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# ZONING AND SUBDIVISION ORDINANCE ASSESSMENT

**CITY OF HERMOSA BEACH  
PC/CC JOINT STUDY SESSION**

MARCH 4, 2020



# AGENDA

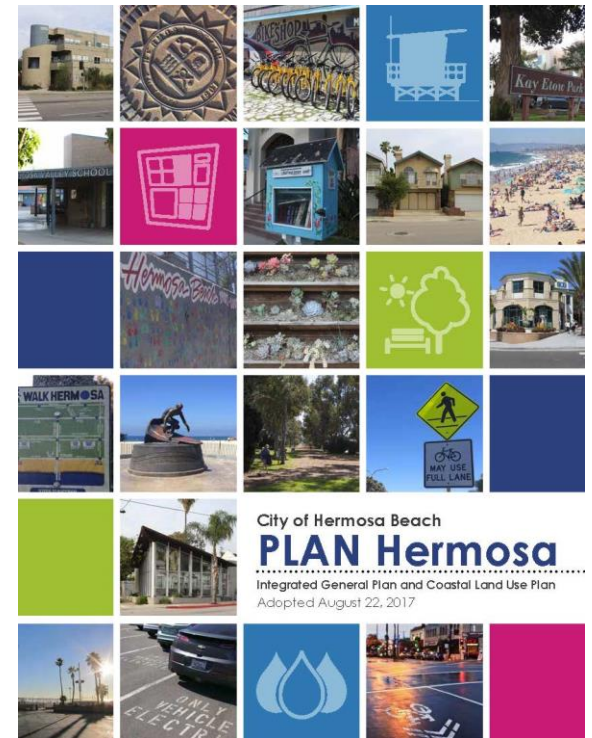
- The Project: Overview of Approach and Process
- Introduction to Zoning and the Zoning Assessment Project
- Discussion



# PROJECT OVERVIEW

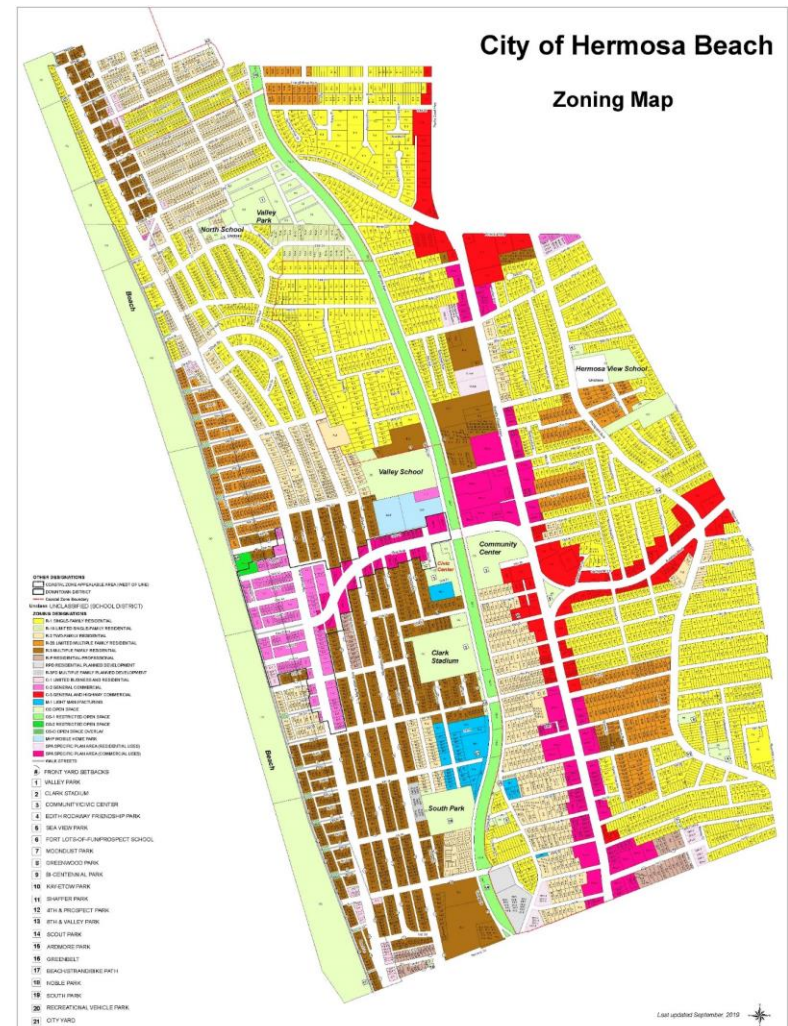
**Assessment** of the Zoning Ordinance's ability to effectively implement the **PLAN Hermosa's** vision for neighborhood preservation and enhancement, economic development, environmental sustainability, and community health.

