

October 16, 2002

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

**Regular Meeting of
October 22, 2002**

SUBJECT: DISCUSSION OF DOWNTOWN PARKING AND ZONING ISSUES IN CONNECTION WITH EXPIRATION OF THE RESTAURANT MORATORIUM ORDINANCE.

Recommendation:

That the City Council:

1. Review the implementation measures outlined in the report and;
2. Direct staff to pursue one or more of the implementation measures in detail and;
3. Continue the discussion to the next City Council meeting for further discussion.

Background:

A moratorium ordinance prohibiting the change of existing retail space to restaurant use was originally approved on November 28, 2000 and extended on December 12, 2000 until November 13, 2002. The intent of the moratorium was to preserve existing downtown retail space by providing time to study potential ways to guide land use and parking. With the expiration of the moratorium in November, it will again be permissible to convert existing retail to restaurant use. During the moratorium period, staff worked with the Economic Development Committee to determine appropriate changes for parking and land use that would help promote downtown and citywide retail development and revitalization. The Committee's report was presented to Council on September 24, 2002.

Analysis:

There are several methods to encourage retail use and discourage increased restaurant development in the downtown. These include:

- *Increasing the parking ratio requirement for restaurant use.*
- *Decreasing the parking ratio requirement for retail use.*
- *Establishing a maximum development cap on the allowable number of restaurants by precluding restaurant expansion (whether new or existing) if the cap is exceeded..*
- *Setting a new retail base line for the required parking calculation for all existing downtown uses.*
- *Constructing a new parking structure to accommodate downtown parking demand.*
- *Continue utilizing the market to regulate the location of restaurants and retail through the in-lieu parking program.*
- *Prepare an updated downtown parking study to forecast parking demand and base new regulations on the study to meet demand.*

Each of the above implementation measures requires additional research, discussion and review by City Council. Staff suggests that the City Council discuss these measures, determine which, if any, to pursue in detail and continue the matter to the next meeting for further City Council discussion.

Sol Blumenfeld, Director
Community Development Department

Stephen R. Burrell,
City Manager

Attachments:

1. Moratorium Ordinance

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