

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

**Regular Meeting of
February 20, 2007**

SUBJECT: STATUS REPORT IN REGARD TO A SPECIAL STUDY TO INITIATE A GENERAL PLAN TEXT AMENDMENT, GENERAL PLAN MAP CHANGE, AND ZONE CHANGE FOR THE CIVIC CENTER, CITY YARD, COMMUNITY SERVICES, AND THE COMMUNITY CENTER PROPERTIES

LOCATIONS: CIVIC CENTER, CITY YARD, COMMUNITY SERVICES (BASE III), AND THE COMMUNITY CENTER

Recommendation

Receive status report in regard to the Special Study to initiate a General Plan Text Amendment, General Plan Map Change, and Zone Change for the Civic Center, City Yard, Community Services, and the Community Center.

Background

On December 6, 2006, the Planning Commission directed Staff to initiate a special study to research a General Plan Text Amendment, General Plan Map Change, and Zone Change for City owned property not subject to the 1986 Voter Initiative. The 1986 Voter Initiative requires a vote of the electorate for any modification, amendment, or elimination of specifically identified Open Space designated City property. This initiative does not include the Civic Center, City Yard, Community Services, and the Community Center.

The zoning designation for the above referenced properties include both Light Manufacturing (M-1), Open Space (OS) and General Commercial (C-2). To correct the inconsistencies between the General Plan and zoning designation and the actual uses of these properties, staff has suggested adding a Public Facilities (PF) land use designation to the General Plan and the Zoning Ordinance.

The City is currently in the planning stage to redevelop the City Yard and may eventually prepare a master plan for the Civic Center incorporating new emergency service, administration, county library and public parking facilities. Improvements to the Community Center and Community Services building are on-going and include compliance with American Disability Act (ADA) and regular site and building maintenance. Though each of these areas contain different uses they all serve a public purpose. Consequently, staff has identified different development standards by "sub-area" reflecting the unique character of each PF zoned property.

Under the California Environmental Quality Act (CEQA), an amendment to the General Plan is a "project" requiring environmental review. Furthermore, the 2005 Supplement to the 2003 General Plan Guidelines requires that local governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places through local land use planning. Staff estimates that an initial study and Native American consultation, in addition to, the public review process can be completed by the April 17, 2007.

Analysis

The proposed General Plan designation and Public Facilities (PF) zone provides for a range of governmental, civic, and special district facilities uses. The PF zone development standards are based on the following principals:

1. Ensure efficient use of land and urban services;
2. Provide areas for required public services and facilities;
3. Compatibility between public/semi-public institutional uses and nearby residential areas;
4. Locations for public gathering, parks, and recreational uses; and

5. Allow for alternative development standards that encourage sustainable development.

The following development standards are proposed for the Public Facility zone.

Sub-Area I – City Yard

The City Yard site area is approximately 60,085 square feet and has a zoning designation of M-1. Currently, there are both concrete block and metal structures on the site that serve as heavy equipment warehousing, tool storage, and office space. As stated previously, the Public Works department has begun drafting preliminary plans for improvements to the site. The following is a series of existing and proposed development standards that will enhance the aesthetics of the site, in addition to; maximize the total allowable buildable area.

Proposed Development Standards

1. **Lot Coverage:** Staff recommends that no lot coverage provision within the PF zone. This would be consistent with the current M-1 and C-2 zones for the City of Hermosa Beach. Alternatively, building bulk will be governed by required setbacks, landscaping, and open space provisions.
2. **Maximum Height:** Currently, the maximum height standard for the M-1 zone is thirty-five (35') feet. Staff suggests that the maximum height remain at thirty-five (35') feet in order to maintain consistency with adjacent structures.
3. **Setbacks:** There are no setback requirements for the M-1 zone except when adjacent to residentially zoned parcels. Since the City Yard is not adjacent to any residentially zoned properties, Staff recommends no setback provision for Sub-Area I except for a minimum five-foot (5') public right-of-way setback. This requirement will allow for an additional landscape buffer along Valley Drive and Sixth Street respectively. Furthermore, Staff has added a caveat that would allow for 50% of the required public right-of-way setback area may be used for parking.
4. **Landscaping:** The current landscaping provision for the M-1 zone specifies that all landscape shall be subject to review and approval by the planning director. Since there is no lot coverage provision, Staff recommends adopting a provision requiring that a minimum of five-percent (5%) of a project's total lot area be landscaped and permanently irrigated. Therefore, approximately 3,004 square feet of the 60,085 total site area shall be landscaped.
5. **Parking:** The off-street parking standard for governmental and public utilities is one space per seventy-five (75) square feet of gross floor area for the first twenty-thousand (20,000) square feet of the building, plus one space per two-hundred fifty (250) square feet of gross floor area for the remaining floor area (H.B.M.C. 17.44.030 (E)(6)). However, considering that the City Yard does not generate a high parking demand and that the primary use is to store heavy equipment; adopting of the industrial parking standard of one space for each vehicle used in conjunction with the use; plus one space for each three-hundred (300) square feet of gross floor area may be more applicable.

