

July 11, 2002

Honorable Chairman and Members of the  
Hermosa Beach Planning Commission

Regular Meeting of  
July 16, 2002

CONTINUED FROM APRIL 16, 2002

SUBJECT: TEXT AMENDMENT TO ALLOW MIXED USE (RESIDENTIAL WITH  
COMMERCIAL) IN ALL COMMERCIAL ZONES AND TO PROVIDE  
STANDARDS FOR MIXED USE PROJECTS

INITIATED BY THE PLANNING COMMISSION

### Recommendation

1. Direct staff on extent of commercial areas to allow mixed use development.
2. Direct staff to proceed with the text amendment, and begin the process for environmental review and a General Plan Amendment.
3. Provide the City Council with memorandum providing project status and summarizing Commission recommendations to date.

### Background

At the meetings of March 19, and April 16, the Planning Commission initiated discussion of this matter, and directed staff to develop more specific recommendations. Staff has received input from Commissioners and has incorporated their comments into the draft text amendment language attached. Also, to better evaluate the specific development impacts of potential mixed use projects staff has reviewed nine hypothetical development sites and compared development under current zoning vs. a mixed use project.

### Analysis

The following locations have been examined as potential development sites in the commercial zones and are a cross-section of potential mixed-use locations in the City. Sites in the downtown core (lower Pier Avenue) have been omitted per Planning Commission direction.

Location	Lot Size	Hypothetical Build-Out Commercial - Current Zoning			Hypothetical Build-Out of Mixed Use Project – Proposed Ordinance				
		Sq. Ft.	Parking	Bldg. Height	No. of Units	Resid'l Sq. Ft.	Comm'l Sq. Ft.	Park- ing	Bldg. Height
555 P.C.H.	1.44 Acres	80,753	323	35'	48	78,050	29,000	235	30'
102 P.C.H.	1.8 Acres	112,137	449	35'	64	128,000	16,800	227	30'
1402 P.C.H.	10,500 sq. ft.	11,933	48	35'	8	8,778	5,217	41	30'
2101 P.C.H.	8,192 sq. ft.	9,262	37	35'	6	6,719	4,082	32	30'
1055 Aviation Blvd.	10,530 sq. ft.	12,588	50	35'	8	10,177	12,558	41	30'
1151 Aviation	2.0 Acres	112,252	449	35'	66	132,000	23,100	258	
318 Pier Avenue	12,970	17,578	70	30'	10	6,720	6,720	25*	30'
70 10 <sup>th</sup> St.(corner 10 <sup>th</sup> /Hermosa Ave)	4,028	4,438	18	30'	2	3,000	1,000	5*	30'
68 14 <sup>th</sup> St.	11,400	16,644	67	30'	9	11,702	5,700	22*	30'

\*assume fees in-lieu of parking for commercial portion of mixed use, to allow ground floor commercial.

The above analysis and estimates of maximum development on these sites indicate that mixed use projects would not result in greater traffic and parking impacts than if these site were maximized with exclusively commercial projects. Exclusively commercial uses are more intensive and result in more parking and traffic impact per square foot of building. Staff has also examined the development potential along P.C.H. and Aviation Boulevard with a 30-foot height limit consistent with R-3 standard. This results in lower height buildings than permitted for commercial uses. On the smaller sites along Hermosa Avenue and upper Pier Avenue, the needed parking supply will take up the entire ground level. This eliminates the possibility for ground floor retail or office unless off-site parking is used to satisfy the commercial parking needs through the in-lieu fee program.

Based on Commission direction and this preliminary examination, staff can prepare a draft environmental negative declaration, and begin the text amendment process. Also, it is necessary to add language to the Land Use Element of the General Plan, attached is an excerpt of the Redondo Beach's General Plan regarding mixed use.

Attached are additional examples of mixed-use projects in the L.A. and Orange County area to supplement the local examples already provided.

CONCUR:

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Ken Robertson  
Associate Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

Draft ordinance language  
Additional Mixed Use Examples  
General Plan Text Redondo Beach.

## Proposed Text Amendments to Allow Mixed Use

### DEFINITION OF MIXED USE DEVELOPMENT

The proposed definition for the ordinance specifically focuses on vertical mixed-use projects, or projects where the mix occurs on the same property, and is not intended to broadly describe all possible meaning of “mixed-use”.

Add the following to Section 17.04, Definitions

“**Mixed Use Development** is where residential use and commercial or manufacturing uses are located on the same property, with the residential use primarily located above the ground level non-residential use within the same building.”

### ESTABLISHING MIXED USE AS A CONDITIONALLY PERMITTED USE

In order to allow residential/commercial mixed use projects in the commercial zones, add the following to Section 17.26.030 in the C-1, C-2, and C-3 permitted use list, as a conditionally permitted use:

Use	C-1	C-2	C-3	See Section
“Residential use; residential units including apartments or condominiums located primarily above ground floor commercial space as part of a mixed use development.”	U	U**	U	17.40.170  **Not permitted along Pier Avenue west of Hermosa Ave.

### DEVELOPMENT STANDARDS FOR MIXED USE PROJECTS

Add the following language to Chapter 17.40, Conditional Use Permit Standards, with a new Section 17.40.170 **Mixed Use Development**:

“For residential uses allowed in commercial zones as part of a mixed use development, the following conditions and standards of development, in addition to any other deemed necessary or appropriate to ensure compatibility with existing or permitted uses in the vicinity, shall be required:

1. The residential portion of a mixed-use development shall be subject to the development standards of the R-3 zone as set forth in Chapter 17.16.
2. In addition to the requirements of the commercial zone, the following standards apply to the mixed-use development.
  - a. The ground floor shall primarily commercial and parking uses and living and sleeping areas of residential units shall be located above the ground floor.
  - b. Residential use is limited to 25% of the ground floor area for the purposes of providing entry-exit areas, stairs and corridors, and shall not include primary living areas or sleeping rooms.

- c. Building frontage shall be used for commercial purposes with the exception of entry-exit corridors and stairs for accessing the residential units and/or for driveways to access parking.

3. Standards for noise, security, lighting:

- a. Noise: Residential uses shall be separate from commercial uses by sound proofed floors and walls with minimum sound transmission rating as required for condominiums as set forth in Chapter 17.22. Commercial uses hours of operation shall be limited where appropriate so that residents are not exposed to offensive noise or activity.
- b. Security: Separate and secured entrances for residences directly accessible to sidewalk and parking areas.
- c. Lighting: Outdoor lighting and lighting for signs associated with commercial uses designed so as not to adversely impact residences. No flashing, blinking or high intensity lighting. Adequate lighting to illuminate parking areas and corridors to access parking and public sidewalk.

4. Limitation on allowed Commercial Uses. Permitted commercial uses within a mixed use development shall be as permitted in the underlying commercial with the following exceptions which shall not be permitted:

- a. Drive-through facilities
- b. Pet stores and animal hospitals
- c. Motor Vehicle and Equipment sales and service
- d. Adult businesses
- e. Game Arcades
- f. Hotels/Motels
- g. Restaurants and bars