February 11, 2003

Honorable Chairman and Members of the   **Regular Meeting of**
Hermosa Beach Planning Commission   **February 18, 2003**

SUBJECT: TEXT AMENDMENT 03-1

                        REVISIONS TO DOWNTOWN PARKING REQUIREMENTS AMENDING ZONING
                        CODE SECTIONS 17.44.040, 17.44.140 AND 17.44.190.

INITIATED BY THE CITY COUNCIL

Recommendation:
To recommend the City Council amend the parking requirements for the downtown district as set
forth in the attached resolution.

Background:
On January 21, 2003 the Planning Commission directed staff to prepare a text amendment based on
the staff recommendation.

Analysis:
The attached resolution recommends specific amendments, as previously discussed, to Sections
17.44.040, and 17.44.140 and elimination of Section 17.44.190 pertaining to in-lieu parking in the
downtown, by incorporating those provision in Section 17.44.040. These changes were initiated by
the City Council seeking to preserve downtown retail space and balance parking requirements.
Please refer to the previous staff report for a detailed discussion of the recommended changes.

The proposed changes eliminate obsolete parking exceptions for the downtown, which are
inconsistent with the City's Coastal Land Use Plan. However, the proposal to make parking
requirements less restrictive for office and retail will require amendment to the Coastal Land Use
Plan.

Staff has recently completed a survey of downtown businesses, and found that 51 of the 206
businesses are restaurants, with the majority containing less than 5,000 square feet.   The restaurants
currently in operation will not be affected by the proposed changes but new restaurants or
expansions of existing restaurants would be affected.

                                                                        _____
                                                                        Ken Robertson
                                                                        Associate Planner

CONCUR:

_____
Sol Blumenfeld, Director
Community Development Department

Attachments:
1.   Resolution
2.   1/21/03 Planning Commission Staff Report and Minutes
3.   Comparison Chart
4.   Map of Downtown Vehicle Parking District

TAdowntownparking

RESOLUTION P.C. 03-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND AMENDING THE ZONING ORDINANCE REGARDING OFF-STREET PARKING REQUIREMENTS AND THE PARKING IN-LIEU FEE PARKING ALLOWANCES IN THE DOWNTOWN DISTRICT

The Planning Commission of the City of Hermosa Beach does hereby resolve as follows:

Section 1. The Planning Commission held a duly noticed public hearing on January 21, 2003, to consider amending the Zoning Ordinance, Chapter 17.44, regarding parking requirements for the downtown district.

Section 2. The City Council has directed the Planning Commission to consider amendments to the Zoning Ordinance pertaining to parking in the downtown to encourage new retail uses to locate in the downtown area and to better balance parking demand between retail and restaurant uses.

Section 2. Based on the evidence considered at the public hearing, the Planning Commission makes the following findings:

1. Current parking requirements as set forth in Sections 17.44.040, 17.44.140, and 17.44.190 of the Zoning Ordinance pertaining to off-street parking requirements in the downtown district and the parking in-lieu feet program need to be amended as they are inconsistent with City's Coastal Land Use Plan.

2. Parking demand experienced in the downtown can be better balanced by removing the parking credits allowed to small restaurants that locate in existing retail commercial space, and by reducing the parking requirement for retail uses.

3. Larger commercial and restaurant uses generally have the ability to provide sufficient off-street parking, while smaller restaurant uses cannot, and are forced to rely on existing parking in the area. Since there is limited parking available, the restaurant parking demand impacts the amount of available parking for retail uses.

4. Retail uses are primarily daytime intensive and the larger restaurants, greater than 5,000 square feet, are primarily evening intensive, which complement one another without creating a strain the existing parking supply in the downtown.

Section 3. Based on the foregoing, the Planning Commission hereby recommends that the Hermosa Beach Municipal Code, Title 17-Zoning, be amended as follows (deleted text in ~~overstrike~~, new text underlined):

1. Amend Section 17.44.040 to read as follows:

~~17.44. 040 Parking requirements for the downtown area.~~

~~The following requirements apply within in the boundary of the downtown area, as defined by the map incorporated by this reference.~~

A. The amount of parking shall be calculated at sixty-five (65) percent of the parking required for each particular use as set forth in **Section 17.44.030.**

B. Building sites equal to or less than ten thousand (10,000) square feet: If the floor area to lot area ratio is 1:1 or less no parking is required. If the floor area to lot area ratio exceeds 1:1 only the excess floor area over the 1:1 ratio shall be considered in determining the required parking pursuant to subsection A of this section.

C. Bicycle racks/facilities shall be provided and/or maintained in conjunction with any intensification of use, or new construction, in an amount and location to the satisfaction of the planning director

"17.44. 040 Parking requirements for the Downtown District.
The following requirements apply within in the boundary of the Downtown District, as defined by the map incorporated by this reference.