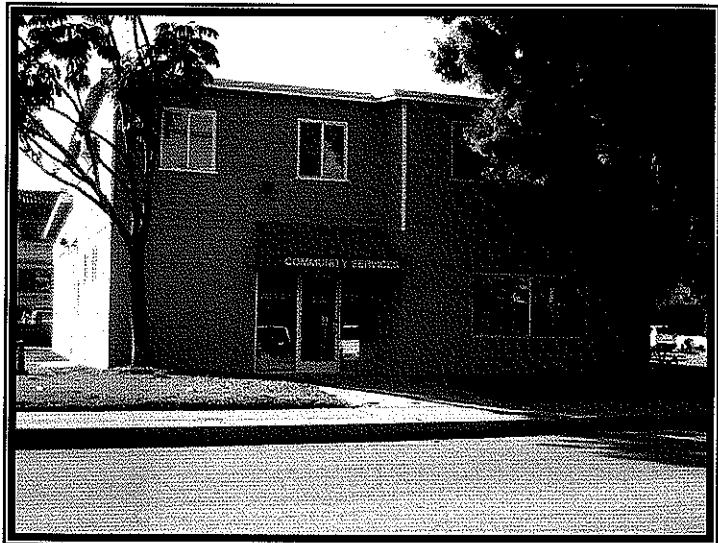


Staff approximates with the proposed development standards in place, of the 60,085 square feet of total site area that composes the City Yard; approximately 56,023 square feet of buildable area will remain.

Sub-Area II – Community Services

The Community Services site area is approximately 20,009 square feet and has a zoning designation of OS¹. The OS development standards are by far the most restrictive standards within the Municipal Code. The OS development standards include the following provisions:

1. A maximum lot coverage of ten percent (10%);
2. Maximum building height of twenty-five feet (25'); and
3. A minimum twenty-foot (20') front, side, rear, and alley setback; and
4. Not more than 10% of the lot shall be used for parking.



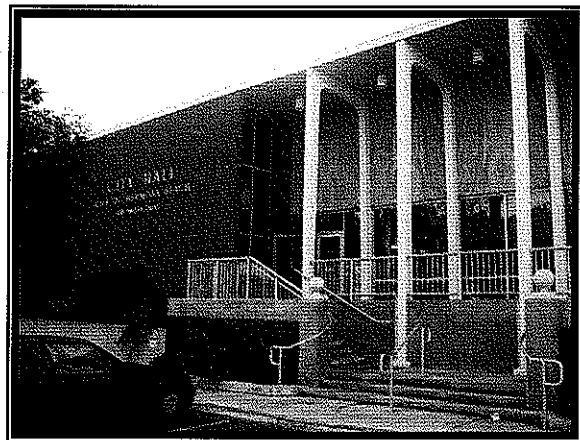
Proposed Development Standards

1. **Setbacks:** To maximize the utility of the site area, in addition to maintain consistency within the PF zone, Staff suggests adopting the same development standards proposed for the City Yard, however with the exception of a required eight-foot (8') setback when adjacent to residential property. Furthermore, an additional two-foot (2') setback shall be required for each story over the first floor².

The proposed development standards for the Community Services Building would leave approximately 17,796 square feet of total buildable area.

Sub-Area III – Civic Center

The Civic Center site is approximately 147,853 square feet and is comprised of City Hall, the County of Los Angeles Library, Emergency Services (Police and Fire), and the recently acquired Public Storage building. Currently, the Civic Center is zoned M-1, OS, and C-2 (Attachment 2). Because of its multitude of uses, unique location adjacent to Pier Avenue and the Greenbelt, and parking demand; the proposed development standards for future Civic Center improvements must maximize utility, provide adequate accessibility (pedestrian and mobile), and should be easily identifiable as a place of City government.



Proposed Development Standards

1. **Lot Coverage:** As stated previously, Staff recommends that no lot coverage provision within the PF zone. This would be consistent with the current M-1 and C-2 zones for the City of Hermosa Beach.
2. **Maximum Height:** The maximum height standard for the M-1 zone is thirty-five (35') feet as opposed to the General Commercial (C-2) zone that has a maximum building height thirty feet (30'). However, the C-2 designation only accounts for approximately 6,686 square-feet of the Civic Center site area. Staff recommends a maximum height provision of thirty-five (35'), thus consistent with the Community Center property.

3. **Setbacks:** Staff recommends introducing a greater setback requirement for Sub-Area III to promote a high degree of visibility from Pier Avenue and Valley Drive; and allot additional square-footage for landscaping, pedestrian access, and off-street surface parking.

Front-A minimum front yard setback of thirty feet (30')

Side-A minimum side yard setback of twenty-five feet (25')

Rear-A minimum rear yard setback of twenty-five feet (25')

Adjacent to Residentially Zoned Parcel(s)-A minimum setback of twenty-five feet (25')

Adjacent to Public Right-of-Way-A minimum setback of thirty feet (30')

Like Sub-Areas I and II, Staff has added a provision to the setback requirement to allow for 50% of the required setback area be used for surface parking.

4. **Landscaping:** Currently the M-1, OS, and C-2 zones do not require a minimum percentage of required landscaping. Staff recommends adopting a provision requiring that a minimum of five-percent (5%) of a project's total lot area be landscaped and permanently irrigated as required in Sub-Areas I and II. Therefore, approximately 7393-square feet of the 147,853 total site area shall be landscaped³.
5. **Parking:** The current Off-Street parking requirement for governmental and public utilities that generate high levels of contact with the public, or have high numbers of employees require one space per seventy-five (75) square feet of gross floor area for the first twenty-thousand (20,000) square feet of the building(s), plus one space per two hundred fifty (250) square feet of gross floor area for the remaining floor area (H.B.M.C. 17.44.030 (E)(6)). Furthermore, public assembly areas for more than twenty (20) persons require one space for each five seats, permanent or removable, or one space for each fifty (50) square feet of gross floor area in the auditorium, whichever is greater (H.B.M.C 17.44.030 (A)). At this time, Staff has yet to draft parking provisions for the Civic Center site; however, future improvements may include a large public parking facility.

Sub-Area IV – Community Center

The Community Center site area is approximately 209,300 square feet and includes tennis courts, a Veteran's Memorial, and a host City and quasi-public offices.

Originally the "old" Pier Avenue School prior to its destruction by an earthquake in 1933, the Community Center site was rebuilt in 1934 and served as a junior high school (Rhein, 1933). The Community Center is arguably the most prominent structure in the City of Hermosa Beach.

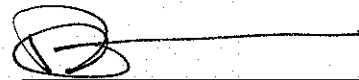
Proposed Development Standards

The Community Center exemplifies the Art-deco design, a prominent architectural style for the period, and therefore potentially eligible for nomination as a local historic resource. Because of the unique history and potential historic status, Staff recommends no alternative development standards for the Community Center.



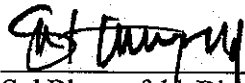
Conclusion

Staff has evaluated the proposed development standards for the Public Facilities zones within each Sub-Area and determined that they will not unusually constrain development while ensuring compatibility with community objectives and surrounding land uses.



Richard S. Denniston
Planning Associate

CONCUR:



Sol Blumenfeld, Director
Community Development Department

Attachments

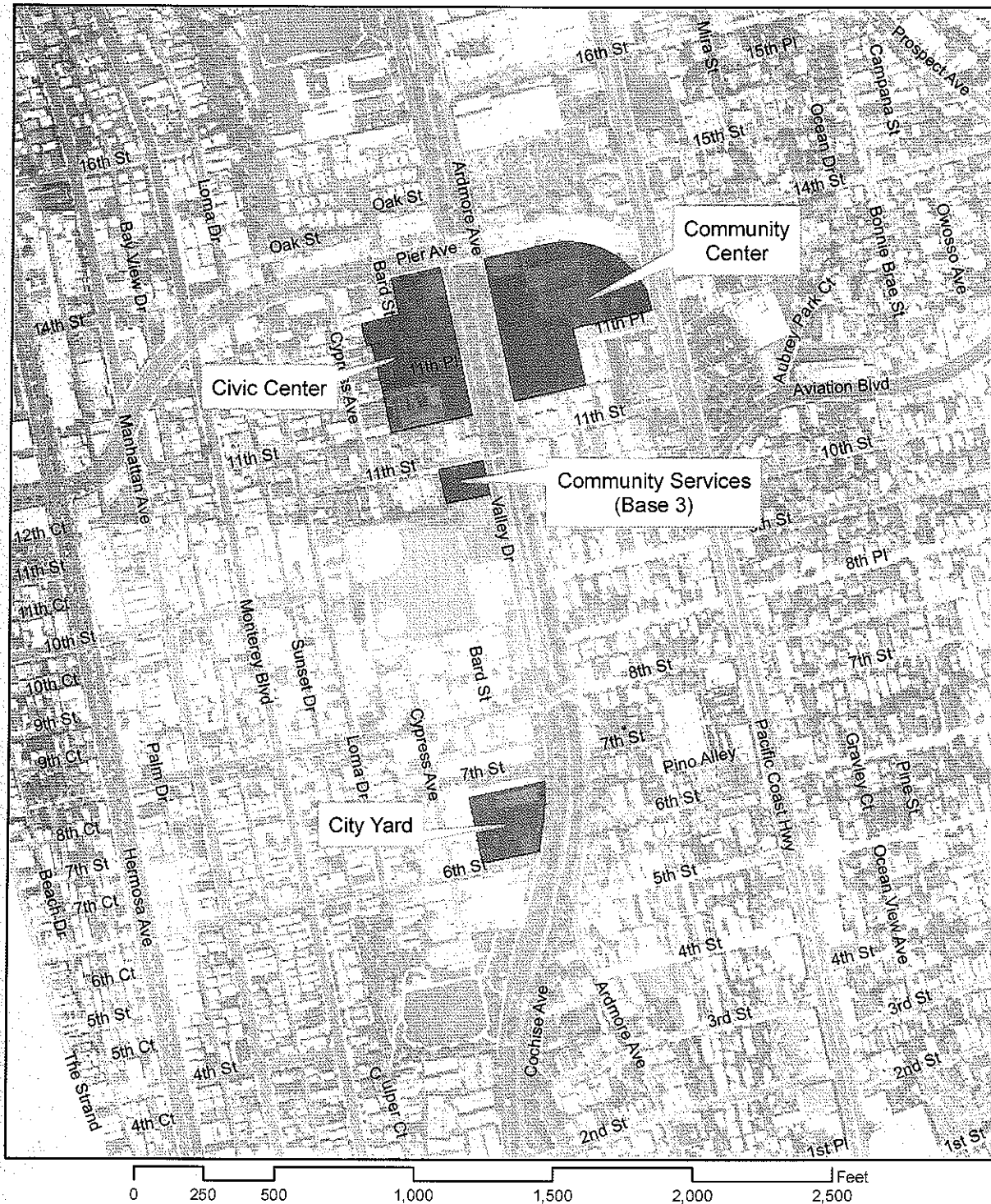
1. City Owned Properties
2. City Owned Properties and Current Zoning
3. Preliminary Site Plan of the Proposed City Yard Improvements
4. 1994 Land Use Element Revision, Volume II, General Plan Open Space Land Use Designation Text
5. Ordinance No. 86-844 (1986 Voter Initiative)

Referenced

Rhein, Fern. 1933. "*The Early History of Hermosa Beach, California.*"
<http://www.hermosabeachhistoricalsociety.org/fernhist.html>

- ¹ Initially, Staff identified that the Community Services (Base III) as not subject to the 1986 Voter Initiative; however, the attachments submitted with the original ordinance are inconsistent (Attachment 6). Staff is currently investigating this issue and will provide information in regard to the Community Services property at a later date.
- ² This provision is a current development standard for the M-1 zone that Staff recommends be amended to the proposed PF zone development standards.
- ³ The total proposed required landscaping square-footage for the Civic Center includes the required percentage of open space.

