

**November 25, 2003**

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

**Regular Meeting of  
December 3, 2003**

SUBJECT: GENERAL PLAN UPDATE

INITIATED BY THE PLANNING COMMISSION

**Recommendation**

To continue discussion and refine the public outreach program; to create a focused agenda for the first workshop; to review and discuss the assessment of the current Land Use Element policies, and direct staff regarding the proposed work program.

**Background**

Attached is the outline of the General Plan Update as prepared by the General Plan subcommittee. Pursuant to the Phase One steps, staff is recommending using this meeting time to further discuss the public outreach efforts, to define an agenda for the first public workshop to focus on the City's vision for the future, and to review and discuss staff's analysis of the recommendations contained in the current Land Use Element

**Analysis**

**PUBLIC OUTREACH PROGRAM**

At this point, the General Plan subcommittee has committed to scheduling a series of workshops, and is seeking methods to increase the outreach and public input for these workshops. Workshops are currently proposed to be advertise in the paper, cable TV and the web site.

Attached is a summary of the public outreach approach that was used by the City of Manhattan Beach in their General Plan update process. Their process included the creation of a General Plan Advisory Committee (GPAC) and a Neighborhood Traffic Committee (NTC), with both including representation from a broad cross section of City commissions, committees, and the community. To create a similar working committee in Hermosa Beach, volunteers would have to be found from various community groups, such as the school board, homeowners groups, service clubs, and the community at large. In Manhattan Beach the GPAC conducted eight public meetings/workshops over a one-year period, during which time they formulated a long-range vision and worked to translate this vision into General Plan goals and policies. The NTC was formed to hold workshops to specifically assess neighborhood traffic issues, and to generate policies and standards for addressing and mitigating traffic and circulation problems.

This part of the public outreach program was then followed up by Planning Commission City Council hearing before final adoption of the Plan. The complete draft General Plan document for Manhattan Beach can be view on the City's web site at [www.citymb.info](http://www.citymb.info).

**TOPICS AND PROCESS FOR WORKSHOPS**

The workshops topics over the next several months should proceed, as much as possible, from the general to the more specific. The logical first step would be to discuss and formulate the general collective vision for the City, and follow that in a sequence where the more general elements are discussed first (i.e. Land Use and Transportation) before the more specific elements are discussed, such as Urban Design.

The City of Hermosa Beach's first General Plan workshop is scheduled for Saturday December 6. Staff suggests that this workshop focus on discussing and taking public input towards refining and enhancing the public outreach efforts, and to begin to discuss the collective vision of the community as the first main topic of the General Plan. Staff suggests that the main initial topic for discussion be the collective *vision* for the City and how to express that vision with general principles or goals. Following that, general land use and circulation policies would be discussed at future workshops, and when those are formulated, it would be appropriate to discuss specific issues relating to implementation (i.e. relating to land use, traffic, circulation and urban design)

As a starting point for this discussion, staff has attached the general goals from the City's current Land Use Element, and the Section from the draft Manhattan Beach update entitled "Our Vision for Tomorrow," which contains seven "overarching principles".

#### ASSESSMENT OF CURRENT GENERAL PLAN

Attached is a summary of the specific recommendations that were contained in the last Land Use Element update relating to inconsistent areas and Land Use Policy. This is being attached for information purposes, as it relates to specific policies and implementation measures that will be a topic at future workshop. However, its important to keep these issues on the table, as most of these recommendations have not been implemented and should be used a starting point in discussions of the General Plan update to supplement the General Plan outline.

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Sol Blumenfeld, Director  
Community Development Department

#### Attachments

1. General Plan Update Summary and Draft Outline
2. "Manhattan Beach Tomorrow" – discussion of public outreach program
3. H.B. 1194 Land Use Element General Goals
4. Manhattan Beach's "Our Vision for Tomorrow"
5. H.B. 1994 Land Use Element map inconsistencies, and status of recommendations

# City of Hermosa Beach General Plan Update

## What do we want our community to be in 20 years?

That question is partly answered by the City's General Plan. The General Plan is the City's long range planning framework which provides goals, objectives and policies guiding future development within the City. The General Plan consists of a written plan and a General Plan Map. An effective general plan makes living more desirable, encourages responsible growth and development and helps ensure that the City remains a viable and attractive place in which to live and work.

