

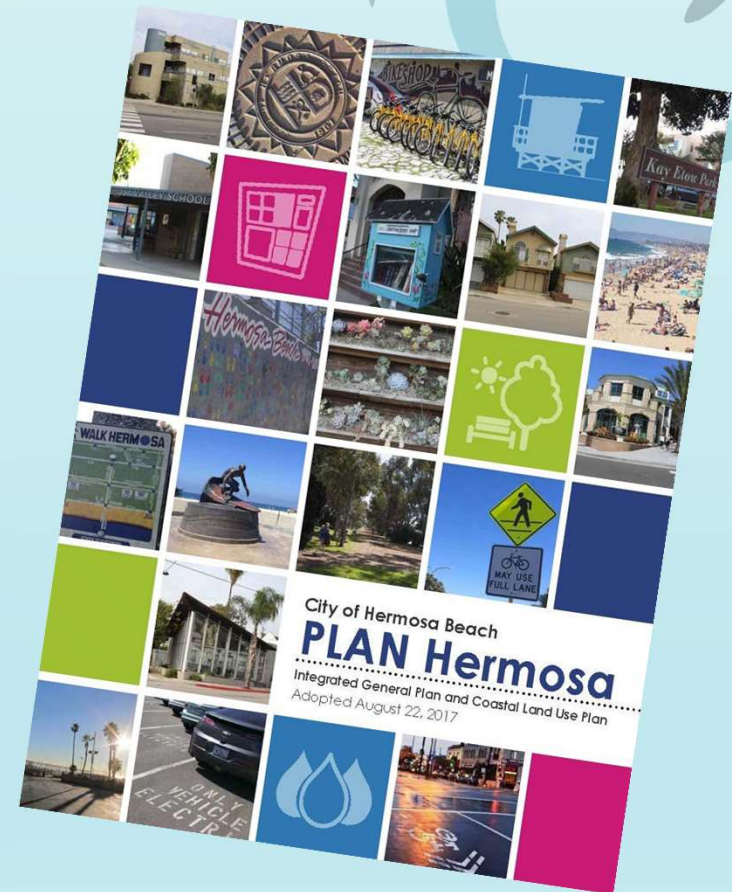


Preliminary Draft Use Regulations-*Follow Up*

City of Hermosa Beach
April 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

August 2021

Targeted Parking Amendments

Draft Regulations for Public Review

Use Regulations – PC study session February 2

Development Standards

Administration Provisions

Public Review of Draft Ordinances

Revisions to the Draft Ordinances

Hearings and Adoption!

Phase 2:
Update



Draft Use Regulations

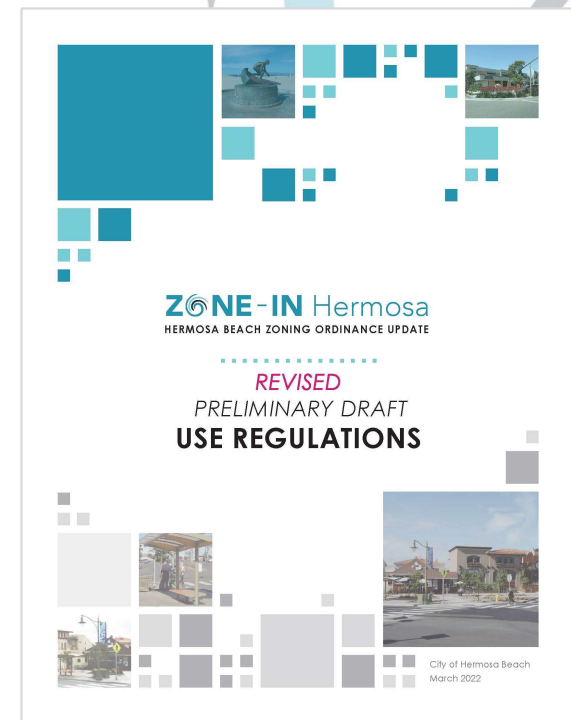


- **Use Regulations** specify which land uses are permitted, conditionally permitted, or prohibited in each zoning district in the City and if special requirements apply. The document for review includes:
 - Use Classifications
 - Use Allowances by Zoning District
 - Standards for Specific Uses