City-Owned Properties



PROPERTY

Community Center
Civic Center
Community Services (Base 3)
City Yard

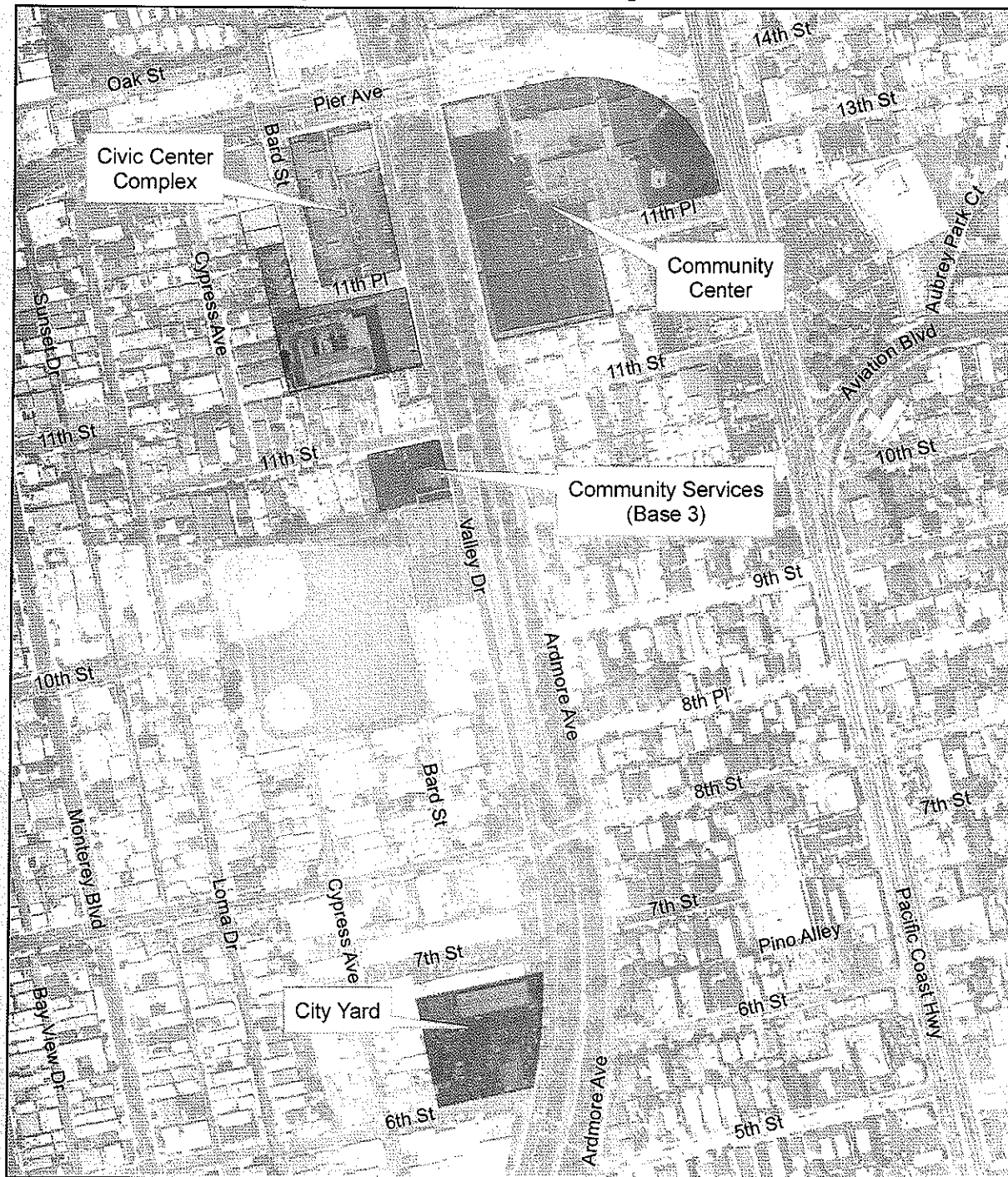
Sq Ft

209,300.0
147,852.9
20,008.9
60,084.8






Department of Public Works GIS
Chris Hardenbrook
November 2006

City-Owned Properties



Current Zoning

-  C-2 General Commercial District
-  M-1 Light Manufacturing Zne
-  OS Open Space



