

November 26, 2002

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
December 4, 2002**

SUBJECT: GENERAL PLAN AMENDMENT 02-2
ZONE CHANGE 02-2

LOCATION: 726 10th STREET

APPLICANT: JOHN ROBERT AND GLORIA KOLESAR
714 10TH STREET
HERMOSA BEACH, CA 90254

REQUEST: GENERAL PLAN AMENDMENT FROM GENERAL COMMERCIAL TO
MEDIUM DENSITY RESIDENTIAL AND ZONE CHANGE FROM C-3
(GENERAL COMMERCIAL) TO R-2 (TWO-FAMIL Y RESIDENTIAL)

Recommendation:

Recommended alternatives:

1. Recommend approval of the requested General Plan Amendment and Zone Change by adoption of the attached alternative Resolution #1
2. Deny the requested General Plan Amendment and Zone Change by adoption of alternative Resolution #2.

Background:

SITE INFORMATION

GENERAL PLAN: General Commercial (MDResidential Proposed)

ZONING: C-3 (R-2 proposed)

LOT SIZE: 4,860 Square Feet

EXISTING USE: Single Family Residence (approx. 600 square feet)

The subject lot is located on the south side of Tenth Street and is the first lot west of the commercial development that fronts on Pacific Coast Highway (currently a Mobil service station). The lot is located at a depth of 155 to 200 feet from P.C.H. Tenth Street dead ends from both the easterly and westerly directions directly in front of the subject property. The barrier is curbed, planted and contains a metal locked barricade (please see attached site photo). The C-3 zoning for the site does not allow any residential use, and the existing nonconforming use would be limited to a maximum 50% expansion.

The subject lot is currently developed with a single-family residence, constructed in the 1920's. The commercial depth for 10th Street west of P.C.H. of 200 feet dates back to the 1956-zoning

map. The older zoning and land use maps prior to 1956 show the commercial depth at 110 feet. The property directly to the south behind the subject lot is zoned R-2 and developed residentially. The property across 10th Street is zoned C-3 inconsistent with its General Plan designation of Medium Density Residential, and is currently used for a residential trailer park. The properties to the west is used and designated for residential purposes. (See the attached aerial photo and General Plan and Zoning Maps).

The Staff Environmental Review Committed, at their meeting of October 24, 2002, recommended an environmental negative declaration for the proposed General Plan Amendment/Zone Change, since it would not change the existing use of the site.

Analysis

The applicant's request to redesignate and rezone the property to MD Residential and R-3 would allow exclusive residential use of the lot and allow either single-family use or a 2-unit condominium project. A two-unit development would result in a density that is consistent with surrounding residential densities and compatible with the development pattern of the area to the south and west.

Approving this change would preclude any possible future expansion of the Pacific Coast Highway fronting commercial property, although this is improbable given that this lot is located at the dead-end terminus of 10th Street. Such land assembly could encourage higher quality commercial projects or add commercial parking to improve existing commercial activity. The property owner has inquired with Exxon/Mobil to see if they had interest in extending their service station property, and at this time they have expressed no interest (see the attached letter). Also, the rezoning would preclude the separate use of this property for commercial uses. This is also improbable given that economic utility would be extremely limited without frontage on P.C.H and given the location of the dead-end street barrier, although the barrier could be relocated for an appropriate commercial use.

Recent direction from the City Council on the issue of commercial depths along P .C.H. has been to maintain commercial depths and not allow encroachment of residential uses.

The applicant argues that this property is unique, however, given that the street barrier sits directly in front of the property and other conditions. Therefore, opportunities for commercial use of this property are extremely limited and probably not the best use for the neighborhood. Further, the depth of the commercial zone is greater at the south side of 10th than the adjacent block to the south and other streets between 8th and 10th Streets. The trailer park use across the street is also residential, and although it is also zoned C-3 at this depth from P.C.H. this is inconsistent with the General Plan designation of Medium Density Residential. Finally, given that the zoning in this section of the P.C.H. corridor is C-3 rather than S.P.A. like other sections, the lot has no opportunity for a new residential use other than only the 50% expansion allowed by the nonconforming ordinance. (The commercial S.P.A. 7 or S.P.A. 8 contain special provisions for commercial lots fronting on side streets with nonconforming residential uses, that

allows new residential uses at the same density as the existing use.). Please refer to the applicant's letter for further elaboration of these arguments.

Conclusion:

Although the City Council and Planning Commission have previously resisted redesignation of commercially zoned property in the City under similar circumstances this property has some unique conditions that may warrant special consideration.