## What is a General Plan?

The General Plan contains seven mandatory elements including land use, circulation, housing, noise, safety, conservation and open space and may contain other elements as deemed necessary by the local jurisdiction. State law prescribes that each community prepare, adopt and maintain a General Plan for the City's long-term development. Many general plans also incorporate urban design principles to ensure that each project reflects the aesthetic concerns of the City.

Any new plan must articulate community goals and set a course to achieve them with specific implementation measures. It must be based upon good technical information and must be comprehensive and internally consistent. Ultimately the General Plan helps ensure that all new projects whether public or private are consistent with the land use goals of the City through the development review and approval process.

We are all stakeholders in the process of preparing the General Plan. Businesses, property owners, residents and developers should all have a say in the development of it.

The General Plan can be a highly detailed development guide and a companion to the Zoning Ordinance. The direction for the plan is up to the community and that is where you come in. The City will be conducting meetings over the next few months to chart the course of the General Plan. We need you there.

## Status of Current General Plan

Much has changed in the City relative to land use during the last ten years. There is a new downtown, renewed parks and recreation areas, a substantially newer housing stock and new developments along Pacific Coast Highway. Future changes that unfold will directly relate to the policies and goals set out in the General Plan. The General Plans is expected

to be effective for 5 years, however many elements in the City's General Plan are over ten years old.

The General Plan Land Use and Circulation Elements were last updated almost 10 years ago and all other elements are obsolete. Most General Plans are considered to be effective for five years, due to significant changes in land use, housing and circulation that occur during this time period.

## **What are the key elements of a General Plan and what are the last actions on our General Plan?**

### **REQUIRED GENERAL PLAN ELEMENTS**

**CIRCULATION:** Identifies general location and extent of existing and proposed major thoroughfares, routes and other public utilities and facilities.

**Elements:** Circulation, Transportation, Parking

**Last Action:** 1991 amended

**Summary of Element:** To evaluate the transportation needs and recommend programs to retain or improve parking, public transit and traffic flows.

**CONSERVATION:** Addresses the conservation, development and use of natural resources.

**Elements:** Conservation

**Last Action:** 6/94 readopted but not amended.

**Summary of Element:** To preserve and enhance the natural environment, including the beach and ocean.

**OPEN SPACE:** Details plans and measures for preserving open space and recreation.

**Elements:** Open Space

**Last Action:** 6/94 readopted but not amended. Note: Parks and Recreation Master Plan adopted in 1990

**Summary of Element:** To preserve and enhance existing green areas and increase the total amount of open space.

**HOUSING:** Assessment of current and projected housing needs for all segments of jurisdiction.

**Elements:** Housing

**Last Action:** 2001 amended. Note: This element shall be updated every five years

**Summary of Element:** To assesses past and proposed programs to preserve existing housing stock and discusses density and neighborhood preservation.

**LAND USE:** Designates type, intensity and general distribution of uses.

Includes a Land Use Map

**Elements:** Land Use

**Last Action:** 6/94 text update. Map has been updated several times.

**Summary of Element:** To look at land use categories, densities, FAR's, density/intensity standards, and other land use issues.

**NOISE:** Identifies and appraises noise problems within community.

**Elements:** Noise

**Last Action:** 6/94 readopted but not amended

**Summary of Element:** To identify problems, alternative and solutions.

**SAFETY:** Establishes polices and programs to protect community from risks.

**Elements:** Safety

**Last Action:** 6/94 readopted but not amended

**Summary of Element:** To identify the significant areas of risk and their importance as hazards.

## OPTIONAL GENERAL PLAN ELEMENTS

### URBAN DESIGN:

**Elements:** Urban Design

**Last Action:** 6/94 readopted but not amended

**Summary of Element:** To preserve existing character and maintain smaller scale visual features of the City's neighborhoods.

