

March 6, 2007

City Council Meeting
March 13, 2007

Mayor and Members
of the City Council

ORDINANCE NO. 07-1278 - "AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING ORDINANCE SECTION 17.44.040 TO EXEMPT PIER PLAZA BUILDING SITES FROM PROVIDING A PERCENTAGE OF PARKING SPACES ON SITE WHEN IN-LIEU PARKING FEES ARE PAID."


Submitted for **adoption** and **waiver of full reading** is Ordinance No. **07-1278** relating to the above subject.

At the meeting of February 27, 2007, the Ordinance was presented to the City Council for consideration and introduced by the following vote:

AYES:	Bobko, Keegan, Tucker, Mayor Edgerton
NOES:	None
ABSENT:	Reviczky
ABSTAIN:	None


Elaine Doerfling, City Clerk

Noted:



Stephen R. Burrell, City Manager

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ORDINANCE NO. 07-1278

**AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO
AMEND THE ZONING ORDINANCE SECTION 17.44.040 TO EXEMPT PIER
PLAZA BUILDING SITES FROM PROVIDING A PERCENTAGE OF PARKING
SPACES ON SITE WHEN IN-LIEU PARKING FEES ARE PAID**

**THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA,
DOES HEREBY ORDAIN AS FOLLOWS:**

SECTION 1. The Planning Commission held a duly noticed public hearing on February 20, 2007 to consider amending the Zoning Ordinance, Section 17.44.040, regarding allowances for on-site parking when payment of parking in-lieu fees are provided rather than providing parking on site in the downtown district, and recommended amending said section to exempt building sites on Pier Plaza from the requirement to provide 25% of required parking on site for projects exceeding a 1:1 floor area to lot area ratio.

SECTION 2. The City Council held a duly noticed public hearing on February 27, 2007, to consider the recommendation of the Planning Commission to amend the Zoning Ordinance Section 17.44.040.

SECTION 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 these modifications to the zoning ordinance may have a significant effect on the environment.

SECTION 4. Based on the foregoing, the City Council hereby ordains that the Hermosa Beach Municipal Code Subsection 17.44.040-E of Title 17 of the Hermosa Beach Municipal Code, pertaining to parking in-lieu fees in the downtown district be amended as follows:

“E. Parking in-lieu fees. When the City Council provides for contributions to an improvement fund for a vehicle parking district in-lieu of parking spaces so required, said in-lieu fee contributions shall be considered to satisfy the requirements of this chapter.

1. The Director of the Community Development Department shall be responsible for the calculations required under this chapter and shall calculate and collect the in-lieu contribution.

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2. The following allowances through in-lieu fee contributions for parking may be allowed with a parking plan as approved by the Planning Commission and as prescribed in Section 17.44.210:

- a. Building sites with a ratio of building floor area to building site of one-to-one or less may pay an "in-lieu" fee for all required spaces.
- b. Building sites where buildings will exceed a one-to-one gross floor area to building site area ratio shall be required to provide a minimum of twenty-five (25) percent of the required parking on-site, except for sites on Pier Plaza west of Hermosa Avenue."

SECTION 5. This Ordinance shall become effective and be in full force and effect from and after thirty (30) days of its final passage and adoption.

SECTION 6. Prior to the expiration of fifteen (15) days after the date of its adoption, the City Clerk shall cause this Ordinance to be published in the Easy Reader, a weekly newspaper of general circulation published and circulated, in the City of Hermosa Beach in the manner provided by law.

SECTION 7. The City Clerk shall certify to the passage and adoption of this Ordinance, shall enter the same in the book of original Ordinances of said city, and shall make minutes of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted.

PASSED, APPROVED and ADOPTED this 13th of March 2007 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

PRESIDENT of the City Council and **MAYOR** of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney