

SHARE YOUR FEEDBACK WITH US

You can turn any comments or questions in at the end of your walking tour or submit them via email to generalplan@hermosabch.org before February 25, 2016

SMALL BEACH TOWN CHARACTER

HISTORIC RESOURCES • NEIGHBORHOOD CHARACTER AREAS •
PUBLIC SCENIC VIEWS • PUBLIC ART

Do you feel the highlighted goals and policies will help to achieve the vision for Hermosa Beach?

Are there any new observations you made while on the tour? Are these observations adequately addressed with proposed goals and policies?

What other observations and ideas would you like to share with us?

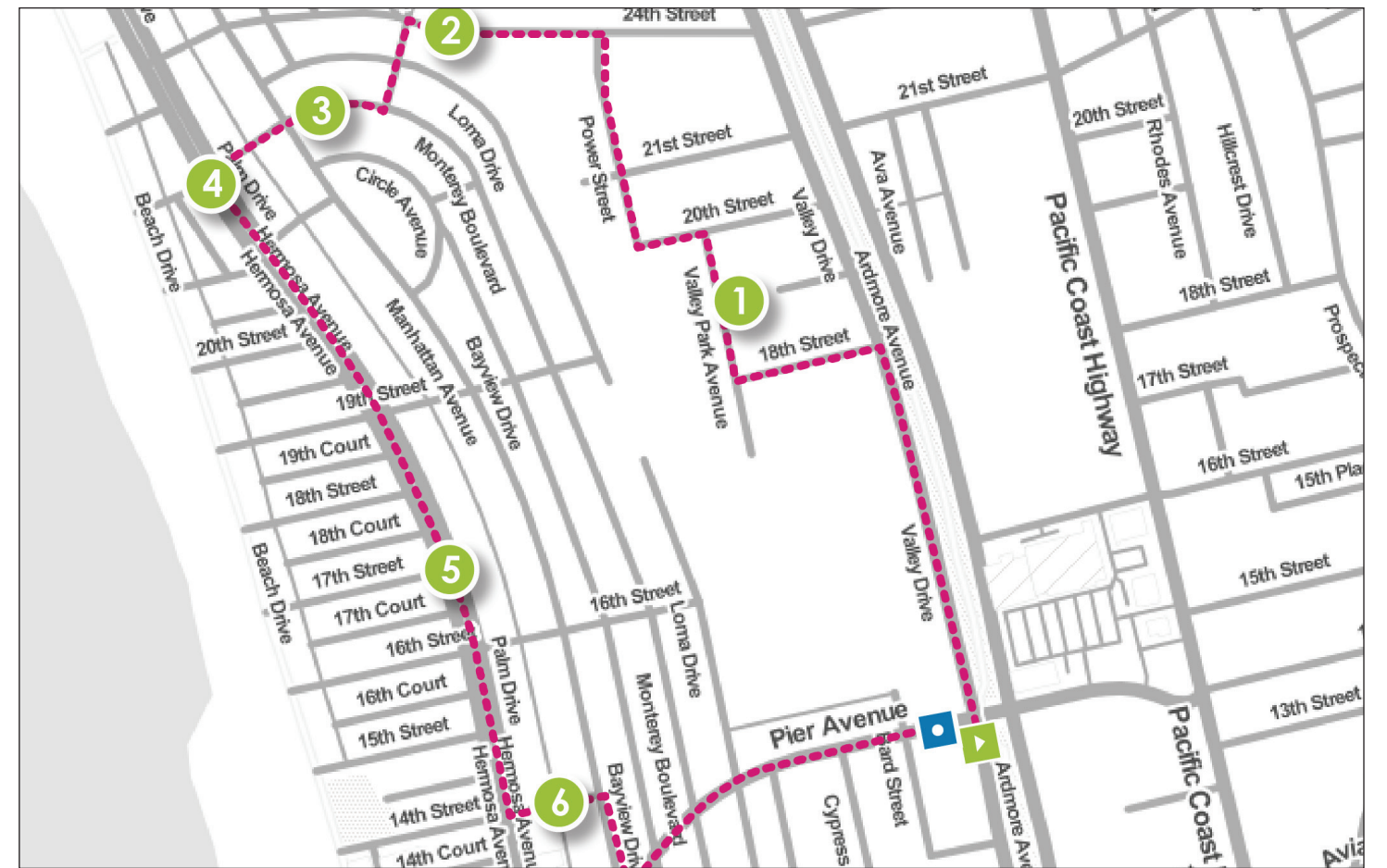


DESCRIPTION

Many of the features that define the character of Hermosa Beach will be observed along this tour. From the eclectic mix of architectural styles along small neighborhood blocks, to the walls adorned with public art and the stunning ocean views, these features of the built environment define the safety, comfort, and scale of the community as a small beach town.

PLAN Hermosa organizes the community as a series of neighborhoods, corridors, and districts, each of which are defined by their mix of uses, orientation of buildings, and the quality of public realm spaces. Through proper mobility connections, these unique areas of the city are tied together to provide a well-knit fabric of community spaces.

We will utilize examples and viewpoints along the tour to discuss how current and proposed policies influence the character of our neighborhoods and provide opportunities to enhance the public spaces around us through art, public views, and the preservation of historic resources.



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|---|----------------------------------|---|-------------------------------------|
| 1 | Valley - Neighborhood Character | 4 | 22nd St - Neighborhood Commercial |
| 2 | 24th St - Public Views | 5 | Walk Streets - Building Orientation |
| 3 | Monterey St - Historic Buildings | 6 | Hermosa's Great Wave - Public Art |

FOR MORE INFORMATION

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SHARE YOUR IMAGES AND IDEAS AT #PLANHermosa



RELEVANT PROPOSED PLAN GOALS + POLICIES

Historic Resources