Ken Robertson
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Maps (Location, General Plan, Zoning)
3. Aerial Photo and site photos
4. Applicant's letter and analysis
5. Initial Study Check-list

P.C. RESOLUTION 02-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND A
GENERAL PLAN AMENDMENT FROM GENERAL COMMERCIAL
(GC) TO MEDIUM DENSITY RESIDENTIAL AND A ZONE CHANGE
FROM GENERAL COMMERCIAL (C-3) TO TWO-FAMILY
RESIDENTIAL (R-2) AND ADOPTION OF AN ENVIRONMENTAL
NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT
726 TENTH STREET AND LEGALLY DESCRIBED AS LOT 10,
TRACT 223, 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 John Robert and Gloria Kolesar owners of property at 726 10th 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 December 4, 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 contains a single-family dwelling and is designated General Commercial on the General Plan Map, and General Commercial (C-3) on the official City Zoning Map. The C-3 zoning for the site allows local commercial uses only. The existing nonconforming residential use on the property is limited to a 50% expansion pursuant to Chapter 17.52 of the Zoning Ordinance regarding nonconforming uses.

2. The requested change will reduce the depth of the commercial designated property, as measured from Pacific Coast Highway westward, from 200 to 155 feet, and replace the commercial designations on the subject property to allow residential development for up to two units consistent with the Medium Density Residential classification of the General Plan and the R-2 Zoning district in the Zoning Ordinance.

3. The property at 726 10th Street has been in continuing use for residential since the 1920's.

4. Properties to the south and west is designated Medium Density Residential on the General Plan and zoned R-2, which allows residential development up to a density of 25 units per acre, and is currently developed with a mix of single and multi-family uses. Across Tenth Street to the north, the property is designated Medium Density Residential on the General Plan, with an inconsistent zoning designation of C-3. It is currently developed with a residential trailer park. Adjacent property to the east along Pacific Coast Highway has the same designations as the subject property, and is currently developed with a service station.

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 uses than a potentially more intensive and intrusive 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 General Commercial to Medium Density Residential, and amend the Zoning Map by changing the properties, as described below and shown on the attached map, from General Commercial (C-3) to Two-Family Residential (R-2):

726 Tenth Street, legally described as Lot 10, Tract 223.

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 December 4, 2002

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

zcr19

P.C. RESOLUTION 02-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF HERMOSA BEACH, CALIFORNIA, TO DENY A
GENERAL PLAN AMENDMENT FROM GENERAL
COMMERCIAL (GC) TO MEDIUM DENSITY RESIDENTIAL AND
A ZONE CHANGE FROM GENERAL COMMERCIAL (C-3) TO
TWO-FAMILY RESIDENTIAL (R-2) AND ADOPTION OF AN
ENVIRONMENTAL NEGATIVE DECLARATION FOR THE
PROPERTY LOCATED AT 726 TENTH STREET AND LEGALLY
DESCRIBED AS LOT 10, TRACT 223, 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 John Robert and Gloria Kolesar owners of property at 726 10th 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 December 4, 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 contains a single-family dwelling and is designated General Commercial on the General Plan Map, and General Commercial (C-3) on the official City Zoning Map. The C-3 zoning for the site allows local commercial uses only. The existing nonconforming residential use on the property is limited to a 50% expansion pursuant to Chapter 17.52 of the Zoning Ordinance regarding nonconforming uses.

2. The requested change will reduce the depth of the commercial designated property, as measured from Pacific Coast Highway westward, from 200 to 155 feet, and replace the commercial designations on the subject property to allow residential development for up to two units consistent with the Medium Density Residential classification of the General Plan and the R-2 Zoning district in the Zoning Ordinance.

3. The property at 726 10th Street has been in continuing use for residential since the 1920's.

4. Properties to the south and west is designated Medium Density Residential on the General Plan and zoned R-2, which allows residential development up to a density of 25 units per acre, and is currently developed with a mix of single and multi-family uses. Across Tenth Street to the north, the property is designated Medium Density Residential on the General Plan, with an inconsistent zoning designation of C-3. It is currently developed with a residential trailer park. Adjacent property to the east along Pacific Coast Highway has the same designations as the subject property, and is currently developed with a service station.

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 proposed amendment to the General Plan Map to reduce the depth of the General Commercial designation by excluding 726 Tenth Street, from 155 feet to 200 feet, is not in the best

1 interest of the City with respect to long-term land use and development along the Pacific Coast Highway
2 commercial corridor.

3 2. The General Plan Map accurately depicts the appropriate depth for commercial
4 development and long-term land use and development of this area.

5 3. Reducing the potential depth for commercial development would preclude the opportunity for
6 new commercial activity or the expansion of existing commercial development along the subject segment
7 of Pacific Coast Highway.

8 Section 5. Based on the foregoing, the Planning Commission hereby denies the request to amend
the Land Use Map of the General Plan, and the City's Official Zoning Map.

9 VOTE: AYES:
10 NOES:
11 ABSENT:
ABSTAIN:

CERTIFICATION

12 I hereby certify the foregoing Resolution P.C. 02- is a true and complete record of the action taken by
13 the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of December
14 4, 2002

15 _____
Ron Pizer, Chairman

Sol Blumenfeld, Secretary

16 _____
Date

zcr19