

P.C. RESOLUTION 05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO DENY A REQUEST FOR A GENERAL PLAN AMENDMENT FROM COMMERCIAL CORRIDOR (CC) TO MEDIUM DENSITY RESIDENTIAL AND A ZONE CHANGE FROM COMMERCIAL SPECIFIC PLAN AREA NO. 7 TO TWO-FAMILY RESIDENTIAL (R-2) FOR THE PROPERTY LOCATED AT 722 FIRST STREET AND LEGALLY DESCRIBED AS LOT 145 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 Mar Ventures owner of property at 722 First 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 March 15, 2005, 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 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 property allows commercial uses as permitted within the C-3 Zone and does not allow residential use.

2. The requested change will 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 722 First Street is currently vacant and most recently has been used for storing vehicles, associated with the former Vasek Polak Porsche/Audi/Volkswagon dealership and repair business.

4. The current depth of the commercial designation from P.C.H. of 190 feet aligns with the commercial depth across the street. Abutting property to the west is designated Medium Density Residential and zoned R-2, and is currently developed with a mix of multi-family residential uses. Abutting property to the south, located in Redondo Beach, is the parking lot for the multi-tenant office/retail development that fronts on P.C.H.

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 is not in the best interest of the City with respect to long-term land use and development for the subject property.

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2. The General Plan Map accurately and appropriately depicts the commercial depth for this section of First Street west of P.C.H to align the depth with the property across First Street to the north.

3. Allowing residential use on this property instead of commercial uses precludes the opportunity for new commercial activity or the expansion of existing commercial development that fronts on Pacific Coast Highway.

Section 5. Based on the foregoing, the Planning Commission hereby denies the request to amend the Land Use Map of the General Plan for the subject property, and because State Law requires consistency between the General Plan Map and Zoning Maps, the Commission hereby denies the request to change the Zoning Map.

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 05- 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 15, 2005

Sam Perrotti, Chairman

Sol Blumenfeld, Secretary

Date

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