Land Use Goal 10. A strong sense of cultural and architectural heritage.

- 10.1 Historic landmarks and districts.** Encourage the voluntary designation of potentially historic resources as landmarks or historic districts.
- 10.2 Public and institutional facilities.** Initiate the designation of potentially historic public or institutional resources under threat of demolition or deterioration.
- 10.3 Protect designated landmarks.** Prohibit the demolition, degradation, and inappropriate alteration of designated landmarks.
- 10.4 Treatment of potentially historic resources.** Discourage the demolition, degradation, and inappropriate alteration of potentially historic resources.
- 10.5 Evaluation prior to demolition.** Require evaluation and documentation of potentially historic resources prior to demolition.
- 10.6 Incentives for preservation.** Provide incentives for preservation of designated landmarks, potentially historic resources, and older buildings.
- 10.7 Historic resources as cultural tourism.** Promote historic places and cultural tourism as an

economic development strategy.

- 10.8 Adaptive reuse and sustainable development.** Promote historic preservation as sustainable development and encourage adaptive reuse of historic or older properties.
- 10.9 History and cultural heritage.** Support and encourage efforts to document and share the cultural heritage and history of Hermosa Beach.
- 10.10 Culturally inclusive planning.** Ensure that historic preservation planning is culturally inclusive and reflective of the unique background and diversity of neighborhoods in the city.
- 10.11 Incentives and technical assistance.** Provide expert technical assistance to owners of historic properties with tools and incentives to maintain historic resources.
- 10.12 Salvage architectural features or materials.** Encourage salvaging of architectural features that would otherwise be transported to landfills as a result of demolition.
- 10.13 Archaeological and paleontological resources.** Recognize the prehistory and history of the city and strive to identify, protect, and preserve archaeological and paleontological resources.

Public Views



Parks + Open Space Goal 5. Scenic vistas, viewpoints, and resources are protected and enhanced.

