

April 17, 2007

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

**Regular Meeting of
April 24, 2007**

SUBJECT: WORK PROGRAM FOR LOWER PIER AVENUE SPECIFIC PLAN

Recommendation:

Approve the work program and direct staff to prepare a request for proposals to solicit consultant proposals for preparation of the specific plan and completion of bid process for a related traffic study.

Background:

This report provides background information and a work program to complete a specific plan for the lower Pier Avenue area.

Analysis:

A specific plan is an instrument for implementing a city's general plan pursuant to Article 8, Chapter 3, of the State Planning and Zoning Law (California Government Code Section 65450, et seq.) The purpose of a specific plan is to set forth the development requirements, standards and permitted uses for a defined project area and to carry out relevant policies of the general plan as stated primarily in its land use and circulation elements. Examples of issues which may be regulated within a specific plan include:

- Building size and bulk
- Parking and circulation
- Specific use regulations by block or by plan area
- Public improvements
- New zoning or rezoning
- Public improvements and the design of the right of way.

The defined Lower Pier Avenue specific plan area is bounded by the Strand to the West, Hermosa Avenue to the east, the commercial lot boundaries along 16th Street to the north and 9th Court to the south as shown on the attached map. The tasks and timing for preparing and approving a specific plan are estimated as follows:

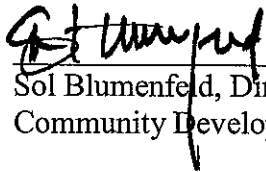
<u>Task</u>	<u>Timing</u>
▪ Identify Project Area – Determine scope of project and goals, with Community workshops, hearings, public meetings.	2 months
▪ Preparation of draft specific plan – background study, plan map, draft ordinance, illustrative plan, sketches and GIS maps as required.	4 months
▪ Complete traffic and parking analysis to comply with Coastal LUP and respond to draft plan recommendations and develop base line parking and circulation information. (Issue RFP, collect proposals, award contract and complete study)	4 months

- Prepare Initial Study (including parking and traffic analysis as necessary to mitigate potentially significant impacts of proposed development and prepare Mitigated Negative Declaration . Assumes no EIR required. 1 month
- Planning Commission formal public hearing and final recommendation 1 month
- City Council consideration formal public hearings and final approval. 1 month
- Submittal to Coastal Commission for amendment to LUP; Revisions as necessary, rehearing at City Council and final LUP approval 4 months

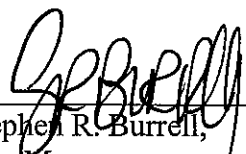
The specific plan will also require an analysis of parking supply and demand in the specific plan area. This study must also be prepared to continue with the city's reduced parking requirements for retail and office use pursuant to the City's Coastal Plan. Staff has received one cost estimate for this component at approximately \$17,000, but must complete the bid process by obtaining a total of three bids. The costs for the preparation of the specific plan itself will be known when bids are received in response to the request for proposal.

Conclusions:

The preceding work program provides reasonable timeframes for the preparation of the plan, public review, Commission and Council consideration, and Coastal Commission review.


 Sol Blumenfeld, Director
 Community Development

Concur:


 Stephen R. Burrell,
 City Manager

Attachments:

1. Lower Pier Avenue Specific Plan Area Map

PROPOSED LOWER PIER SPECIFIC PLAN AREA

