

February 22, 2005

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

**Regular Meeting of
March 15, 2005**

**SUBJECT: FINDING OF GENERAL PLAN CONSISTENCY FOR SALE OF SURPLUS
CITY PROPERTY ON 14TH STREET**

Recommendation:

That the Planning Commission find that the proposed sale of the surplus City-owned lot on 14th Street behind the Beach Market is consistent with the City's General Plan.

Background

On January 25, 2005, the City Council authorized the solicitation of bids for sale of the lot on 14th Street behind the Beach Market (Attachment 1). Per that authorization, bids were solicited with a closing date of February 17.

Section 65402 of the California Government Code requires that, prior to a city's disposal of real property, the city's planning commission shall make a report to the city council as to the conformity of the "location, purpose and extent" of the disposed real property with the City's General Plan. Therefore, the purpose of this agenda item is to solicit such a report from the Commission.

In authorizing the solicitation of bids, the following conditions were imposed on the sale and use of the property:

- Minimum bid shall be \$1 million;
- Zoning shall remain C2;
- If different bids are received which are of approximately equal dollar amounts, the City may favor the bidder who gives evidence of the ability to assemble property adjacent to the subject lot.

One bid was received by the closing date, from Norma Navarro in the amount of \$1million. Ms. Navarro is the owner of the four lots immediately west of the subject property. As stated in her bid letter (Attachment 2), Ms. Navarro intends to redevelop all of the lots with a new commercial project.

Analysis

The General Plan designation on the property is General Commercial. The property is zoned "C2" (General Commercial), which allows commercial, office, and hotel uses but does not allow residences. As noted above, one of the conditions of sale of the lot is that the zoning shall remain C2.

The C2 zoning on the property, establishing the permitted uses which could be developed by the buyer of the lot, conforms to the General Commercial General Plan designation in that the General Plan designates the lot and surrounding area for "...general commercial uses, the Central Business District, and related activities." (ref. p. 5. of Land Use Element Vol. II). This description is consistent with the permitted commercial, office, hotel and other uses allowed in the C2 zoning district.

In view of the above findings, staff recommends that the Commission find that the sale of the property is consistent with the City's General Plan.

Environmental Review:

The disposal of property is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines (Class 12: Surplus Government Property Sales). Therefore, no environmental review is required.

Sol Blumenfeld, Director
Community Development Department

Attachments:

1. Maps Showing Property
2. Bid Letter from Norma Navarro

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***INSERT MAPS SHOWING PROPERTY
AND BID LETTER FROM NORMA NAVARRO***