- 5.1 Protection of views.** Identify and protect the public view points, view corridors, and viewsheds from which scenic vistas can be observed.
- 5.2 Visual character.** Accommodate economic growth and new buildings in a way that preserves the visual character of the community.
- 5.3 Building sites and designs.** Require massing, height, and orientation of new development be sited and designed to protect public coastal views to and along the ocean and scenic areas.
- 5.4 Landscape design.** Require new public and private landscape installations to consider public access to vistas and encourage landscape design that protects or enhances those views.
- 5.5 Pacific Coast Highway.** Protect Pacific Coast Highway as a potentially scenic highway and important view corridor.
- 5.6 Signage and infrastructure.** Encourage signage, infrastructure, and utilities that do not

block or detract from views of scenic vistas.

- 5.7 Light pollution.** Preserve skyward nighttime views and lessen glare by minimizing lighting levels along the shoreline.
- 5.8 Lifeguard structures and views.** Limit the number, size, and spacing of lifeguard structures to provide unobstructed views of the ocean from coastal access points while maintaining good safety practices.

Neighborhood Character Areas

Land Use Goal 2. Neighborhoods provide for diverse needs of residents of all ages, socioeconomic groups and abilities, and are organized to support healthy and active lifestyles.

2.1 Complete neighborhoods. Strive to ensure all neighborhoods are complete and well structured with the following characteristics:

- Contain a high level of connectivity for pedestrians, bicycles and vehicles.
- Have homes with entries and windows facing the street.
- Provide a diversity of architectural styles.
- Have goods and services within a short walking distance.
- Address the needs of multiple ages and physical abilities.

2.2 Variety of types of neighborhoods. Encourage preservation of existing single density neighborhoods within the city and ensure that neighborhood types are dispersed throughout the city.

2.3 Balanced neighborhoods. Within the allowed densities and housing types, promote a range of housing to accommodate diverse ages and incomes.

2.4 Single density neighborhoods. Preserve and maintain the Hermosa Hills, Eastside, Valley, North End, and Hermosa View neighborhoods as predominantly single-family residential neighborhoods.

2.5 Neighborhood preservation. Preserve and enhance the quality of residential neighborhoods by avoiding or abating the intrusion of disruptive, nonconforming buildings and uses.

2.6 Diversity of building types and styles. Encourage a diversity of building types and styles in areas designated for multi-family housing ranging from duplex/triplex/fourplex to courtyard housing to multi-family housing projects.

2.7 Context sensitive design. Wherever feasible, orient residential buildings to address streets, public spaces or shared private spaces, and consider the physical characteristics of its site, surrounding land uses, and available public infrastructure.

2.8 Neighborhood transitions. Encourage that new development provide appropriate transitions in scale, building type and density between different land use designations.

2.9 Neighborhood-serving retail. Where appropriate, foster the development of neighborhood-serving retail and services in key locations throughout the city.



Public Art

Land Use Goal 11. A proud and visible identity as an arts and cultural community.

11.1 Beach-themed art. Prioritize public art that reinforces the identity of Hermosa Beach, incorporating the culture, people, neighborhoods and ideas.

11.2 Creative expression in the built environment. Encourage the infusion of creative expression within the city's built environment to create a memorable urban landscape that respects the past and builds for the future.

11.3 Art as cultural tourism. Recognize the value of the arts to the city's quality of life and economic stability and promote cultural tourism as an engine for economic development.

11.4 Unique gateways. Celebrate the unique gateways to Hermosa Beach by enhancing them with the work of artists.

11.5 City leadership in public art. Embrace a leadership role in facilitating public art and public art partnerships with City Departments, private developers, and arts and cultural organizations.

11.6 Temporary installations. Support ongoing temporary artwork installations and performance-based arts events in areas with strong pedestrian and vehicular traffic.

11.7 Commissioning new artwork. Encourage the commission of public art projects and events that reinforce the community's small beach town character, vibrant economy, healthy environment, and lifestyles.

11.8 Public art in private development. Actively encourage private development to contribute to the cultural and economic health of the public realm through incorporation of public art.

