

## OPEN SPACE

### Philosophy

The underlying philosophy of the Open Space and Conservation Element is to preserve and enhance the existing green areas, and to increase the total open space areas within possible financial ability. Open Space is necessary to create a better living environment through provision of visual and psychological relief, recreation, education, and cleansing of air. It is accepted that recreation and education needs of the community change from decade to decade, or even from year to year; the actual use of some open spaces may change by the need will not diminish, most probable will increase as leisure time increases and population of the community and region increases.

The use of the ocean and beach may vary: surfboarding enthusiasm may wax and wane, swimming may increase or decrease; however, the ocean and beach will always be needed as open space and are the primary influences on the character of the City.

Streets comprise nearly one third of the City's area, and considering the small size of private lots and minimal yards, these streets provide much of the "elbow room" within the community. For this reason, these streets should not only be preserved but developed for maximum impact as green areas of landscaped ribbons throughout the City.

In general, open space, in whatever form and regardless of the current usage, is a valuable natural resource for the urban community which has grown from the seaside resort founded in 1907 to provide escape from the crowded interior communities of the Los Angeles basin.

### ASSUMPTIONS

The following assumptions have been made in arriving at this plan:

- A. All possible steps will be taken to maintain property owned by the Hermosa Beach Elementary School District for open space/recreation use without detriment to the education system.
- B. The City of School District should make every effort to purchase the 4.3 acre trailer park adjacent to Valley Vista School.
- C. The City will retain and gain additional use of the railroad right-of-way including creation of a pathway for walkers and runners.
- D. The beach will continue to be a regional recreation facility.
- E. The City can zone the ocean area as open space.
- F. The City will need to develop small areas (parketts) for localized neighborhood open space.

- G. Family size decreased from the 1970 census figure of 2.4 persons as property values increase.
- H. Senior citizens' population (50+) will decrease from 22% (1970) and stabilize at about 15%.
- I. Young adults' population (20-30) will continue to represent about a quarter to a third of the City.
- J. The population will continue to be primarily adult.
- K. Elementary school enrollment 1,200 (6%) and high school enrollment 650 (3.4%) can be expected to decline.

#### GOALS

- 1. To obtain and preserve open spaces within the City limits of Hermosa Beach, sufficient to provide for anticipated needs of both present and future residents.
- 2. To preserve a healthy climate for the physical and mental health and well-being of future Hermosa residents.
- 3. To establish the beach and ocean area as a natural recreational resource, not only for the City but also for the Southern California region; and to establish land use zone classification to prevent despoiling same for residential, commercial, or industrial purposes.
- 4. To obtain, preserve, and enhance green areas, such as street landscape strips, mini-parks and parkways as being necessary to the health and well being of the community.
- 5. To provide for the identification, preservation and enhancement of historical monuments and surrounding areas.
- 6. To provide room for, and adequate protection of, bikeways, pedestrian routes and trails.
- 7. To provide for the retention and further beautification of streets as open spaces, and to encourage further use of same as pedestrian walkways, malls and plazas.
- 8. To preserve existing public buildings and develop them for greater public use as community centers, in order to create a feeling of community.

9. To locate and preserve scenic vistas and corridors by appropriate regulations and markings.
10. To regulate and prevent use of lands determined to be hazardous due to underlying geological conditions, soil instability, flooding or other natural hazard.

### PRINCIPLES

Policy 16: To obtain and preserve open spaces within the City limits of Hermosa Beach sufficient to provide for anticipated needs of future residents.

Basic recreational standards should be adopted as soon as feasible, anticipating as much as possible the future recreational needs of the City.

All areas designated on Open Space Plan should be placed in the open space zone pending the establishment of recreational standards and determination of civic/educational needs.

A map shall be adopted, showing open spaces.

Policy 17: To preserve a healthy climate for the physical and mental health and well-being of future Hermosa residents.

Live plant areas should be increased as much as feasible and consistent with the open nature of the community.

Crowding should be reduced by proper use and spacing of open space throughout the City.

Policy 18: To provide space for recreation facilities and land areas for future residents.

Recreational open spaces and buildings should be large enough and flexibly designed to be susceptible to conversion as recreation needs change.

The beach, being a regional facility, should be viewed as not providing adequate overall recreation space for residents because it has limited and specialized uses, thereby not meeting the breadth of recreational needs.

An active program of land acquisition and development should be begun to enlarge, protect, and enhance existing recreational spaces and facilities.

Policy 19: To obtain, preserve, and enhance green areas, such as street landscape strips, mini-parks and parkways as being necessary to the health and well-being of the community.

Small City parks and parkettes to contribute to the general greenness and feeling of openness, and provide opportunities for small rest areas should be provided where economically feasible.