Revised Draft Use Regulations

Revised Draft Use Regulations

- Revisions shown in track changes
- Available on the website, www.hermosabeach.gov/zoning
- Revisions include:
 - Revised use allowances to reflect Housing Element policies
 - Revised use allowances to reflect PC comments, including hotel uses in the DT Zone
 - Revised use allowances in response to Stakeholder Group input
 - Clarification of use classifications
 - Other clarifying revisions





Requests for Information



Draft Zoning Map

- Available on the website, www.hermosabeach.gov/zoning

Map of commercial areas within 50 feet of a Residential Zone

- Requested in relation to proposed standards which would allow outdoor dining on upper stories and roof decks **except** areas within 50 feet of a Residential Zone

RESIDENTIAL/ COMMERCIAL ADJACENCIES

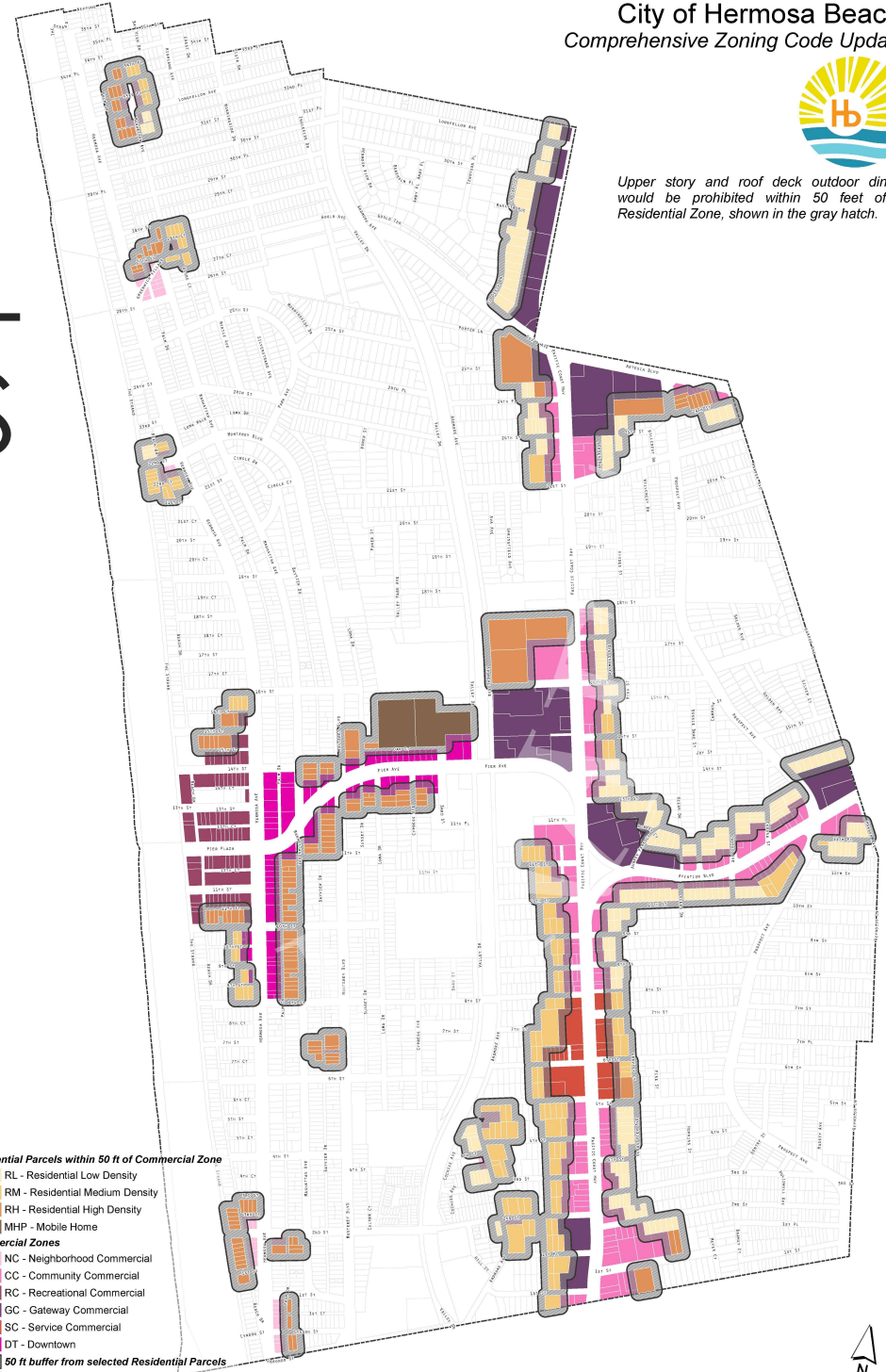
Upper Story and Roof Deck Dining Location Limitations

City of Hermosa Beach
Comprehensive Zoning Code Update



Upper story and roof deck outdoor dining would be prohibited within 50 feet of a Residential Zone, shown in the gray hatch.

