



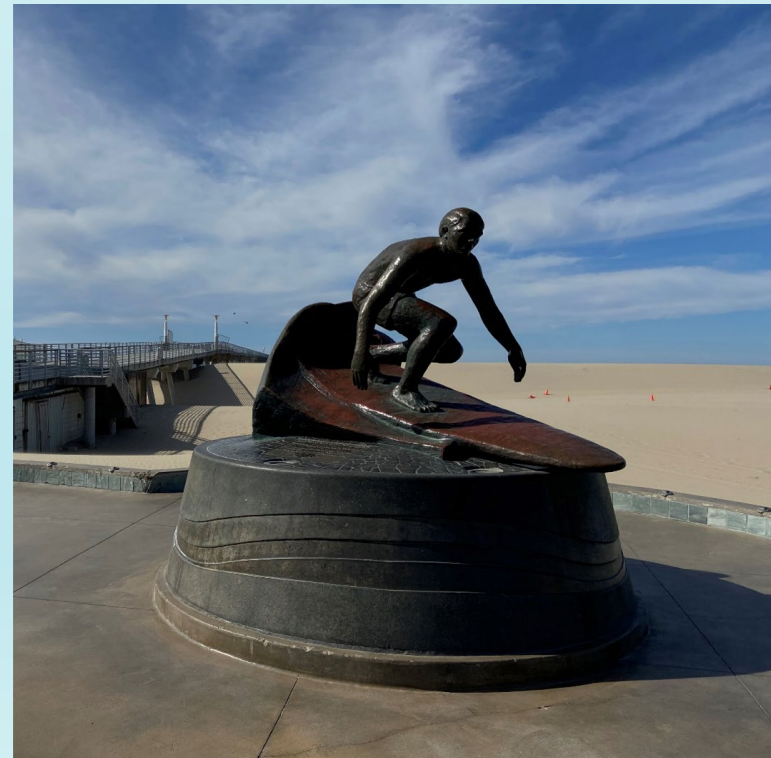
Preliminary Draft **District and Design Standards**

City of Hermosa Beach
June 7, 2022

Agenda

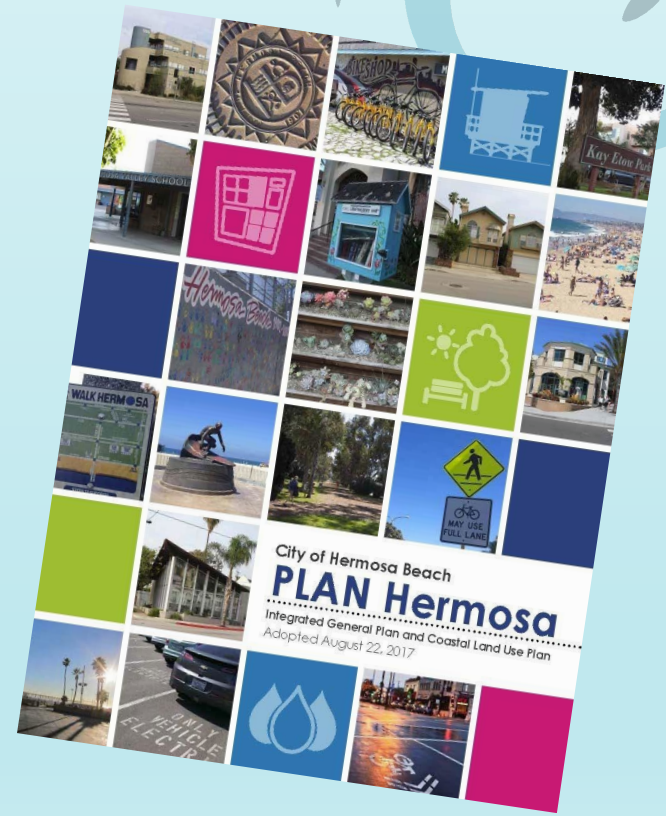
- Project Overview
- Summary of Preliminary Draft District and Design Standards
 - Zone District Development Standards
 - Building Design Standards
 - General Site Regulations
 - Rules of Measurement
- Discussion