Landscaped median strips and parkways should be created to reduce the effectiveness pavement expanse, soften noise and absorb smog-inducing emissions.

The cost of small landscaped areas should be substantially reduced by careful choice of landscape materials and automatic watering systems.

Policy 20: To provide for the identification, preservation and enhancement of historical monuments and surrounding areas.

A special effort should be made to identify all remaining buildings of historical significance.

Policy 21: To provide for, and adequate protection of, bikeways, pedestrian routes, and trails.

Bikeways, walking and riding trails have always been a significant part of Southern California life. Hermosa Beach should preserve and develop such for the use of its residents and those of neighboring communities.

The railroad right-of-way, the beach, the Edison right-of-way, and the undeveloped parkways of Prospect Avenue represent opportunities for walking and bicycling trails and should be explored as a trailway.

Policy 22: To provide for the retention and further beautification of streets as open spaces, and to encourage further use of same as pedestrian walkways, malls and plazas

The City street system represents approximately 25% of the total land area of the City. Some of the streets are now used as walkways and should be landscaped and lighted appropriately.

Street landscaping whether on closed or open streets should be designed to add to the beautification efforts of residents, and should encourage further beautification by residents.

Streets, when closed for whatever reason, should be retained where practical and used for shopping malls, where zoning is appropriate or part of the bicycling and walkway system.

The "stub end" of streets west of Beach Drive should be made public areas for pedestrians with landscaping, benches, and walkways, the streets include 10th, 11th, 13th, 14th, 15th and Pier Avenue.

Policy 23: To preserve existing public buildings and develop them for greater public use as community centers, in order to create a feeling of community.

Existing public buildings, whatever their original purpose, represent an investment of public funds, and maximum use should be made of them as long as any practical use can be envisioned.

City governmental buildings can and should be used for any compatible citizen organization, when no interference with governmental purposes occurs.

Unused or underused public school buildings are normally centrally located and if sensitively managed, should be able to provide needed community services.

A. Inventory and Analysis of Open Space areas:

1. School Grounds.

One of the primary open space sources in Hermosa Beach is the Elementary School District property. The school system presently occupies approximately 23 acres, much of which is open and used for recreational purposes.

2. Parks.

About 16 acres of park land now exist in the City. The parks vary in size from 2500 square foot tot-lots to 6-acre playfields. Most of the park land is located in two parks adjacent to the railroad right-of-way.

3. Railroad Right-of-Way.

The railroad right-of-way encompasses about 20 acres and visually connects four elementary schools and two parks. The City has an active landscaping agreement with the ATSF.

4. Beach.

The sand beach is about 50 acres in extent. The adjacent surf serves as swimming and water play area. It is estimated that the combined sand and water recreation area is about 220 acres.

5. Ocean.

The City boundaries enclose about 3456 acres of ocean area. This area is regarded as open space, and is to be considered for recreation and health resources only.

6. Streets.

Nearly 192 acres of the City are in streets. Some of these streets are closed to vehicles and used as landscaped open spaces. Since both subdivided lots and blocks are small in comparison with other Southern California cities, these streets are regarded as significant contributors to open space.

7. Private Open Space.

Some privately held land is shown as open space. A 4.5 acre trailer park adjacent to a school should be obtained by either the School District of the City for open space use.

A block of 16 lots, comprising 47,300 square feet, is shown as a park addition to school-owned property at Prospect and Hollowell.

B. Community Needs.

Community needs are difficult to establish in a community that is both a beach-oriented city and changing city.

The beach is a specialized regional recreational resource that satisfies certain open space and recreational needs for local residents; however, there is a broad range of activities and needs by residents of all ages that must be met with inland open spaces, parks and play areas. The existing community park and recreation areas (exclusive of the beach) represents only .74 acres per thousand persons, which is well below various national standards that range from 2.5 to 10 acres per thousand persons.

The General Plan of land use shows that the City's population is not changing drastically in numbers, but is changing in education level, income level, income level and social character.

The Open Space Plan is designed to meet the following standards of recreational need:

CHART A

RECREATION STANDARDS FOR SMALL METROPOLITIAN CITIES

TYPE	STATE REC.	EXISTING	PROPOSED
Playground	36 acres	9	9
Play Field	36 acres	12	15
Neighborhood Park	48 acres	6	9
Community Park	84 acres	6	10 & 20 (RR)
District Park	48 acres	0	0
Sub Total	312 acres	221 (B)	221 (B)
Regional Park	252	33	63
TOTAL	564	254	284

NOTES: Community Park includes cultural center and sports center and all the below on a relatively large scale.

Playgrounds are organized court games and ball field areas.

Playfields are open, level grass areas for free or organized play.

