

July 18, 2002

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

**Regular Meeting of  
July 23, 2002**

SUBJECT: REVISION TO SECTION 17.44.090 OFF-STREET PARKING LOCATION  
TEXT AMENDMENT

**Recommendation:**

That the City Council approve a minor revision to the subject text amendment allowing off-site parking to be leased subject to Planning Commission approval.

**Background:**

On July 9, 2002, the City Council approved a change to Section 17.44.090 - Off-Street Parking Location - with the intent of allowing businesses more latitude in obtaining excess off-street parking. At present, the Code only allows required parking under common ownership which is proving in some instances too harsh a requirement. The previously approved change did not address satisfying required parking off-site and did not include provision for leasing of required parking. The proposed modification will permit the ability to *lease* off-site parking rather than requiring that off-site parking locations be held under common ownership.

The modification provides flexibility in satisfying parking requirements where all required parking cannot be provided on-site. Thus when a business or property owner has surplus parking it can be made available or leased to another party to meet a required parking need. This change is consistent with the intent of the text amendment approved by Council at the previous meeting.

**Analysis:**

As previously approved, the proposed text amendment adds the word *required* to Section 17.44.090 Off-street parking location and the proposed change would include the option for leased parking and read as follows with changes underlined or shown with strikeouts:

***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 leased or 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~~ Community Development Department an application for a Parking Plan for consideration by the Planning Commission and evidence to the satisfaction of the City Attorney that the lots are held under common ownership or a lease providing for the owner's use of the off-site parking. ~~an affidavit recorded by the office of the Los Angeles County recorder that these lots are held in common ownership or leased for the use specified. Such~~ The allowable distance for off-site parking 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.*

The proposed change will permit required parking to be made available without restrictions on common ownership subject to approval by the Planning Commission.

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Sol Blumenfeld, Director  
Community Development Department

Concur:

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Stephen R. Burrell,  
City Manager

CCMemo723

## 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 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 inability to lease required parking spaces off-site creates a hardship when such required parking cannot otherwise be provided.
4. 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	
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> </ul>	P	

USE		See Section
Paperboard containers and boxes Pharmaceutical Products Photographic and optical goods, watches and clocks Hardware, plumbing, heating equipment and supplies Pottery and related products Professional, scientific and controlling instruments Toys, amusements, sporting and athletic goods (including surfboards) Wooden containers		
<u>Parking lots and/or structures</u>	P	
Wholesale distribution of the products and materials listed above, and including the following: Packaged groceries and related products	P	
Warehousing and storage including self-storage mini warehouses	P	

2. Amend 17.44.090 to read as follows:

**“Section 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 **leased or** 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~~ **Community Development Department** an **application for a Parking Plan for consideration by the Planning Commission and evidence to the satisfaction of the City Attorney that the lots are held under common ownership or a lease providing for the owner’s use of the off-site parking.** ~~affidavit recorded by the office of the Los Angeles County recorder that these lots are held in common ownership for the use specified.~~ Such **The allowable** distance **for off-site parking** 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.