A. The amount of parking shall be calculated for each particular use as set forth in Section 17.44.030 with the exception of the following:
  1. Retail, general retail commercial uses: one space for each 333.3 square feet of gross floor area (or 3 spaces per 1000 square feet)
  2. Offices, general: one space for each 333.3 square feet of gross floor area (or 3 spaces per 1000 square feet)
  3. Office, medical: one space for each 333.3 square feet of gross floor area (or 3 spaces per 1000 square feet)

B. When the use of an existing building or portion thereof of less than 5,000 square feet gross floor area is changed from a non-restaurant use to a restaurant use, the parking requirement shall be calculated as set forth in Section 17.44.030, with no parking credit allowed for the existing or prior use.

C. When the use of an existing building or a portion thereof is changed to a more intensive use with a higher parking demand (with the exception of restaurants less than 5,000 square feet gross floor area as noted above), the requirement for additional parking shall be calculated as the difference between the required parking as stated in this chapter for that particular use as compared to a base requirement of 1 space per 250 square feet gross floor area.

D. For expansions to existing buildings legally nonconforming to parking requirements, parking requirements shall only be applied to the amount of expansion.

E. Parking in-lieu fees. When the city council provides for contributions to an improvement fund for a vehicle parking district in lieu of parking spaces so required, said in-lieu fee contributions shall be considered to satisfy the requirements of this chapter.
  1. The Director of the Community Development Department shall be responsible for the calculations required under this chapter and shall calculate and collect the in-lieu contribution.
  2. The following allowances through in-lieu fee contributions for parking may be allowed with a parking plan as approved by the planning commission and as prescribed in **Section 17.44.210:**
     a). Building sites with a ratio of building floor area to building site of one to one or less may pay an "in-lieu" fee for all required spaces.
     b). Building sites where buildings will exceed a one to one gross floor area to building site area ratio shall be required to provide a minimum of twenty-five (25) percent of the required parking on-site."

2. Eliminate Section 17.44.190, as follows:

17.44. 190   ~~Off-street parking within vehicle parking districts~~

~~A.~~ ~~Parking requirements within parking districts shall be as provided in this chapter, except that when the city council provides for contributions to an improvement fund in lieu of parking spaces so required, said contributions shall be considered to satisfy the requirements of this chapter.~~

~~If the downtown business area enhancement district commission determines that the private party is responsible for the in-lieu fee, the private party shall pay said fee as requested by the DBAEDC.~~

~~B.~~ ~~The building director shall be responsible for the calculations required under this chapter and the building department shall calculate and collect the in-lieu contribution for, and as directed by, resolutions passed by the vehicle parking district commission, as approved by the city council.~~

~~C.~~ ~~The following allowances for parking may be allowed with a parking plan as approved by the planning commission and as prescribed in~~ **~~Section 17.44.210~~** ~~.~~

1. ~~Building sites containing less than four thousand one (4,001) square feet with a ratio of building floor area to building site of one to one or less may pay an "in-lieu" fee for all required spaces.~~

2. ~~Building sites of less than four thousand one (4,001) square feet where buildings will exceed a one to one gross floor area to building site area ratio shall be required to provide a minimum of twenty-five (25) percent of the required parking on-site.~~

3. ~~Building sites containing four thousand one (4,001) square feet or greater but less than twelve thousand one (12,001) square feet shall be required to provide a minimum of fifty (50) percent of all required parking on-site.~~

4. ~~Building sites with or greater than twelve thousand one (12,001) square feet shall be required to provide one hundred (100) percent of all required parking on-site. (Ord. 94-1099 § 4, 1994; prior code Appx. A, § 1167)~~

3. Amend Section 17.44.140 as follows:

"17.44.140 Requirements for new and existing construction
<u>For buildings containing commercial uses in the downtown district see **Section 17.44.040**.</u>

(A., B., and C. no change)

D.   For every building in a C or M zone hereafter erected, or reconstructed, or expanded, the parking requirements and turning area for the entire building shall be as set forth in this chapter. However for an expansion of an existing building legally nonconforming to parking requirements, parking requirements shall only be applied to the amount of expansion, ~~subject to~~ **~~Section 17.44.040~~** ~~for expansions in the downtown area~~. In no case shall new construction reduce the parking serving an existing use below the requirements of this chapter.

E. When the use of an existing building or structure <u>not located in the downtown district</u> is changed to a more intense use with a higher parking demand ~~there shall be no additional parking requirement for sites in the downtown area except to the extent there is a change of floor area to lot area ratio in excess of 1:1. Otherwise~~, the requirement for additional parking, shall be calculated as the difference between the required parking as stated in this chapter for that particular use as compared to the requirement for the existing or previous use which shall be met prior to occupying the building unless otherwise specified in this chapter."

VOTE: AYES:

NOES:

ABSTAIN:

ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 03-   is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of February 18, 2003.

_____   _____
Ron Pizer, Chairman   Sol Blumenfeld, Secretary

_____Date

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