ZONE-IN Hermosa



Project Overview

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





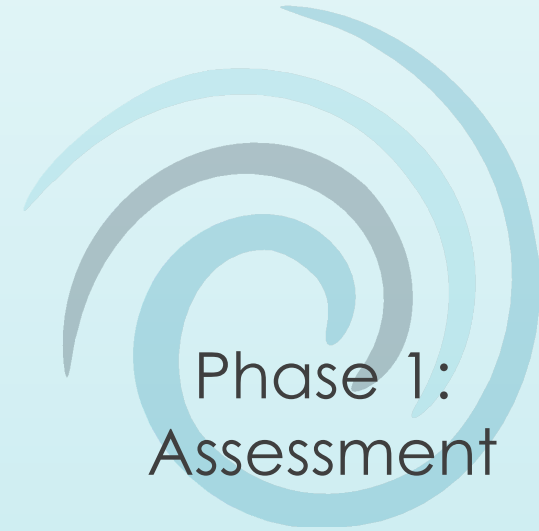
Project Objectives



Result in updated Zoning and Subdivision Ordinances that:

- Are consistent with and **implements** the General Plan/Coastal Land Use Plan;
- Are **modern** and reflects the City's current uses, practices, and development patterns;
- Provide **clear** decision-making protocols and streamlined review processes, where appropriate;
- Retain the **character and scale** of the community's neighborhoods, districts, and corridors;
- Add to the **economic vitality** and promotes adaptive reuse and reinvestment of properties;
- Address previously created nonconforming situations and **balances** whether to allow their continuance or bring them into compliance; and
- Are **clear**, concise, understandable, and easy to use.

The Process



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**
 - Citywide Development 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





Zoning District Development Standards



Zoning District Development Standards



Development standards unique to specific zoning districts

- Lot and density standards
- Dimensional requirements
- Supplemental standards

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

Residential Zones

DEVELOPMENT STANDARDS – RESIDENTIAL ZONES			
Standard	RL	RM	RH
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 on the blockface
<i>Side</i>	10% of lot width; min 3, max 5		
<i>Alley</i>	Ground floor: 3; Upper floors: 1		
<i>Rear</i>	Ground floor: 5; Upper floors: 3		5
Minimum Lot Area (sq ft)	4,000		
Minimum Open Space (sf ft/dwelling unit)	Lots > 2,310 sq ft: 400 Lots < or = 2,310 sq ft: 300 A minimum of 100 sq ft per unit must be provided as private open space		
Maximum Lot Coverage (%of lot)	Lots > 2,310 sq ft: 65 Lots < or = 2,310 sq ft: 70		

- **RH:** Removal of allowance for increased height with PC approval
 - *This consistently has not been used or approved*
- **All Residential Zones:** Reduced open space and lot coverage requirements for small lots
 - *Currently just applicable in RL*
- **All Residential Zones:** Standardized and simplified open space requirements
 - *Retained the effect of current requirements*

Commercial Zones

DEVELOPMENT STANDARDS – COMMERCIAL ZONES						
Standard	NC	DT	CC	RC	GC	SC
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)						
<i>Front</i>	0					
<i>Side</i>	0, 5 adjacent to Residential Zone			0, 10 adjacent to Residential Zone		
<i>Rear</i>	0, 5 adjacent to Residential Zone			0, 10 adjacent to Residential Zone		

- Supplemental standard requiring pedestrian amenities along Pier Avenue, consistent with existing requirements
- **DT:** Removal of story limitation
 - *Redundant with the height limit*
- **CC, GC, and SC:** Incorporation of design related findings related to a maximum 35 foot height allowance into universally applicable design standards
 - *For consistent application*

Light Industrial Zone



DEVELOPMENT STANDARDS – LIGHT INDUSTRIAL ZONE	
<i>Standard</i>	<i>M-1</i>
Maximum Floor Area (FAR)	1.0
Maximum Height (ft)	35
Minimum Setbacks (ft)	
<i>Front</i>	0
<i>Side</i>	0, 8 adjacent to Residential Zone
<i>Alley</i>	3
<i>Rear</i>	0, 8 adjacent to Residential Zone

Public and Semi Public Zones

DEVELOPMENT STANDARDS – PUBLIC AND SEMI PUBLIC ZONES			
<i>Standard</i>	<i>PF</i>	<i>OS</i>	<i>B</i>
Floor Area Ratio (FAR)	1.0	0.5	0.05
Maximum Height (ft)	35	25	25
Minimum Setbacks (ft)			
<i>Front</i>	0	20	0
<i>Side</i>	0	20	0
<i>Rear</i>	0	20	0

- *Supplemental standards for Noble Park pursuant to Ordinance No. 92-1082 passed by a vote of the people*



Zoning District Development Standards



Review Questions:

- Are the **Residential Zone** development standards appropriate, including the proposed refinements:
 - Removal of allowance for increased height in RH Zone with PC approval
 - Consistent application of reduced open space and lot coverage requirements for small lots
 - Standardized and simplified open space requirements
- Are the **Commercial Zone** development standards appropriate, including the proposed refinements:
 - Removal of story limitation in the DT Zone
 - Incorporation of design related findings related to a maximum 35 foot height allowance into universally applicable design standards for consistent application in the CC, GC, and SC Zones
- Are the **Light Industrial** and **Public and Semi Public Zone** development standards appropriate?



