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RESOLUTION 02-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND AMENDMENTS TO SECTIONS 17.28.020 AND 17.44.090 TO ALLOW PARKING LOTS AND STRUCTURES AS A PERMITTED USE IN THE M-1 ZONE AND TO ALLOW NON-REQUIRED OFF-SITE PARKING

Section 1. The Planning Commission held a duly noticed public hearing on March 19, 2002, to consider adding parking lots and structures as independent permitted uses in the M-1 zone and expanding opportunities for off-site parking, at which testimony and evidence, both written and oral, was presented to and considered by the Commission.

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

1. The list of M-1 permitted uses needs to be amended to allow parking lots and structures as independent permitted uses within the M-1 districts of the city;
2. The lack of specificity within the Zoning Code in regards to required and non-required off-street parking location places an unnecessary burden on businesses that want additional parking beyond the minimum required;
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 the modification to the text may have a significant effect on the environment.

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

1. Amend Section 17.28.020 to read as follows:

“Sec. 17.28.020 Permitted Uses

In the following matrix, the letter “P” designates use classifications permitted and the letter “U” designates use classifications permitted by approval of a Conditional Use Permit. Use classifications not listed are prohibited. Section numbers listed under “see section” reference additional regulations located elsewhere in the Zoning Ordinance or Municipal Code.

M-1 ZONE, LAND USE REGULATIONS

P = Permitted
U = C.U.P. Required (See Article 10)

USE	See Section
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USE		See Section
Administrative offices accessory to a primary permitted use (listed below), not exceeding twenty-five percent of the gross floor area	P	
Artist studio	P	
Audio/Visual recording studio	P	
Motor Vehicle and equipment service:		
<ul style="list-style-type: none"> General repair, service, installation of parts and accessories 	U	Chapter 17.40
<ul style="list-style-type: none"> Body repair and painting 	U	Chapter 17.40
<p>Manufacturing, fabrication, assembly, testing, repair, servicing and processing of the following products and materials:</p> <ul style="list-style-type: none"> Apparel Audio/Visual products Awnings Bakery Products Coated, plated and engraved metal products Communications Equipment Confectionery and related products Diecut paper, paperboard, cardboard, Electronic components, computers, and accessories Electric lighting and wiring equipment Stone and cut stone products Furniture and fixtures Glass products Household tools and hardware Jewelry, silverware, and plated ware Luggage Machinery equipment and supplies, except farm machinery Motor vehicle parts and accessories Musical instruments and parts Office and household machines and appliances Office products Paperboard containers and boxes Pharmaceutical Products Photographic and optical goods, watches and clocks Hardware, plumbing, heating equipment and supplies Pottery and related products Professional, scientific and controlling instruments Toys, amusements, sporting and athletic goods (including surfboards) Wooden containers 	P	
<u>Parking lots and/or structures</u>	<u>P</u>	

USE		See Section
Wholesale distribution of the products and materials listed above, and including the following: Packaged groceries and related products	P	
Warehousing and storage including self-storage mini warehouses	P	

2. Amend 17.44.090 to read as follows:

“Section 17.44.090 Off-street Parking Location

All off-street automobile parking facilities shall be located as follows:

A. All **required** parking spaces shall be located on the same lot or building site as the use for which such spaces are provided; provided however, that such parking spaces provided for commercial, business, industrial or warehouse uses may be located on a different lot or lots, all of which are less than three hundred (300) feet distant from the use for which it is provided, and such lot or lots are under common ownership with the lot or building site for which such spaces are provided.

Where the buildings are situated on one lot and the parking is situated on another lot, the owner shall file with the building department an affidavit recorded by the office of the Los Angeles County recorder that these lots are held in common ownership for the use specified. Such distance shall be measured along a straight line drawn between the nearest point on the premises devoted to the use served by such parking facilities and the nearest point on the premises providing such parking facilities.

It is further provided that uses located within the boundaries of an established off-street parking district, organized pursuant to action by the city council, shall be waived by the requirements of this subsection.”

AYES: Hoffman, Kersenboom, Pizer, Tucker, Chairman Perrotti
 NOES: None
 ABSENT: None
 ABSTAIN: None

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 02-15 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 March 19, 2002.

 Sam Perrotti, Chairman

 Sol Blumenfeld, Secretary

 Date

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