### ECONOMIC:

**Elements:** Economic

**Last Action:** 6/94 readopted but not amended

**Summary of Element:** To explore how basic service areas needs might be met.

### SEISMIC:

**Elements:** Seismic

**Last Action:** 6/94 readopted but not amended

**Summary of Element:** To identify the significant areas of risk related to seismic issues and recommends implementation programs.

### UTILITIES:

**Elements:** Utilities

**Last Action:** 6/94 readopted but not amended

**Summary of Element:** Review of the utility situation and programs to deal with utility blight.

## **Who currently uses the General Plan and how will a new General Plan be used to help our community?**

Our current General Plan is designed to comply with the minimum legal requirements prescribed by the State of California, and contains outdated policies. The Land Use Element contains recommendations to resolve map inconsistencies and to provide for downtown revitalization. Overall, the General Plan is not well organized and has not been used effectively as planning tool for the future of Hermosa Beach. The City Council, the Commissions, the Staff, and other parties involved in the operation of our City must certify that certain decisions comply with and are consistent with the General Plan.

A new General Plan that includes both the required and the optional elements can provide a dynamic realistic plan for the future of Hermosa Beach.

The new General Plan will allow the community to have a common vision and voice for the future of Hermosa Beach and the improvement in the way of life

The new General Plan will be easy to access and understand.

The new General Plan will allow consistency in decision-making.

The new General Plan will contribute to the better use of resources.

The new General Plan will encourage investment Hermosa Beach because the future direction of the City is clearly understood.

## **What General Plan Update activity has been authorized by the Hermosa Beach City Council?**

The City Council has authorized the Hermosa Beach Planning Commission to review the current outdated General Plan and provide an outline for an updated General Plan that will reflect the vision of our community. This activity is to proceed with a minimum budget and be primarily the result of volunteers that are willing to contribute their efforts for an improved future quality of life in Hermosa Beach.

## **How does the Planning Commission plan to start the General Plan Update?**

The Planning Commission has formed a public General Plan Committee to plan the activities. This project could take two years to complete. The thinking at this time is to allow one hour of each Planning Commission for this activity, to hold monthly General Plan Committee meetings, and to schedule workshops.

## **What is the proposed process for the General Plan Update?**

The Planning Commission has suggested a two phased process for the General Plan Update: The first phase involves gathering public input on long term goals, policies and objectives for the City relating to land use circulation and urban design. The second phase involves retaining a qualified consultant to assist with the technical work to prepare the Plan.

### **The steps in Phase One involve:**

1. Reviewing the status of the City's General Plan to assess deficiencies.
2. Identification of all of the stakeholders in the City and development of an outreach program for public input and involvement.
3. Schedule meetings to gather public input on long term goals and objectives for the City relating to land use, circulation and urban design.
4. Assembly of available relevant data for plan preparation.
5. Documentation and publication of public input and preliminary Planning Commission findings.
6. Establishing the scope of work and budget for the update and environmental documents.
7. City Council approval of scope of work and budget.
8. Preparation and issuance of an RFP reflecting the project scope of work.
9. Selecting a proposal and consultant team.

### **The steps in Phase Two involve:**

1. Data collection and technical studies per element(s) and related public comment.
2. Data analysis and public comment.
3. Preparation of a draft plan and draft EIR.
4. Draft plan and draft EIR circulation and comments.
5. Planning Commission draft plan and draft EIR hearings
6. Final plan and final EIR preparation.

7. Planning Commission Final Plan hearings.
8. City Council Final Plan approval and EIR certification.

The Planning Commission has suggested that a consultant involvement only occur in Phase Two to reduce project costs and unnecessary consultant work on the document.

## General Plan Update Activity Schedule

- |                 |             |           |  |   |
|-----------------|-------------|-----------|--|---|
| <b>12/03/03</b> | <b>7PM</b>  | City Hall | <b>Regular Planning Commission Meeting</b> |   |
|                 |             |           | Review and public comment (1hr max)        |   |
| <b>12/06/03</b> | <b>10AM</b> | City Hall | <b>Workshop</b>                            | Introduction and public comment on General Plan Update    |
| <b>12/17/03</b> | <b>3PM</b>  | City Hall | <b>General Plan Subcommittee Meeting</b>   | Review, plan, and schedule activities. Public is welcome. |

## General Plan Workshop & Meeting Notes

### 10/21/03 Planning Commission Meeting:

This subject was at the end of a long meeting. Gerald Compton said that ***Pedestrian Circulation*** was an important item to consider in the General Plan.



# **City of Hermosa Beach General Plan Update**

## **Introduction**

- Vision**
- Highlights**
- Big Picture**

## **Land Use**

- Vision**
- Highlights**
  - Growth Management
  - Beachfront Development
  - Community Character
  - Neighborhood 1: Residential East of PCH
  - Neighborhood 2: Residential West of PCH
  - Neighborhood
  - Neighborhood 4 –
  - Neighborhood 5: Beachfront/Core Business District
  - Neighborhood 6: Civic/Park District
  - Neighborhood 7: PCH Business Corridor
  - Neighborhood 8: Hermosa Hills/Prospect Square District

### **Issues, Goals & Policies**

## **Transportation**

- Vision**
- Highlights**
  - Pacific Coast Highway (PCH)
  - Pier Avenue
  - Pedestrians, Bicyclists, Skates & Skateboards
  - Parking
  - Traffic Flow
  - Neighborhood Streets
  - Public Transportation
  - Safety
  - Aesthetics
  - Economic Vitality: Airport, etc.
  - Improvements, Maintenance & Money

### **Issues, Goals & Policies**

## **Community Facilities**

- Vision**
- Highlights**
  - Local Government
  - Water System
  - Utility Undergrounding Districts

- Storm Drain System
- Schools
- Library
- Parks and Recreation
- Special Events
- Telecommunications
- Churches
- Entertainments

**Issues, Goals & Policies**

## **Housing**

**Vision**

**Highlights**

- Housing Stock
- Historic Homes
- Housing Needs: Existing and Future
- Housing Development
- Affordability
- Special Housing Needs

**Issues, Goals & Policies**

**Housing Strategy**

## **Public Safety**

**Vision**

**Highlights**

- Geologic Hazards: Ocean, Hillside & Earthquake
- Hazardous Materials
- Traffic Accidents
- Alcohol & Drugs
- Public Services: Police, Fire & Medical
- Emergency Operations: Evacuations & Communications

**Issues, Goals & Policies**

**Risk Assessment**

## **Resource Management**

**Vision**

**Highlights**

- Parks & Recreation
- Open Space
- Scenic Vistas & Routes
- Biological Resources
- Air Quality
- Water Conservation
- Storm Drains
- Sustainability

**Issues, Goals & Policies**

## **Noise**

### **Vision**

### **Highlights**

- Noise Standards
- Pacific Coast Highway
- Ardmore, Valley
- Prospect
- Night Activity from Businesses
- Special Events & Parties

### **Issues, Goals & Policies**

### **Technical Supplement**

## **Cultural Resources**

### **Vision**

### **Highlights**

- Past
- Present
- Future

### **Issues, Goals & Policies**

## **Economic Development**

### **Vision**

### **Highlights**

- Job-Housing Balance
- Commercial & Industrial Development
- Loss of Sales Tax Revenues
- Municipal Services
- Downtown Revitalization
- Economic Development Action Plan
- Economic Decline & Revitalization
- LAX Commercial Opportunity
- PCH Commercial Impacts
- Computer & Communications Technology
- City Fees

### **Issues, Goals & Policies**

## **Community Design**

### **Vision**

### **Highlights**

- People Orientated Design
- Small Town Character
- Natural Setting
- Architectural Quality

### **Issues, Goals & Policies**