- Residential Parcels within 50 ft of Commercial Zone**
- RL - Residential Low Density
 - RM - Residential Medium Density
 - RH - Residential High Density
 - MHP - Mobile Home
- Commercial Zones**
- NC - Neighborhood Commercial
 - CC - Community Commercial
 - RC - Recreational Commercial
 - GC - Gateway Commercial
 - SC - Service Commercial
 - DT - Downtown
- 50 ft buffer from selected Residential Parcels
- City Boundary





Minor Use Permit Process



Concept:

- Minor Use Permits are **discretionary**
 - Findings must be made
 - Conditions of approval may be applied
 - They are subject to CEQA
- **Public notice is required**, similar to current requirements for Conditional Use Permits
- The public notice states the date the Director will make a decision
- The Director's decision is **appealable** to the Planning Commission
- The Director may refer any application to the Planning Commission for decision

Stakeholder Group Input

General Themes

- Allowing a wide variety of uses will add to the vibrancy of the DT Zone
- PLAN Hermosa may be limiting and not fully articulate a desired vision for the future
- Be more flexible in allowances for off-site parking
- Incorporate flexibility, especially in the allowed types of uses
 - Specifically, allow offices and gyms on the ground floor in the DT Zone
 - ✓ *Revised use regulations add flexibility for uses in the DT Zone. More types of uses are allowed on the ground floor along Pier Avenue subject to discretionary review, and permitted in other areas of the DT Zone*
 - Ensure uses such as med spas are allowed
 - ✓ *Clarifications to use classifications made accordingly*
 - Have similar use allowance in the RC Zone and the DT Zone. The zones are across the street from each other, the use allowances should be aligned
 - ✓ *The use allowances are similar*

Common Use Questions

Example Uses

- Soho Yoga (smaller yoga studio): Instructional Services
- Shard Fitness (one-on-one fitness): Instructional Services
- 24 Fitness-like gym: Indoor Entertainment and Recreation

<i>Land Use Classification</i>	<i>NC</i>	<i>DT</i>	<i>CC</i>	<i>RC</i>	<i>GC</i>	<i>SC</i>
Instructional Services	P	P	P	P	P	P
Indoor Entertainment and Recreation	-	M	M	P	P	M

- *Note: Consistent with current regulations, permanent tattoo make up to be considered Personal Service*



Discussion Items

Home Occupations



Existing regulations have been revised to:

- Allow up to two on-site clients between the hours of 7:00 am and 7:00 pm
- Expand the type of allowed operations (including professional offices)
- Remove the annual renewal requirement (business licenses are still subject to annual renewal requirements)
- Pending legislation for countywide microenterprise regulations may influence these regulations
- *Are the proposed home occupation regulations appropriate?*



Accessory Uses in the M-1 Zone



Draft regulations limit accessory uses in the M-1 Zone to 10% of the total floor area:

- Planning Commission comment that another number, such as 25%, may be appropriate
- A limit on the amount of accessory uses in the M-1 Zone is intended to preserve industrial production in this area and prevent encroachment of non-industrial uses
- 10% was based on Planning Commission discussions from 2019
- *What should the limit be?*



Drive-Through Facilities



- The Planning Commission directed staff to bring back a discussion on Drive-Through Facilities.
- Currently we allow “Restaurant, with drive-in, or drive-thru window, or with outdoor walking up window on public right of way” in the C2 and C3 zones with a CUP
- Proposed to be allowed in CC, GC, SC with a CUP
- Draft development standards for this specific use will be brought back at a future Special Planning Commission Meeting when we discuss development standards
- *What should the standards address?*



Next Steps



Next Steps

- **Draft Zoning Map** and **Revised Draft Use Regulations** will remain available on the website for review and comment, www.hermosabeach.gov/zoning
- **Draft Development Standards** are in process and will be the subject of an upcoming Planning Commission Study Session, **tentatively** scheduled for June 7, 2022



Thank You

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