Department of Public Works GIS
Chris Hardenbrook
November 2006

OPEN SPACE LAND USE DESIGNATION

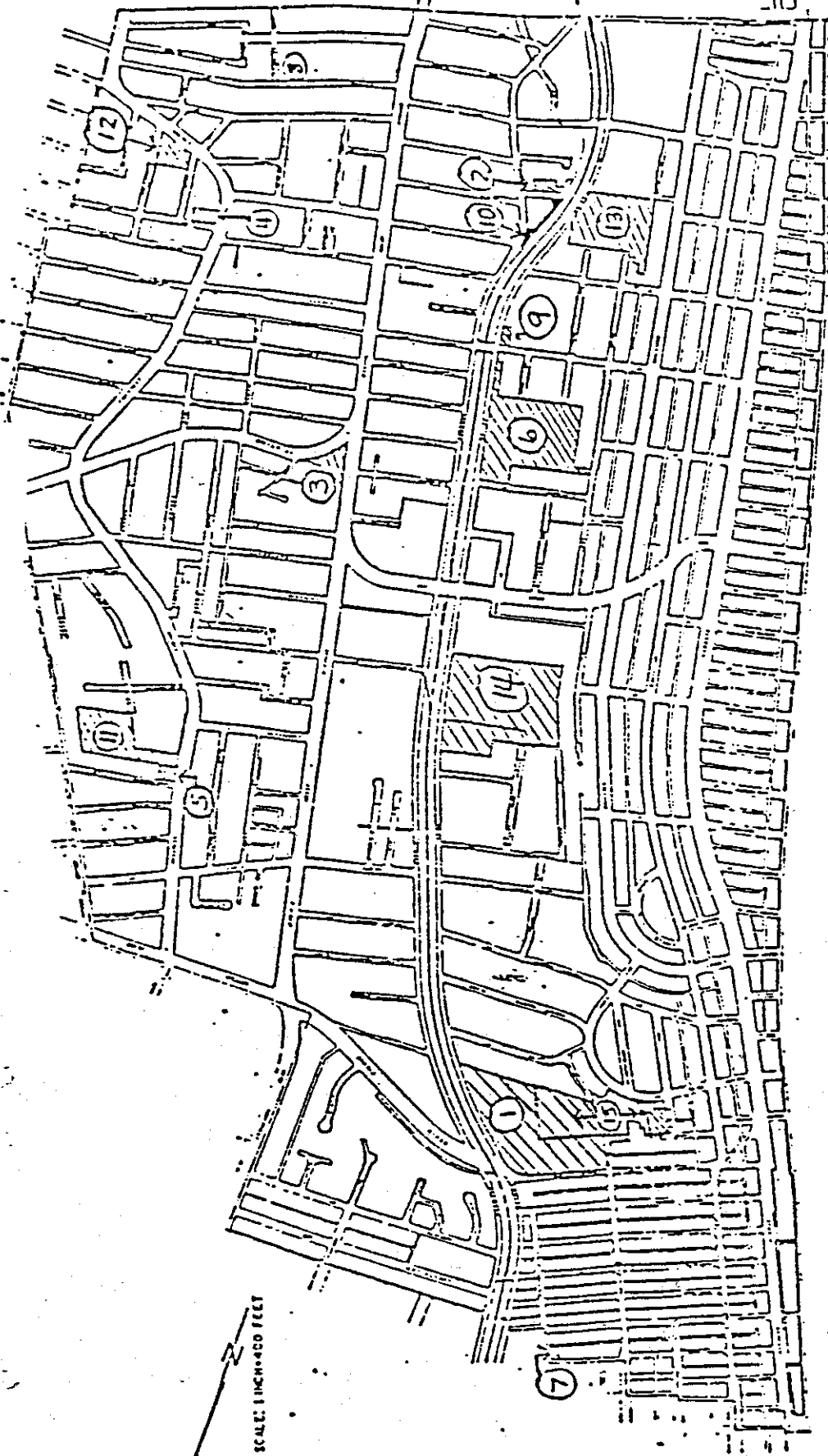
The current OS Open Space land use designation in the General Plan includes several types of public land uses not usually associated with the concept of "open space." These uses include general government facilities (Civic Center, Community Center), public educational facilities (Hermosa Valley School, Hermosa View School, and the vacated school sites), and public utilities (California Water Service Company facility). Government, school, and public utility land uses are typically designated as "Public" land uses in local general plans, although some communities designate public utilities as "Quasi-Public" to reflect the private ownership status of a publicly regulated service. An "Open Space" designation, which implies substantial restrictions on structural improvements, is commonly applied to active and passive park lands only.

BACKGROUND

At the December 12, 1991 joint City Council/Planning Commission meeting, it was determined that potential amendments to the Open Space land use designation should be dealt with as part of the Land Use Element revision. The City Council, at their August 27, 1991 meeting, adopted a resolution of intent to "study possible amendments to the General Plan and Zoning Ordinance related to the allowable uses in the Open Space designated areas." This study was initiated due to concern that the existing Open Space permitted uses and development standards may not be consistent with previous voter initiatives on open space. On November 7, 1989, voters established the OS-1 Restricted Open Space designation for the greenbelt property. This initiative added specific text to the zoning ordinance to limit use of this open space to "non-building public improvements." On November 4, 1986, the people voted to "protect" certain areas designated Open Space in the General Plan by requiring that any future redesignations must be approved by a vote of the electorate. These protected open space properties, shown on Map 14, are as follows:

1. Valley Park (Gould Avenue & Valley Drive)
2. South park/Bicentennial (4th Street)
3. Greenwood Park (Aviation Boulevard & Pacific Coast Highway)
4. Fort Lots-of-Fun Park (6th Street)
5. Seaview Park (19th Street & Prospect Boulevard)
6. Clark Stadium Recreation Center (Valley Drive & 11th Street)
7. Ingleside Park (Ingleside Drive & 33rd Street)
8. Moondust Park (between Meyer Court & 2nd Street)
9. 8th Street & Valley Boulevard Park
10. Ardmore Avenue & 5th Street Park
11. Hermosa View School site

Protected Open Space Properties



1. Valley Park
2. Bi-Centennial Park
3. Greenwood Park
4. Fort Lots-of-Fun Park
5. Seaview Park
6. Clark Stadium (field)
7. Ingleside Park
8. Hoondust Park

9. 8th Street and Valley Drive Park
10. Ardmore Avenue at 5th Street Park
11. Hermosa View School
12. Prospect Heights School
13. South School
14. Hermosa Valley School
15. North School

12. Prospect Heights School site
13. South School site
14. Hermosa Valley School site
15. North School site

The current Land Use Element does not provide any guidance on property development standards or restrictions. The Open Space Element of the General Plan focuses on enhancing and protecting the recreational and aesthetic attributes of the City's open spaces areas. Public (government, school) and quasi-public (utilities) are clearly not within the scope of the Open Space Element.