Building Design Standards



Building Design Standards



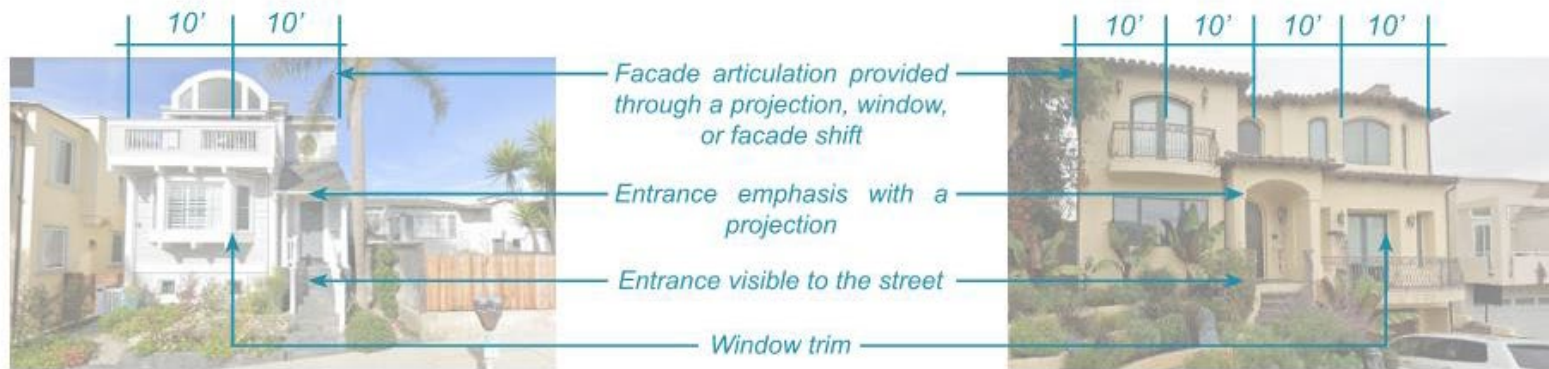
Objective Design Standards

- Applicable to:
 - Single Unit Development
 - Multi-Unit Development
 - Non-Residential Development
- Intended to accommodate variety while addressing universal elements of design
- Alternative designs that meet the intent of the requirements may be approved through a discretionary process

Single Unit Development

Standards address the following to ensure development engages the street and avoids a monolithic appearance.

- Entrance location and design
- Window trim
- Façade articulation



Single Unit Development



Facade articulation provided through windows and a facade shift

Window trim

Entrance emphasis with a projection

Enhanced walkway creates a welcoming entrance feature



Facade articulation provided through balconies, projections, windows and a facade shift

Entrance emphasis with an overhang

Entrance visible to the street

Window trim



Multi-Unit Development

Standards address the following to ensure development engages the street and avoids a monolithic appearance.

- Entrance location and design
- Maximum building length
- Window trim
- Façade articulation
- Curb cuts



