

February 10, 2003

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
February 18, 2003**

SUBJECT: CONSIDERATION TO ADD PERVIOUS CONCRETE AS A PERMITTED PAVING MATERIAL FOR DRIVEWAYS, PARKING LOTS AND WALKWAYS.

Recommendation

Review the analysis and provide direction to:

1. Initiate Text Amendments to amend off-street parking and other development standards for paving driveways, parking lots and walkways; or
2. Allow pervious concrete as a paving option; or
3. Require some percentage of pervious concrete in each project for proposed paving areas.

Background

The California Coastal Commission has recently been requiring that projects within the coastal zone have more pervious area to prevent stormwater discharge to the ocean via municipal storm drain systems and other means. Also, pursuant to Section 8.44.020B of the Hermosa Beach Municipal Code, The City of Hermosa Beach is a co-permittee under the "Waste Discharge Requirements for Municipal Storm Water and Urban Runoff Discharges within the County of Los Angeles," issued by the California Regional Water Quality Control Board - Los Angeles Region (Order No. 96-054), dated July 15, 1996, which also serves as a Municipal NPDES Permit under the Federal Clean Water Act. As a co-permittee under the Municipal NPDES Permit, the City is required to adopt ordinances and implement procedures with respect to the entry of non-stormwater discharges into the Municipal Separate Storm Sewer System (which the City has done by enacting and implementing Chapter 8.44 Stormwater and Urban Runoff Pollution Control Regulations). Other cities, such as Cerritos, Los Angeles and Santa Monica, are starting to use and approve projects, both private and public, with pervious concrete paved parking areas.

Analysis:

Pervious concrete has the same structural integrity as conventional concrete, yet is permeable to water. Water does not run off the pavement, but instead it passes through the permeable concrete to the soil below while filtering out pollutants. Pervious concrete contains void spaces that let water flow through into the ground instead of letting the runoff go into the storm drain system.

Pervious concrete also meets the National Pollutant Discharge Elimination System (NPDES) regulations and the more rigorous storm water management practices required by the California Regional Water Quality Control Board. Pursuant to Section 8.44.095 Standard Urban Storm Water Mitigation Plan (SUSMP) Requirements for New Development and Redevelopment Projects of the Hermosa Beach Municipal Code, certain projects already need to provide Best Management Practices (BMPs) necessary to control storm water pollution from construction activities and facility operations in order for the City to comply with NPDES regulations. Though only certain projects require a SUSMP, the use of

pervious concrete as an infiltration BMP eliminates the need to place drain inverts into proposed parking areas, eliminating the engineering time and construction expense of sloping the parking area to the drains, and eliminating the need to install other stormwater pollution prevention BMPs (such as drain invert filter inserts).

Current development standards for driveways and parking areas require paving with not less than two-inch asphaltic or three and one-half inch portland cement concrete surfacing and maintained so as to eliminate dust or mud and shall be so graded and drained as to dispose of all surface water. In no case shall such drainage be allowed across sidewalks or driveways, except for residential uses. With pervious concrete such drainage issues would be eliminated.

If the Planning Commission decides to allow pervious concrete as an acceptable paving material, then the Commission also needs to decide whether to add pervious concrete as an option or requirement for paving on all proposed projects, to only amend current off-street parking standards (residential, commercial and industrial), or to require the use of pervious concrete paving for discretionary permits as well.

Scott Lunceford, Planning Assistant

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Pervious Concrete Excerpts