Section 9.5-1 of the zoning ordinance lists the permitted uses for the Open Space zone. This section states that "primary open space comprises public and private areas devoted to recreational, leisure, cultural and aesthetic purposes." The Open Space zone permitted use list includes the following uses not typically associated with open space areas: educational buildings and playgrounds; public utility structures and corridors; public governmental buildings; public malls and plazas; and transit uses. These uses could be considered inappropriate for an open space zone, since all involve the construction and uses of buildings/facilities that are not primarily devoted to recreational, leisure, cultural or aesthetic purposes.

The Open Space zone includes specific property development restrictions in terms of maximum lot coverage (10%), building height (25 feet), parking area (maximum 10% of lot area), and building setback (20 feet from all property lines). A strict interpretation of the Open Space zone development standards would prohibit the expansion or reconstruction of the existing government and educational facilities.

ANALYSIS

The current OS Open Space land use designation combines two completely different types of publicly owned lands: recreational/open space areas and institutional/public facility properties. In order to correct this deficiency, either of the following revisions to the Open Space designation could be initiated:

1. Establish a new PF Public Facilities land use designation for the following type of uses presently designated Open Space:
 - a. Educational buildings
 - b. Public utility structures and corridors
 - c. Public governmental buildings
 - d. Public malls and plazas
 - e. Transit uses
2. Create a new PF Public Facilities overlay district for the permitted Open Space uses listed above in option #1,

subject to its own separate development standards and restrictions.

The first option reflects the type of land use designations common to most municipalities. Creation of a new General Plan land use designation acknowledges that public institutions and utilities represent a separate land use classification which should be subject to its own development standards and restrictions.

Although the first option would appear to be the logical solution to this issue, the 1986 voter initiative complicates this issue. The City's school properties are included in the inventory of "protected" Open Space properties that may not be redesignated without voter approval. For example, the Hermosa Valley School building could not undergo expansion or reconstruction under the Open Space zoning regulations, and may not have a General Plan amendment and rezoning in accordance with standard City procedures. Therefore, a Public Facilities designation that includes public school properties would require a special ballot measure.

The second option addresses this constraint by leaving all Open Space designated properties in this land use category as shown in the General Plan map, and then adding a new Public Facilities overlay for the public land use properties listed in option #1. This would provide the opportunity to formulate special development standards for each type of land use in the Public Facilities overlay, as appropriate, while still retaining the Open Space designation. This option addresses the fact that simply including public institutional uses in an Open Space designation is not by itself problematic; rather, it is the restrictive zoning standards applicable to the Open Space designation that is really at the heart of this issue. For example, keeping the Civic Center in the Open Space designation is only a problem in that the zoning standards clearly makes City Hall a nonconforming use that cannot be rebuilt or expanded under current Open Space zoning standards. Creating new development standards for the various public institutional uses is therefore necessary to allow for public buildings and facilities of adequate functional proportions. While both options could accomplish this objective, only option #2 could be implemented without the cost and potential controversy of a ballot measure.

As a side issue, there are still a few properties adjacent to Open Space properties that are zoned Unclassified. An "unclassified" zone is essentially a non-zone, meaning that the property is waiting to be zoned. All properties zoned Unclassified should receive a new zoning designation immediately. Since these properties consist of the portions of school properties with buildings, these areas should be designated Public Facilities overlay.

OBJECTIVES AND IMPLEMENTATION POLICIES

PRIMARY OBJECTIVE 1: Create a special Public Facilities overlay district for all properties presently designated Open Space or Unclassified that contain educational buildings, public utility structures and corridors, public governmental buildings, public malls and plazas, and transit uses. S

Implementation Objective 1.1: Prepare zoning text for Public Facilities overlay district, which allows for adequate building height and mass, e.g. C-3 standards, and revise General Plan map and zoning map to include overlay district boundaries. S

PRIMARY OBJECTIVE 2: Revise zoning text to identify only those types of uses which typically are found in Open Space zones. Examples of these uses are as follows: S

1. Aquatic sports facilities
2. Historic monuments
3. Parks
4. Picnic facilities
5. Playgrounds and children's recreational equipment
6. Recreational facilities and ancillary uses (indoor and outdoor)
7. Special events and group events authorized pursuant to Sections 22-1 and 22-5 of the Municipal Code
8. Spectator seating
9. Sports fields and courts
10. Trails for walking, jogging, bicycling and/or skating

p/osdes

ORDINANCE NO. 86-844

AN ORDINANCE OF THE CITY OF HERMOSA BEACH SUBMITTED TO THE VOTERS BY THE CITY COUNCIL REQUIRING THAT ANY PROPOSED MODIFICATION, AMENDMENT, OR ELIMINATION OF THE OPEN SPACE DESIGNATED AREAS OF THE GENERAL PLAN SHALL BE PROHIBITED WITHOUT A VOTE OF THE ELECTORATE.

The people of the City of Hermosa Beach do ordain as follows:

SECTION 1. Any proposed modification, amendment, or elimination of the Open Space designated areas of the General Plan identified in Section 2 of this ordinance and shown on Exhibit A, available in the office of the City Clerk, shall be prohibited without a vote of the electorate.

