

# COMPREHENSIVE GENERAL PLAN

## CITY OF HERMOSA BEACH

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## I. INTRODUCTION

### The Plan

The Hermosa Beach General Plan is the result of years of work by the City's Planning Commission, Council, citizens and staff. It presents a realistic guide for the future of the City, one that recognizes the intricate and vital relationships of so many elements of the community such as land use, circulation, housing, noise, etc.

This particular volume represents a consolidation and revision of the previous nine (9) state required General Plan elements and the five (5) optional ones into coordinated, readable and usable documents. The intent is to make the cumulative efforts, studies and policies of the City into a volume which can readily be used by citizens, staff, Commissions and Boards, and the Council. A General Plan is no better than its usability.

This General Plan was the subject of several Planning Commission public hearings and the subsequent recommendation of the Commission were reviewed by the City Council at public meetings.

State law provides for a General Plan that looks at all aspects of physical growth. Attitudes toward growth, environmental protection and social responsibility have changed markedly since Hermosa Beach's original General Plan was prepared in 1965.

This new plan is long ranged and comprehensive but it still seeks to solve today's problems. Some proposals can be carried out now, others are to be realized in 5 or 10 years.

The Plan includes all physical elements of the City such as land use, circulation and parking. It also includes social economic, and environmental concerns.

### GENERAL POLICIES

1. Rational Land Use Allocation
2. Improved and Vital Commercial Districts
3. Preserve the Diversity and Creative Nature of the Community
4. Maximize Open Space and Recreational Opportunities
5. Efficient Usage of Parking Resources
6. Provide efficient movement through the City on commercial arteries while preserving the safety of neighborhoods by reasonable traffic controls. To provide pedestrian as well as vehicle circulation within the City.
7. Maximize the safety of public and private development and a criteria for decision making.
8. Provide a realistic framework for evaluating public services and capital improvements.

## IMPLEMENTATION

This plan, upon adoption by the City Council, is the official policy of the City and it is to be used as the framework for all City decisions on public and private projects and for City expenditures and services.

## THE CITY IN GENERAL

Hermosa Beach is a community of about 21,000 persons living in the confines of 1.3 square miles. The high density is the result of intensive small lot development rather than high rise construction. Well over 80% of the City's lots are substandard in size (less than 4000 square feet). The City also has 1.8 miles of one of the best beaches in California which is a regional attraction for millions of visitors a year. It is a community of diverse architecture and personalities. All of these factors tend to magnify both the problems and benefits of living in Hermosa Beach and emphasizes the need for a thoughtful planning effort.