Multi-Unit Development

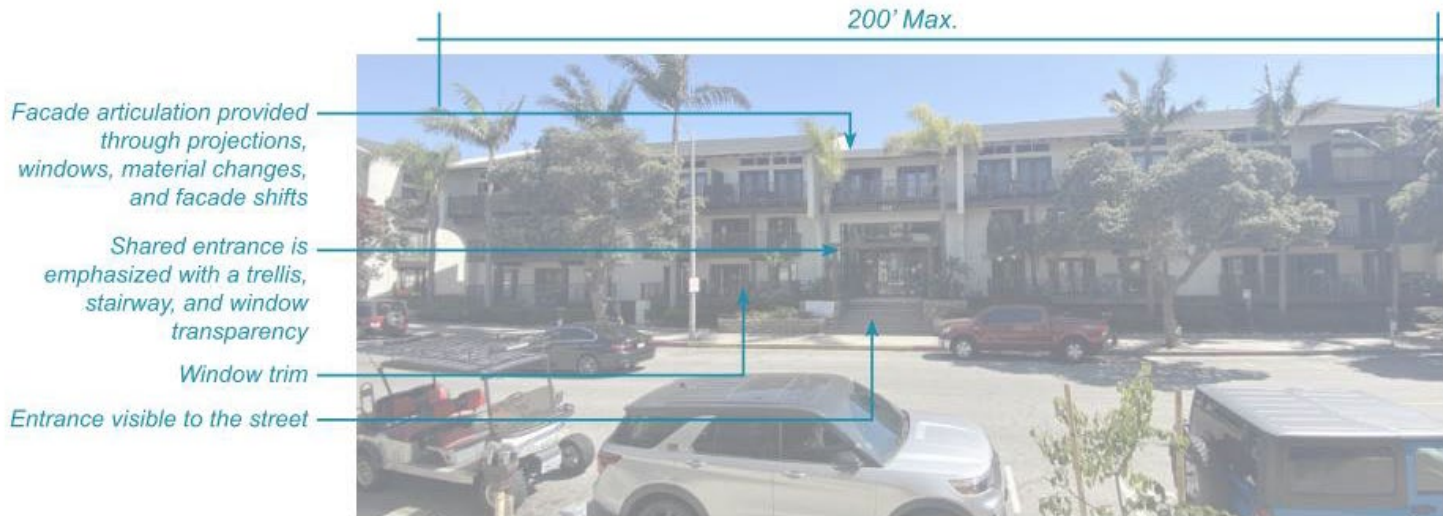


Facade articulation provided through projections, windows, material changes, and facade shifts

Window trim

Units accessed via a walkway from the street

Curb cuts are minimized with shared driveway



200' Max.

Facade articulation provided through projections, windows, material changes, and facade shifts

Shared entrance is emphasized with a trellis, stairway, and window transparency

Window trim

Entrance visible to the street

Nonresidential Development

Standards are intended to ensure new development engages the street, creates visual interest, and reflects the desired character of the Downtown and the City's commercial corridors



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



Example 1 - 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 2 - Pacific Coast Highway



Example 3 - Pacific Coast Highway



Building Design Standards



Review Questions:

- Are the building design standards appropriate for:
 - Single Unit Development
 - Multi-Unit Development
 - Nonresidential Development
- Do they address the appropriate elements of design?



General Site Regulations



General Site Regulations



Site regulations applicable to all land within some or all zones, regardless of use

- Accessory Structures
- Encroachments into Yards
- Fences, Walls, and Dense Hedges
- Height 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



General Site Regulations



Notable changes:

- Specifically identify allowable encroachments into side and rear setbacks for stormwater management equipment such as rain barrels and other mechanical equipment
- Standardized open space requirements for all zones.
 - Increase of 100 square feet of open space per unit for 1-4 residential units on lots greater than 2,310 square feet
 - Additional flexibility in configuration of open space - can be located within setbacks and on roof decks
- New screening requirements along common property lines between industrial or utility uses and a Residential Zone
- Reduced threshold for applicability of trip reduction and transportation demand management measures from 25,000 square feet of nonresidential development to 15,000 square feet



General Site Regulations



Review Questions:

- Are the General Site Regulations appropriate, including notable changes:
 - Allowable encroachments into side and rear setbacks for stormwater management equipment such as rain barrels and other mechanical equipment
 - Standardized open space requirements for all zones, allowing more flexibility in the location of open space and increasing the amount of open space required in certain situations
 - New screening requirements along common property lines between industrial or utility uses and a Residential Zone
 - Reduced threshold for applicability of trip reduction and transportation demand management measures from 25,000 square feet of nonresidential development to 15,000 square feet

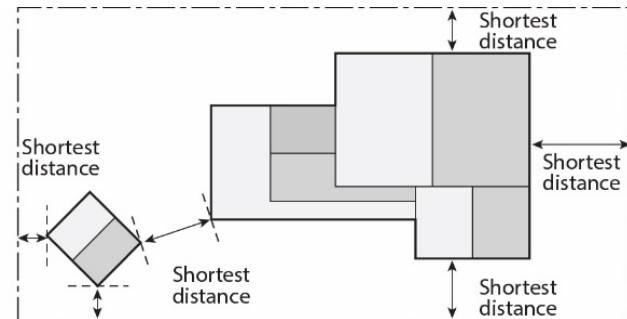


Rules of Measurement

Rules of Measurement

Refinements to provide clarity or codify current practices

- Fractions
- Measuring Distances
- Measuring Height
- Establishing Calculated Grade
- Measuring Lot Width and Depth
- Determining Floor Area
- Determining Floor Area Ratio
- Determining Lot Coverage
- Determining Lot Frontage
- Determining Setbacks
- Measuring Signs





Discussion



Thank You

Please visit the project website for more information
www.hermosabeach.gov/zoning