

March 11, 2002

Honorable Chairman and Members of the
Hermosa Beach Planning Commission

Regular Meeting of
March 19, 2002

SUBJECT: TEXT AMENDMENT 02-3

PURPOSE: AMEND SECTIONS 17.28.020 AND 17.44.090 TO ALLOW PARKING LOTS AND STRUCTURES AS A PERMITTED USE IN THE M-1 ZONE AND TO ALLOW NON-REQUIRED OFF-SITE PARKING

Recommendation

To recommend that the City Council amend Sections 17.28.020 and 17.44.090 of the Zoning Ordinance as shown in the attached Resolution.

Background

At the meeting of February 19, 2002, the Planning Commission considered adding parking lots and structures as independent permitted uses in the M-1 zone and expanding opportunities for off-site parking, then directed staff to initiate the subject text amendment process.

Analysis

The Zone Code does not currently list “parking lots and structures” as independent permitted uses in the M-1 zone. In the commercial zones the permitted use list includes “parking lots and/or structures” as independent permitted uses by right. Consequently, parking may be leased between businesses. Staff recommends that parking lots and structures be added to the list of permitted uses in the M-1 zone (Section 17.28.020) to accommodate this need.

Also, to in order to expand opportunities for off-site parking under Section 17.44.090 “Off-Street Parking Location,” the Zone Code must be amended to allow more flexibility for providing off-site parking if such parking is in addition to the minimum required. Section 17.44.090 states that if parking is located on a different lot it must be within 300 feet, and under common ownership. Staff believes this section should be clarified so this limitation only applies to “required” parking.

Proposed Text Amendment

17.44.090 Off-street Parking Location

All off-street automobile parking facilities shall be located as follows:

A. All **required** parking spaces shall be located on the same lot or building site as the use for which such spaces are provided; provided however, that such parking spaces provided for commercial, business, industrial or warehouse uses may be located on a different lot or lots, all of which are less than three hundred (300) feet distant from the use for which it is provided, and such lot or lots are under common ownership with the lot or building site for which such spaces are provided.

Where the buildings are situated on one lot and the parking is situated on another lot, the owner shall file with the building department an affidavit recorded by the office of the Los Angeles County recorder that these lots are held in common ownership for the use specified. Such distance shall be measured along a straight line drawn between the nearest point on the premises devoted to the use served by such parking facilities and the nearest point on the premises providing such parking facilities.

It is further provided that uses located within the boundaries of an established off-street parking district, organized pursuant to action by the city council, shall be waived by the requirements of this subsection.

With the above clarification in place, businesses within the City will have more flexibility in obtaining additional parking where available and not required for a given use.

Scott Lunceford, Planning Assistant

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution

TA02-3