The Hermosa Hills area transitions from high- and medium-density uses adjacent to PCH and lower density single-family uses closer to Prospect Avenue. House forms are generally small in this area, with small to moderate front and side setbacks, and many streets are closed to through traffic next to PCH.

**Future Vision**

The intent is to improve key pedestrian thoroughfares to enhance connectivity and access while preserving the single-family development pattern of this area. Many streets in this neighborhood should be enhanced with new sidewalks to create a complete pedestrian network.

**Intended Distribution of Land Uses**

Though most buildings are predominantly one or two-story single-family structures, duplexes and a few mid-size apartment buildings back onto commercial properties along Pacific Coast Highway.

**Building Design and Orientation**

- Garages, while visible from the street, should not dominate front facades, and any new construction or renovation should strive to minimize their prominence.

- There are successful transitions between residential uses and adjacent retail/service uses on Pacific Coast Highway with several of the larger, deep lots located closest to PCH.

**Public Realm Design**

- Prospect Avenue is the primary arterial street connecting this neighborhood to the rest of the city. Prospect Avenue is also a major pedestrian passage, with a wide planting strip to buffer pedestrians from vehicle traffic.

- The hillside area covers the residential portions of Hermosa Beach east of Pacific Coast Highway to the city boundary. Most streets in this area have a gentle upslope, encouraging homes to organize living space to include ocean views out over their neighbors.

- Greater east-west connections for bicyclists and pedestrians are provided with multiple high priority walking and biking streets needed to connect this neighborhood with other areas.

Landscaping and medians provide shade to pedestrians.