

July 1, 2002

**Honorable Mayor and Members of the  
Hermosa Beach City Council**

**Regular Meeting of  
July 9, 2002**

**SUBJECT: TEXT AMENDMENT 02-3  
TO AMEND SECTIONS 17.28.020 AND 17.44.090 TO ALLOW PARKING  
LOTS AND STRUCTURES AS A PERMITTED USE IN THE M-1 ZONE AND  
TO ALLOW NON-REQUIRED OFF-SITE PARKING**

**INITIATED BY THE PLANNING COMMISSION**

**Planning Commission Recommendation**

To adopt the attached ordinance to amend Sections 17.28.020 and 17.44.090 of the Zoning Ordinance.

**Background**

At the meeting of March 19, 2002, the Planning Commission recommended adoption of the text amendment allowing parking lots and structures as independent permitted uses in the M-1 zone and expanding opportunities for off-site parking.

**Analysis**

The Zone Code does not currently list "parking lots and structures" as independent permitted uses in the M-1 zone. In the commercial zones the permitted use list includes "parking lots and/or structures" as independent permitted uses by right. Consequently, parking may be leased between businesses. The Planning Commission recommends that parking lots and structures be added to the list of permitted uses in the M-1 zone (Section 17.28.020) to accommodate this need.

Also, to in order to expand opportunities for off-site parking under Section 17.44.090 "Off-Street Parking Location," the Zone Code must be amended to allow more flexibility for providing off-site parking if such parking is in addition to the minimum required. Section 17.44.090 states that if parking is located on a different lot it must be within 300 feet, and under common ownership. The Planning Commission believes this section should be clarified so this limitation only applies to "required" parking.

**Proposed Text Amendment**

*17.44.090 Off-street Parking Location*

All off-street automobile parking facilities shall be located as follows:

A. All **required** parking spaces shall be located on the same lot or building site as the use for which such spaces are provided; provided however, that such parking spaces provided for commercial, business, industrial or warehouse uses may be located on a different lot or lots, all of which are less than three hundred (300) feet distant from the use for which it is provided, and such lot or lots are under common ownership with the lot or building site for which such spaces are provided.

Where the buildings are situated on one lot and the parking is situated on another lot, the owner shall file with the building department an affidavit recorded by the office of the Los Angeles County recorder that these lots are held in common ownership for the use specified. Such distance shall be measured along a straight line drawn between the nearest point on the premises devoted to the use served by such parking facilities and the nearest point on the premises providing such parking facilities.

It is further provided that uses located within the boundaries of an established off-street parking district, organized pursuant to action by the city council, shall be waived by the requirements of this subsection.

With the above clarification in place, businesses within the City will have more flexibility in obtaining additional parking where available and not required for a given use.

CONCUR:

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Scott Lunceford  
Planning Assistant

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Sol Blumenfeld, Director  
Community Development Department

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Stephen R. Burrell,  
City Manager

Attachments

1. Proposed Ordinance
2. Planning Commission Minutes

ORDINANCE 02-

**AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA,  
TO AMEND SECTIONS 17.28.020 AND 17.44.090 TO ALLOW PARKING  
LOTS AND STRUCTURES AS A PERMITTED USE IN THE M-1 ZONE AND  
TO ALLOW NON-REQUIRED OFF-SITE PARKING.**

The City Council of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. The City Council held a duly noticed public hearing on July 9, 2002, to consider the recommendation of the Planning Commission to amend the Zoning Ordinance regarding adding parking lots and structures as independent permitted uses in the M-1 zone and expanding opportunities for off-site parking.

Section 2. The Planning Commission held a duly noticed public hearing on March 19, 2002, to consider amendments to the Zoning Ordinance regarding adding parking lots and structures as independent permitted uses in the M-1 zone and expanding opportunities for off-site parking, and recommended approval of the amendment as proposed by staff.

Section 3. Based on the evidence considered at the public hearing, the City Council makes the following findings:

1. The list of M-1 permitted uses needs to be amended to allow parking lots and structures as independent permitted uses within the M-1 districts of the city.
2. The lack of specificity within the Zoning Code in regards to required and non-required off-street parking location places an unnecessary burden on businesses that want additional parking beyond the minimum required.
3. The subject text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the general rule set forth in Section 15061(3) of the CEQA Guidelines, as there is no possibility that the modification to the text may have a significant effect on the environment.

Section 4. Based on the foregoing, the City Council hereby amends the Hermosa Beach Municipal Code, Title 17-Zoning, as follows:

1. Amend Section 17.28.020 to read as follows:

**“Sec. 17.28.020 Permitted Uses**

In the following matrix, the letter “P” designates use classifications permitted and the letter “U” designates use classifications permitted by approval of a Conditional Use Permit. Use classifications not listed are prohibited. Section numbers listed under “see section” reference additional regulations located elsewhere in the Zoning Ordinance or Municipal Code.

**M-1 ZONE, LAND USE REGULATIONS**

**P = Permitted  
U = C.U.P. Required (See Article 10)**

USE		See Section
Administrative offices accessory to a primary permitted use (listed below), not exceeding twenty-five percent of the gross floor area	P	
Artist studio	P	

USE		See Section
Audio/Visual recording studio	P	
Motor Vehicle and equipment service:		
<ul style="list-style-type: none"> <li>• General repair, service, installation of parts and accessories</li> </ul>	U	Chapter 17.40
<ul style="list-style-type: none"> <li>• Body repair and painting</li> </ul>	U	Chapter 17.40
<p>Manufacturing, fabrication, assembly, testing, repair, servicing and processing of the following products and materials:</p> <ul style="list-style-type: none"> <li>Apparel</li> <li>Audio/Visual products</li> <li>Awnings</li> <li>Bakery Products</li> <li>Coated, plated and engraved metal products</li> <li>Communications Equipment</li> <li>Confectionery and related products</li> <li>Diecut paper, paperboard, cardboard,</li> <li>Electronic components, computers, and accessories</li> <li>Electric lighting and wiring equipment</li> <li>Stone and cut stone products</li> <li>Furniture and fixtures</li> <li>Glass products</li> <li>Household tools and hardware</li> <li>Jewelry, silverware, and plated ware</li> <li>Luggage</li> <li>Machinery equipment and supplies, except farm machinery</li> <li>Motor vehicle parts and accessories</li> <li>Musical instruments and parts</li> <li>Office and household machines and appliances</li> <li>Office products</li> <li>Paperboard containers and boxes</li> <li>Pharmaceutical Products</li> <li>Photographic and optical goods, watches and clocks</li> <li>Hardware, plumbing, heating equipment and supplies</li> <li>Pottery and related products</li> <li>Professional, scientific and controlling instruments</li> <li>Toys, amusements, sporting and athletic goods (including surfboards)</li> <li>Wooden containers</li> </ul>	P	
Parking lots and/or structures	P	
<p>Wholesale distribution of the products and materials listed above, and including the following:</p> <ul style="list-style-type: none"> <li>Packaged groceries and related products</li> </ul>	P	
Warehousing and storage including self-storage mini warehouses	P	

