

P.C. RESOLUTION 02-

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND A GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD COMMERCIAL (NC) TO HIGH DENSITY RESIDENTIAL AND A ZONE CHANGE FROM NEIGHBORHOOD COMMERCIAL (C-1) TO MULTI-FAMILY RESIDENTIAL (R-3) AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT 19 SECOND STREET AND LEGALLY DESCRIBED AS LOT 12, BLOCK 3, HERMOSA BEACH TRACT

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

Section 1. An application was filed by Gary Wells owner of property at 19 Second Street seeking to amend the General Plan Map and the Zoning Map for the subject property.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for a General Plan Amendment and Zone Change on November 19, 2002, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

- 1. The property is designated Neighborhood Commercial on the General Plan Map, and Neighborhood Commercial on the official City Zoning. The C-1 zoning for the site allows local neighborhood oriented commercial uses or residential use with ground floor commercial as part of a mixed-use project.
- 2. The requested change will reduce the depth of the commercial designated property, as measured from Hermosa Avenue westward, from 93 to 60 feet, and replace the commercial designations on the subject property to allow residential development for up to two units consistent with the High Density Residential classification of the General Plan and the R-3 Zoning district in the Zoning Ordinance.
- 3. The property at 19 2nd Street has been in continuing use for residential since the 1920's and perhaps earlier.
- 4. Surrounding property to the north and west is designated High Density Residential on the General Plan and zoned R-3, which allows residential development up to a density of 33 units per acre, and is currently developed with a mix of multi-family uses.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the General Plan Amendment and Zone Change:

- 1. The General Plan Amendment and Zone Change will recognize the current land use of the subject property and current market conditions which have not supported or created an interest in expanding commercial development to include this location, and will allow the development of a appropriate residential land use consistent with surrounding properties.
- 2. The subject property to be redesignated is appropriate for residential use as it is abutted by residential uses to the north, west and south, and located in an area which is predominantly residential in character. A residential use of the subject properties will be more compatible to surrounding residential

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uses than a potentially more intensive commercial use. The redesignation to High Density Residential on the General Plan Map and R-3 on the Zoning Map will be consistent with designations to the west and north of the subject property, and will allow two units on the subject property consistent with surrounding residential development.

3. The Planning Commission concurs with the Staff Environmental Review Committee’s recommendation, based on their Environmental Assessment/Initial Study, that this project will result in a less than significant impact on the environment, and therefore qualifies for a Negative Declaration.

Section 5. Based on the foregoing, the Planning Commission hereby recommends that the City Council amend the Land Use Map of the General Plan, and the City’s Official Zoning Map as follows:

1. Amend the Land Use Map of the General Plan by changing the property described below, and shown on the attached map, from Neighborhood Commercial to High Density Residential, and amend the Zoning Map by changing the properties, as described below and shown on the attached map, from Neighborhood Commercial (C-1) to Multi-Family Residential (R-3):

19 2nd Street, legally described as Lot 12, Block 3, Hermosa Beach Tract.

VOTE: 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 November 19, 2002

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

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