Neighborhood parks are toddler play areas, free play areas, picnic areas, landscape areas.

#### C. Urbanization.

Hermosa Beach is fully urbanized, and no additional land will be needed for urbanization. The City boundaries, including the ocean boundaries abut fully developed communities. No annexation is possible.

Future population growth will be the result of intensification of existing urban land rather than the urbanization of presently undeveloped land.

#### Exception:

There are some parcels, approximately fifteen acres in total, of former commercial or industrial use which are approved for possible residential development.

#### D. Classes of Open Space.

The following four categories of open space, based on criteria of utility and size, have been identified:

1. "Accessory" open space includes traditional front yard, side yard, interior court, passageway, building separation and patio areas; and may be described as that portion of a lot or parcel which:

Is open and unobstructed from the ground upward, except for permitted projections into yards:

Is accessory to principal uses which are usually, but not necessarily enclosed in buildings and structures on a lot or site;

Is accessible to principle uses which are usually, but not necessarily enclosed in buildings and structures on a lot or site;

Is accessible to and usable by all residents of the lot or premises;

May have dimensions as low as five feet or less; and

Is not used for private streets, parking, loading or driveways.

Yard and space dimensions have been established by development standards specified for each zone. Accessory open space represents the smallest amount in terms of individual area and will not be included in the OS Zone. Rooftops of buildings are not included in the accessory open space category.

2. "Common" open space, substantially free of structures but possibly containing improvements which are part of a development plan, is found in conjunction with planned unit developments and condominiums. Percentages of required common open space and proportion of level or usable open space may be set by the district regulations or by the authorized agency. Private parks and recreation areas are established by conditional use within the project and each owner of a lot or facilities or voting membership in an association owning the common areas and facilities. Common open space does not include private yards or patios in the PD. The land requires no special zone label if retained under private ownership, maintenance, and supervision.
3. "Primary" open space is land that enhances the present or potential value of surrounding urban development and comprise public and private areas devoted to recreational, educational, cultural and aesthetic purposes. There are two divisions of primary open space:
  - a. Natural environment (such as the beach) in which the unspoiled works of nature prevail.
  - b. Designed environment, such as the railroad right-of-way of city parks, in which the works of nature are modified to serve the recreational, visual, social and cultural needs of people.
4. "Secondary" open space is land in private or public ownership on which transpires some form of institutional, circulatory, or other non-recreational activity characterized by little or no building coverage. The open space is a secondary characteristic of the use.

Examples are: Cemetery, parkways, harbor, parking lot and freeway and schools. Most of these uses will be regulated by zone OS Open Space.



## DESIGNATION AND DESCRIPTION OF PROPOSED OPEN SPACES

### 1. The Open Space Plan includes all City Parks and Recreation Facilities for Anticipated Growth

The Open Space shows existing and proposed parks and playgrounds, existing and proposed schools, proposed Civic Center, park and school expansions. These are to be purchased as feasible, and may be leased for private use pending public need provided there is no encumbrance on the ultimate open space usage.

### 2. The Open Space Zone

No building permits shall be issued for construction on land within an Open Space Zone unless said structures are permitted by the provisions of the OS zone.

## POLICY GUIDELINES

State Government Code, Section 65567, says "No building permit may be issued, no subdivision map approved and no open space ordinance adopted unless proposed construction, subdivision, or ordinance is consistent with the Local Open Space Plan".

In order to assure that the open spaces shown on the Open Space plan shall remain available to the citizens of Hermosa Beach, the following action plan is to be followed:

Policy 24: School Grounds. The City and the Hermosa Beach School District shall enter into an agreement whereby those school lands shown on the Open Space Plan as permanent open space shall be preserved in public ownership. To accomplish this, the City may:

- a. Purchase or lease surplus school property should such become available, so that property can be maintained for open space and recreation use,
- b. Prohibit the use of designated open space for development for other than open space purposes even though sold to private ownership.

Policy 25: Parks. City park land shall remain in use as park land, and once park land, turned to no other use, unless replaced in exact or greater amount of equally usable park land.

Policy 26: Railroad Right-of-Way. The City shall retain its landscape agreement, and seek to expand its agreements on the right-of-way for open space/transportation use. The use of this area for movement by the public to and from the beach or across town shall be considered an open space use. Such use shall cover no more than 20% of the right-of-way. Riding and hiking trails shall be developed.

Policy 27: Beach. The beach shall be developed in accordance with the conservation section of this plan and no private use of the beach shall be permitted.