- Data Collection, Analysis, and Review
- Assessment Report
- Outline and Work Plan



# WHAT IS ZONING?

- Zoning deals with two basic concerns:
  - How to minimize the adverse effects that buildings or uses one property can have on its neighbors; and
  - How to encourage optimal development patterns and activities within a community, as expressed in planning policies.



# TYPES OF ZONING

<b>Types</b>	<b>Description</b>
<i>Euclidian (most common)</i>	Separates the city into districts/zones where certain uses and intensities are specified
<i>Incentive</i>	Relaxes certain requirements in exchange for amenities (e.g. the proposed height/FAR bonus)
<i>Performance-Based</i>	Applies of objective and quantifiable standards to reduce impacts and promote land use compatibility
<i>Physical Form-Based</i>	Prescribes design of buildings and street typologies (typically through generic prototypes/illustrations)
<i>Hybrid</i>	Combines physical and performance regulations into conventional zoning to create a character-based or contextual ordinance

# PURPOSE OF ZONING

- Implement the General Plan/Local Coastal Land Use Plan
- Implement required State and Federal Laws in a locally acceptable manner
- Minimize the adverse effects that buildings or using one property can have on neighbors
- Encourage optimal land use and development patterns and activities within a community, as expressed in planning policies
- Achieve economic and fiscal sustainability

# WHAT ZONING CAN DO

- Use Regulations
  - What uses are permitted, subject to specific standards, or prohibited
- Development and Design Standards
  - Reflect the desired character of the community
- Performance Standards
  - Address land use compatibility
- Predictability
  - Assurance of potential development

# WHAT ZONING CANNOT DO

- Dictate Architectural Design
  - Zoning can improve physical character with respect to building envelope
- Regulate Free Market
  - Cannot determine exact mix of tenants in private development
- Establish Land Use Policy
  - Zoning is an implementation tool



# MEETING HERMOSA BEACH'S NEEDS

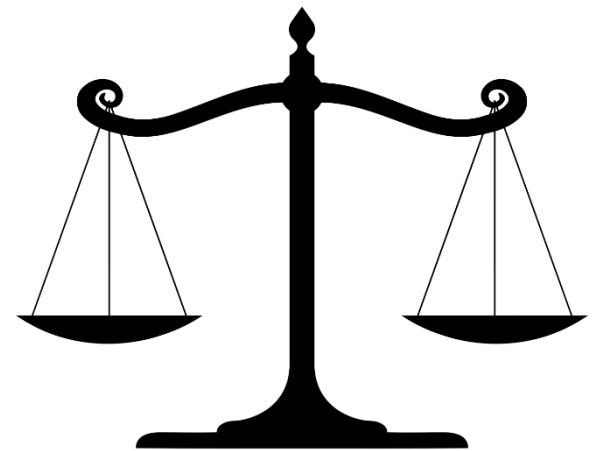
- Zoning should **perform** - it should **implement** the City's planning policies;
- Zoning should be **positive** and **design** friendly;
- Community character, particularly in neighborhoods, should be **respected**;
- Zoning must **recognize economic reality**; and
- Zoning must reflect a willingness to **rethink traditional assumptions**, not only about what gets built but also with respect to the review and approval process.

# USER'S PERSPECTIVES OF ZONING

- Applicants
  - Rules that City follows, timeframe for decision making, types of relief that may be requested, neighbors concerns in process?
- Design Professionals
  - Clear rules; also, how much flexibility there is (waivers from fixed standards, design character, use lists, etc.)
- Planning Staff and City Officials
  - Flexibility to respond to community concerns, implement the General Plan, reconcile competing priorities, protect City's character and environmental resources
- Residents & Business Owners
  - What can be built, how long will it take, process for community input, flexibility, getting a final answer

# TRADEOFFS WITH ZONING

- Flexibility vs. Predictability
- Flexibility vs. Administrative Cost
- Development Cost vs. Quality
- Preservation vs. Development
- Under-Regulation vs. Over-Regulation