SECTION 2. The following General Plan Open Space designated areas shall remain as such as stated in Section 1 herein:

1. Valley Park (Gould Avenue & Valley Drive)
2. South Park/Bicentennial (4th Street)
3. Greenwood Park (Aviation & Pacific Coast Hwy.)
4. Fort Lots-of-Fun Park (6th Street)
5. Seaview Park (19th Street & Prospect)
6. Clark Stadium Recreation Center (Valley Drive & 11th Street)
7. Ingleside Park (Ingleside and 33rd Street)
8. Moondust Park (N. of Meyer Ct. & S. of 2nd St.)
9. 8th and Valley Park
10. Ardmore Avenue at 5th Street Park
11. Hermosa View School site
12. Prospect Heights School site
13. South School site
14. Hermosa Valley School site
15. North School site

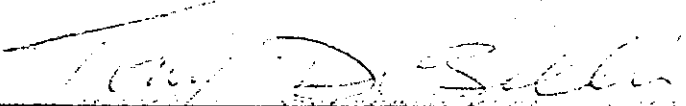
SECTION 3. If any section or portion of this initiative ordinance is declared invalid by a court of proper jurisdiction, the remaining sections or portions are to be considered valid.

1 SECTION 4. By this ordinance, Initiative
2 Ordinance No. 84-761 (Open Space Initiative), adopted
3 by the people on November 6, 1984, is hereby expressly
4 repealed.


5 SECTION 5. There shall be no modification,
6 amendment or repeal of any provision herein except by a
7 vote of the people.

8 PASSED, APPROVED AND ADOPTED BY THE
9 ELECTORATE OF THE CITY OF HERMOSA BEACH
10 AT THE SPECIAL MUNICIPAL ELECTION ON
11 NOVEMBER 4, 1986 BY THE FOLLOWING VOTE:


12 AYES - 5,493 NOES - 873

13 
14 PRESIDENT of the City Council and
MAYOR of the City of Hermosa Beach

15 Attest:

16
17 
18 City Clerk

19 Approved as to Form:

20
21 
22 City Attorney

23
24

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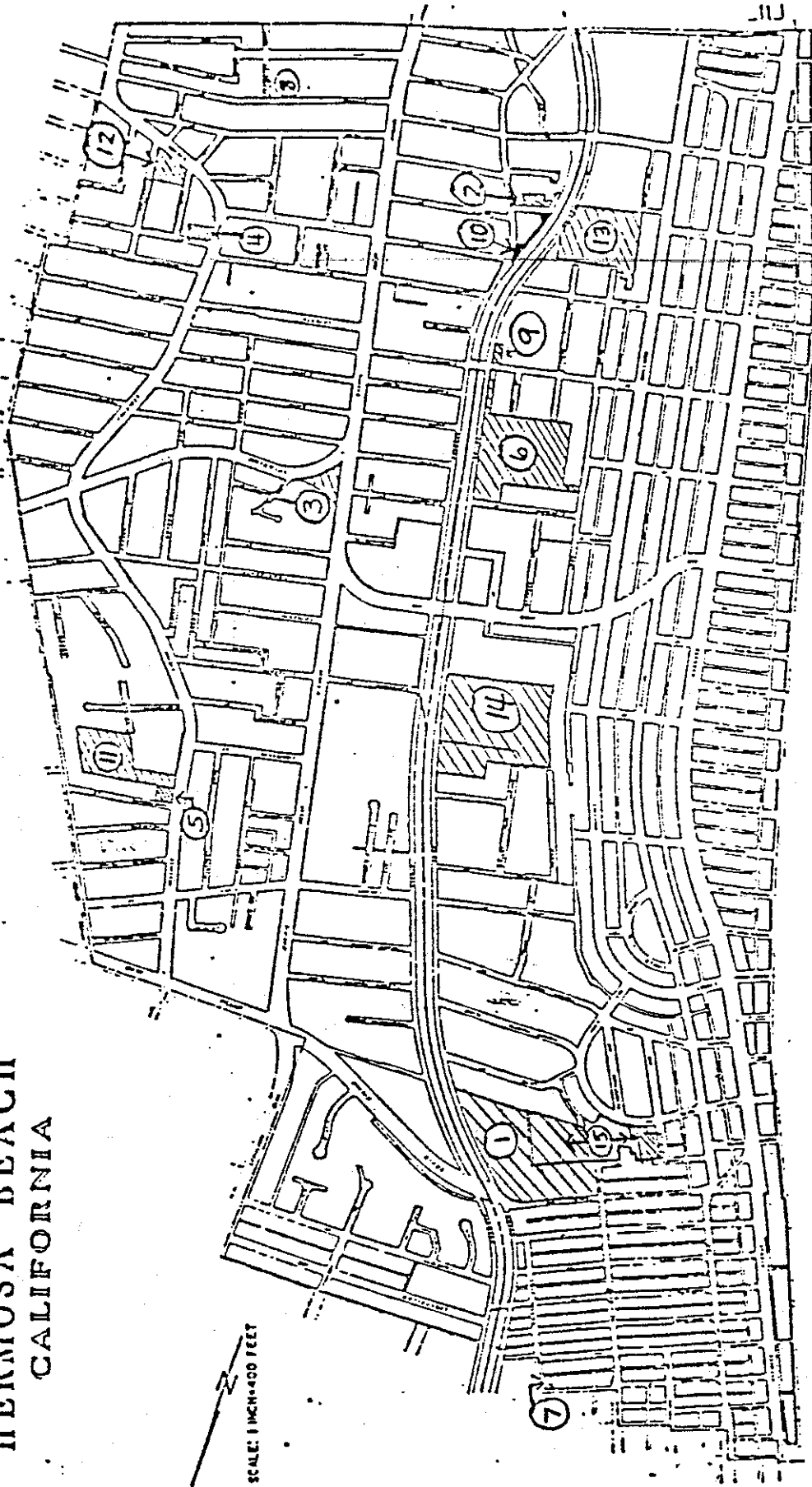
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CITY OF
HERMOSA BEACH
CALIFORNIA