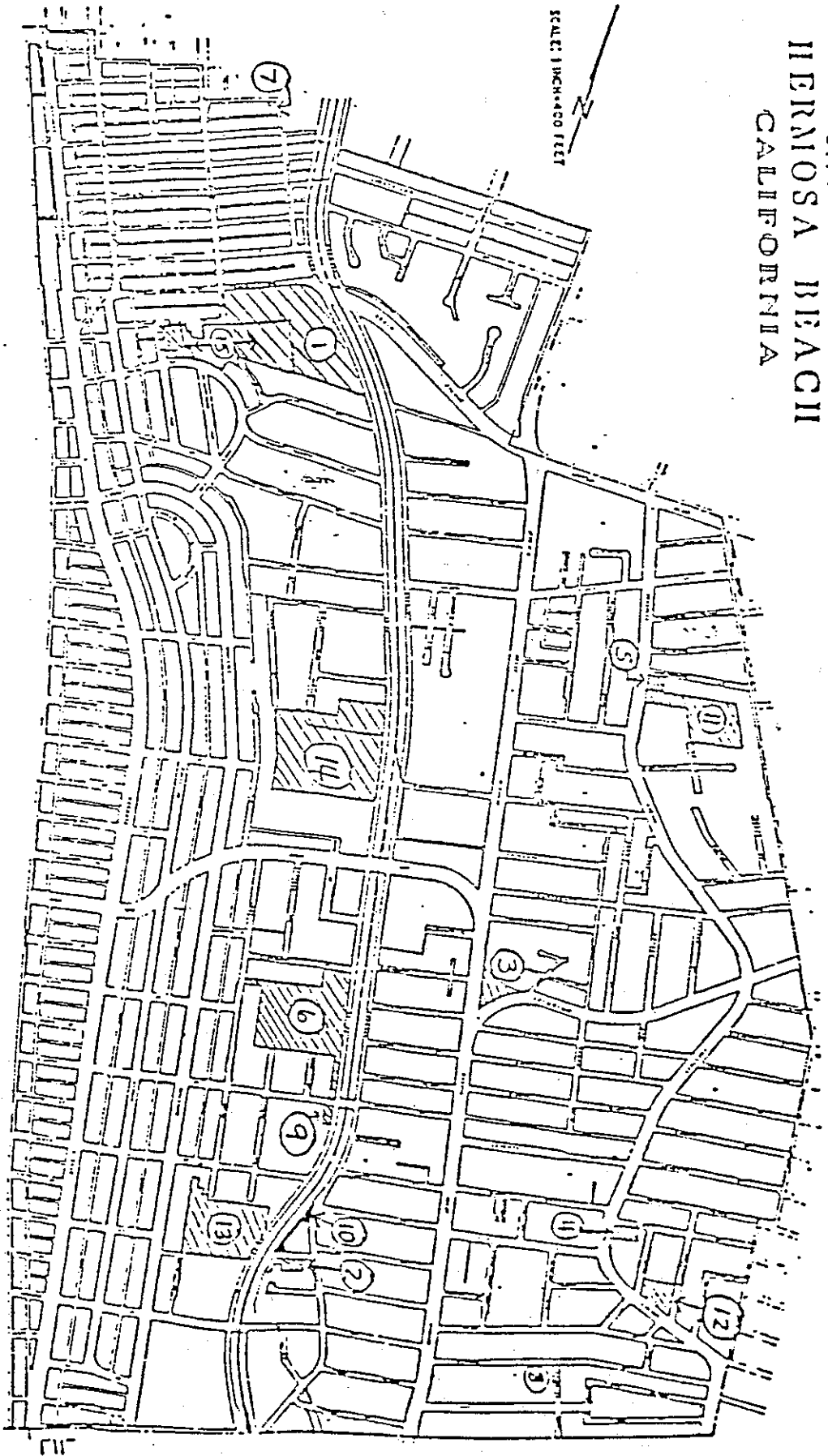
Policy 28: Streets. Any street not currently needed for vehicular access may be landscaped and used as bicycle and/or pedestrian ways.

A street landscaping plan shall be prepared designed to visually enhance the street and community without interfering with designated view sites and corridors.

Policy 29: The City shall set a fee per dwelling unit for all new dwelling units created by the City, such funds to be used for the acquisition of open space and development of park and recreation facilities. These fees may be increased in accordance with City Council determination of needs.

CITY OF  
HERMOSA BEACH  
CALIFORNIA

SCALE: 1 INCH = 400 FEET



1. Valley Park
2. Bi-Centennial Park
3. Greenwood Park
4. Fort Lots-of-Fun Park
5. Seaview Park
6. Clark Stadium (field)
7. Inalaside Park
8. 8th Street and Valley Drive Park
9. Ardmore Avenue at 5th Street Park
10. Hermosa View School
11. Prospect Heights School
12. South School
13. Hermosa Valley School
14. North School
15. North School