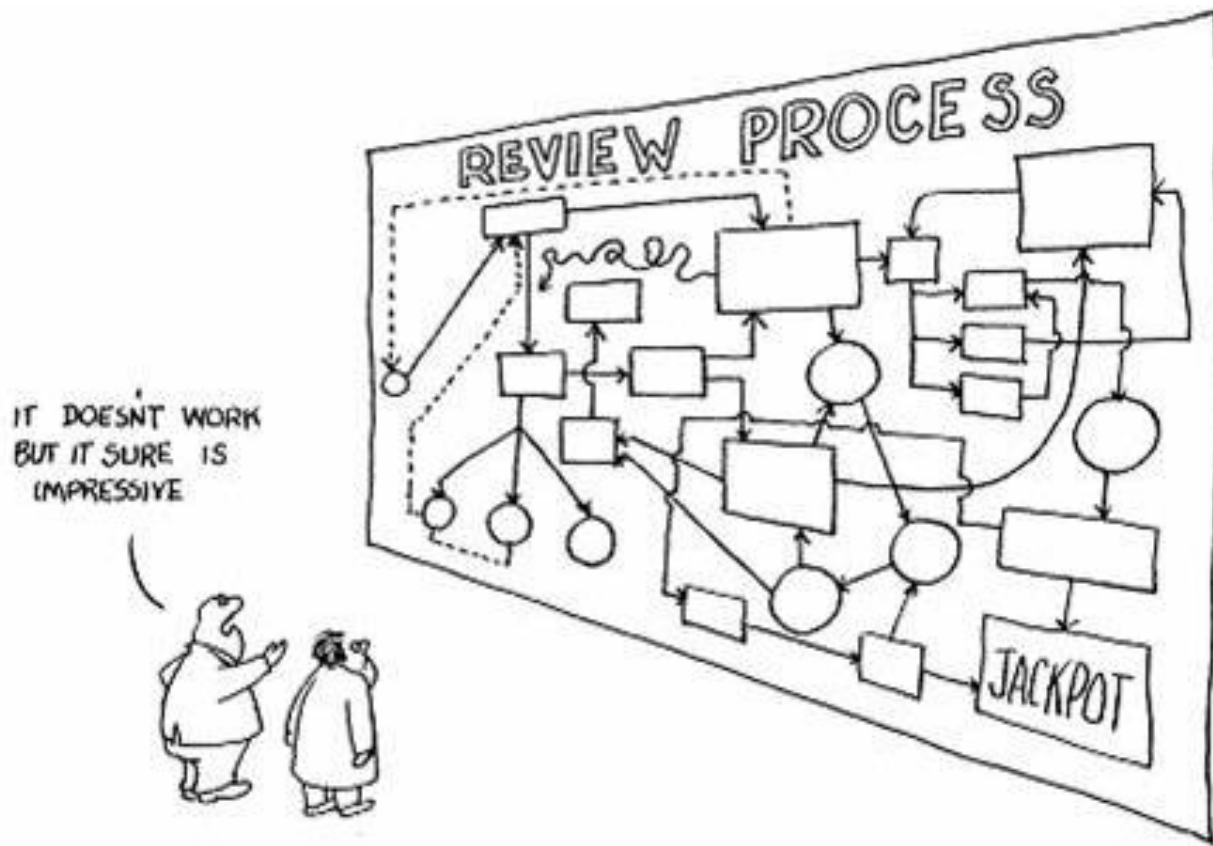
# PROJECT OBJECTIVES

- Set the foundation for an updated ordinance that:
  - Is consistent with and implements the General Plan/Coastal Land Use Plan
  - Is modern and reflects the City's current uses, practices, and development patterns;
  - Provides clear decision-making protocols and streamlined review processes, where appropriate;
  - Retains the character and scale of the community's neighborhoods, districts, and corridors;
  - Adds to the economic vitality and promotes adaptive reuse and reinvestment of properties;
  - Addresses previously created nonconforming situations and balances whether to allow their continuance or bring them into compliance; and
  - Is clear, concise, understandable, and easy to use.

# ANALYSIS OF STANDARDS

- Sample projects and field trips
- Are the City's standards doing the job?
- What new standards are needed? Will they impose unnecessary costs on development?
- How to address design?
  - Standards
  - Criteria
  - Guidelines

# STREAMLINING PERMITTING PROCESS



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# DISCUSSION

- What is effective in the current regulations?
  - What ***should not*** change?
- What is not effective in the current regulations?
  - What ***should*** change?
- Do the ***physical development standards*** promote appropriate development?
- Are the ***use regulations*** effective in keeping out undesirable uses, but also letting in desired ones?
- How well do the ***administrative procedures*** work?
  - Are there decisions that require a City Council or Planning Commission hearing action that could be made at the Staff level?
- ***Other*** thoughts and observations to consider?