SCALE: 1 INCH=400 FEET



1. Valley Park
2. Bi-Centennial Park
3. Greenwood Park
4. Fort Lots-of-Fun Park
5. Seaview Park
6. Clark Stadium (field)
7. Ingleside Park
8. Moondust Park

9. 8th Street and Valley Drive Park
10. Ardmore Avenue at 5th Street Park
11. Hermosa View School
12. Prospect Heights School
13. South School
14. Hermosa Valley School
15. North School

OPEN SPACE SURVEY

Site and Location	Zone	General Plan Map Design- nation	Area (in acres)	Remarks
Valley Park (Gould Ave. & Valley Dr)	OS	OS	6.97	Includes vacated & non-vacated streets
Greenwood Park (Aviation & PCH)	OS	OS	.43	
Ft. Lots-of-Fun (6th St & Prospect)	OS	OS	.40	
Bicentennial Park (4th & Ardmore)	OS	OS	.43	
Clark Stadium (Valley & 11th St.)	OS	OS	6.25	Bldg. on site & Parking area
10th & Loma (Park)	OS	OS	.07	Part of Clark Stadium
Prospect & Hollowell (Gentry on west)	OS	OS	.82	.53 Acres City-Owned
Ardmore At 5th St Park	OS	OS	.35	
Community Center	OS	OS	5.50	Bldg. on site
Civic Center	OS	OS	2.05	Prking. & City Hall on site
North School	OS	OS	2.82	Playground & Park
South School	OS	OS	4.43	Playground only
Hermosa View School	OS	OS	2.42	Playground only
Valley Vista School	OS	OS	7.2	School on site
SUBTOTAL			40.14	
<u>RxR Right-of-Way</u>				
From Southerly City limits to 2nd St.	OS	OS	.78	Not owned by City
From 2nd St - 8th St	OS	OS	3.79	"
From 8th St - Pier	OS	OS	3.67	"
From Pier - Gould	OS	OS	8.95	"
From Gould to Longfellow Ave.	OS	OS	1.58	"
From Longfellow to N'thly City limits	OS	OS	.63	"
SUBTOTAL			19.4	

General Plan
Map Design-
nation

Site and Location	Zone	Map Design- nation	Area (in acres)	Remarks
Moondust Park (N. of Meyer Ct. & S. of 2nd Street)	OS	LD	.08	
Seaview Park (19th and Prospect)	unclas	OS	.29	
Ingleside Park				
Ingleside & 33rd St	R-2	MD	.08	
8th & Valley Park	R-3	OS	.08	
Calif. Water Service Co. (Between Harper & Prospect W/Golden Av. N & S)	R-1	OS	2.44	Bldg. Plant
Alano Club				
11th Pl. & P.C.H.	OS	GC	.32	Bldg. on site & Parking lot
North School	unclas	OS	1.41	School on site
Valley Vista School	R-3	OS	2.31	Playground on site
Hermosa View School	unclas	OS	2.28	Bldg. on site
Subtotal			9.29	
<u>PUBLIC RIGHT-OF-WAY Parks</u>				
Kay Etow Park				
Herondo & Monterey	-	-	.06	
4th & Prospect Park	-	-	.07	
<u>Street Medians</u>				
Gould Avenue	-	-	.45	Planters
Hermosa Avenue				
from S'thly City Limits to 2nd St	-	-	.15	Dividers with Planters
from 2nd St. to 10th Street	-	-	.28	"
from 10th St. to 14th Street	-	-	.23	"
from 14th St. N'thly City Limits	-	-	.74	"
<u>Pier Avenue</u>				
from The Strand to Hermosa Ave.	-	-	.12	Planters
<u>The Strand Medians</u>				

Strand @ 2nd St.	-	-	.03	"
Strand @ 13th St	-	-	.05	"
Strand @ 14th St	-	-	.02	"
Strand @ 15th St	-	-	.02	"
Strand @ 16th St	-	-	.03	"
Strand @ 22nd St	-	-	.04	"
Strand @ 35th St	-	-	.07	"
SUBTOTAL			2.36	
Beach Area				
Sand Beach	-	-	50.0	Noted as OS in Gen. Plan Doc.
Rec. Ocean Area	-	-	170.0	"
City Boundaries (Ocean Area)	-	-	3,456.0	According to General Plan
SUBTOTAL			3,676.0	

Total Acres <u>Zoned OS & Designated OS</u>	59.54
Total Acres <u>Zoned OS but not Designated OS</u>	.40
Total Acres <u>not Zoned or Designated OS on the map</u> (including Beach & Ocean Area & Public Right-of-Way	3,678.36
Total Acres <u>not Zoned but Designated OS</u>	8.81
Open Space Acres <u>Zoned and Designated other than OS</u>	.08
TOTAL AREAS & PUBLIC RIGHT-OF-WAYS	3,747.19

LEGEND: LD - Low Density
MD - Medium Density
HD - High Density
OS - Open Space
GC - General Commercial
Unclas - Unclassified