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P.C. RESOLUTION 04-6

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND A GENERAL PLAN AMENDMENT FROM COMMERCIAL CORRIDOR TO MEDIUM DENSITY RESIDENTIAL AND ZONE CHANGE FROM SPECIFIC PLAN AREA NO. 7 (COMMERCIAL) TO R-2 (TWO-FAMILY RESIDENTIAL) AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT 710 2ND STREET AND LEGALLY DESCRIBED AS LOT 99, WALTER RANSOM CO'S VENABLE PLACE

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

Section 1. An application was filed by Brennan Development owner of property at 710 2nd 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 February 17, 2004, 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 Commercial Corridor on the General Plan Map, and Commercial Specific Plan Area No. 7 on the official City Zoning Map. The S.P.A. 7 zoning for the site allows continuation or reconstruction of the single family dwelling, but would not permit the development of two units.

2. The requested change will reduce the depth of the commercial designated property, as measured from Pacific Coast Highway westward, from 270 to 230 feet, and replace the commercial designation 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 710 2nd Street has been in continuing use for residential since the 1920's. Prior to 1982, the property was zoned residential, as shown on historic zoning and land use maps, which show a commercial depth along 2nd Street, not including the subject lot, with depths at 230 feet (1956 zoning map) and 110 feet (1943 zoning/land use map). The subject lot, however, was rezoned from R-3 to C-3 in 1982 by the City Council, at the request of the property owner, and the current Commercial Corridor General Plan designation and the S.P.A. 7 zoning were established in 1989 as part of the P.C.H. Multi-Use Corridor study. There is no record of any commercial use of the property, and the result is that the current residential use is nonconforming.

4. The property directly to the south behind the subject lot is zoned R-2 and developed residentially. The property across 2nd Street to the north Street is designated Medium Density and Zoned R-2, and is developed residentially. The properties to the west are used and designated for residential purposes.

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 Medium Density Residential on the General Plan Map and R-2 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 Commercial Corridor to Medium Density Residential, and amend the Zoning Map by changing the properties, as described below and shown on the attached map, from Specific Plan Area No. 7 (S.P.A. 7) to Two-Family Residential (R-2):

710 2nd Street, legally described as lot 99, Walter Ransom Co's Venable Place

VOTE: AYES: Allen, Hoffman, Kersenboom, Perrotti, Pizer
 NOES: None
 ABSENT: None
 ABSTAIN: None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 04-6 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 17, 2004

Langley Kersenboom, Chairman

Sol Blumenfeld, Secretary

March 16, 2004
Date