

RESOLUTION P.C. 02-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, RECOMMENDING AMENDMENT OF SECTION 17.46.152 OF THE ZONING ORDINANCE TO CHANGE THE FRONT YARD REQUIREMENTS ON THROUGH LOTS BETWEEN THE STRAND AND THE SERVICE ROAD PARALLEL TO HERMOSA AVENUE APPROXIMATELY BETWEEN 27<sup>TH</sup> STREET AND 35<sup>TH</sup> STREET.**

The Planning Commission of the City of Hermosa Beach does hereby resolve as follows:

Section 1. The Planning Commission held a duly noticed public hearing on February 19, 2002, to consider amendments to the Zoning Ordinance regarding front yard requirements on through lots between the Strand and the service road parallel to Hermosa Avenue between 27<sup>th</sup> Street and 35<sup>th</sup> Street, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 2. Based on the evidence considered at the public hearing, the Planning Commission makes the following findings:

1. There is a unique and inequitable development standard created for through lots between the Strand and Hermosa Avenue, north of 27<sup>th</sup> Street, due to the requirement to provide front yards along the Strand and Hermosa Avenue.
2. In order to maintain a uniform setback for through lots located on the service road parallel to Hermosa Avenue from approximately 27<sup>th</sup> Street northward, the subject lots should be exempt from having to provide a second front yard on Hermosa Avenue and maintain the Strand as the required front yard.
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 this modification may have a significant effect on the environment.

Section 3. Based on the foregoing, the Planning Commission hereby recommends that the Hermosa Beach Municipal Code, Title 17-Zoning, be amended as follows:

1. Amend Section 17.46.152. to read as follows:

**“17.46.152 Front Yard Requirements for Through Lots.**

- A. The required front yard on "through lots", as defined herein, shall be provided on the street frontage where the majority of the existing dwelling units on the block are fronting.
- B. The following list indicates which frontage is designated the front yard for various blocks with through lots:

<b>Through Lots Located Between:</b>	<b>Front Yard Shall Be Provided On:</b>
Ava Avenue and Ardmere Avenue	Ava Avenue
Ava Avenue and Springfield Street	Springfield Avenue
Barney Court and Meyer Court	Barney Court
Bonnie Brae Street and Campana Street	Bonnie Brae Street
Monterey Boulevard and Culper Court	Monterey Boulevard

Monterey Boulevard and Loma Drive	Monterey Boulevard
Monterey Boulevard and Morningside Dr.	Monterey Boulevard
15th Place and 16th St. (E. of Mira Street)	15th Place
The Strand and Hermosa Avenue	Both The Strand and Hermosa Avenue (See Exception Below)

Exception for The Strand/Hermosa Avenue Through Lots: New developments shall be required to provide front yards on both The Strand and Hermosa Avenue. For existing developed properties and remodeling and expansion projects thereon The Strand shall be designated the front yard. For the purposes of calculating required open space in the various residential zones, the Strand front yard area may be counted towards the open space requirement. **The lots facing the service road located parallel to Hermosa Avenue approximately between 27<sup>th</sup> Street and 35<sup>th</sup> Street shall not be required to provide a front yard on Hermosa Avenue.**

AYES:

NOES:

ABSENT:

ABSTAIN:

#### CERTIFICATION

I hereby certify the foregoing Resolution P.C. 02- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of February 19, 2002.

\_\_\_\_\_  
Sam Perrotti, Chairman

\_\_\_\_\_  
Sol Blumenfeld, Secretary

Date: \_\_\_\_\_