: A Modification to the Building Entrance standards may be approved for alternative designs that 'create a welcoming entry feature facing the street.'



# Single Unit Development

# Single Unit Development

## Draft standards:

1. **Building Entrances.** A principal entry shall be visible to the street and emphasized with:
  - A projection, **or**
  - A recess, **or**
  - A landing, **or**
  - Other approved through Modification process
2. **Window Trim or Recess.** Windows must have:
  - Two inch trim, **or**
  - Be recessed two inches, **or**
  - Other approved through Modification process
3. **Articulation.** Every 10 feet, there shall be one of the following
  - Wall shift, **or**
  - Change in material, **or**
  - Window or entrance, **or**
  - Projection, **or**
  - Other approved through Modification process



# Multi Unit Development

# Multi Unit Development

## Draft standards:

### 1. Building Entrances.

- All units along the street must have an entrance facing the street or accessed via a walkway or stairway from the street.
- Entrances may be individual or shared.
- The principal entry shall be emphasized with:
  - A projection, **or**
  - A recess, **or**
  - A landing, **or**
  - Other approved through Modification process

### 2. Building Length. Building length shall not exceed 200 feet.

### 3. Window Trim or Recess. Windows must have:

- Two inch trim, **or**
- Be recessed two inches, **or**
- Other approved through Modification process

# Multi Unit Development, cont

## Draft standards:

4. **Articulation.** Every 10 feet, there shall be one of the following
  - Wall shift, **or**
  - Change in material, **or**
  - Window or entrance, **or**
  - Projection, **or**
  - Other approved through Modification process
5. **Curb Cuts.** New curb cuts are prohibited except if an equivalent curb cut is replaced or there is no existing curb cut.



# Commercial Development

# Nonresidential Development

**Downtown Zone** – Draft standards update, clarify, and simplify existing SPA 11 standards



Example 1 - Pier Avenue



Example 2 - 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 3 - Pier Avenue

# Nonresidential Development

**Other Commercial Corridors** – Draft standards reflect PLAN Hermosa direction for pedestrian orientation, maximum transparency, parking location, building placement, storefront rhythm



Example 1 - Pacific Coast Highway



Example 2 - 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



Example 3 - Pacific Coast Highway



 **Anything else?**



# Next Steps

- **Preliminary Draft District and Design Standards** will remain available on the website for review and comment, [www.hermosabeach.gov/zoning](http://www.hermosabeach.gov/zoning)
- **Preliminary Draft Citywide Standards** are in process and will be the subject of an upcoming Planning Commission Study Session, anticipated to be held Summer 2022





# Thank You

Please visit the project website for more information  
[www.hermosabeach.gov/zoning](http://www.hermosabeach.gov/zoning)