

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 7 PACIFIC COAST HIGHWAY AND 730 FIRST STREET, LEGALLY DESCRIBED AS LOTS 143 AND 144 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 Don Duncan owner of property at 7 Pacific Coast Highway 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 eliminate the designation for commercial development on the Pacific Coast Highway commercial corridor, and replace the commercial designations on the subject property to allow residential development for up to four 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 7 Pacific Coast Highway has been in continuing use for commercial purposes, connected with the property identified as 730 First Street, specifically for glass business with retail and warehouse use since the 1960's and perhaps earlier.

4. Surrounding property to the north south, west and east is designated Commercial Corridor 1 on the General Plan and zoned Commercial S.P.A. 7, which allows exclusively commercial use.

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 at the Pacific Coast Highway frontage for the subject

1 property, and will make this segment of P.C.H. inconsistent with commercially designated properties
2 fronting on P.C.H. from the south City boundary on the south to 18th Street on the north..

3 2. The General Plan Map accurately and appropriately depicts the subject property and other
4 P.C.H fronting properties in the area as Commercial Corridor, which is the appropriate land use for
5 the subject property as it fronts on a major State Highway.

6 3. Allowing residential use on this property instead of commercial uses precludes the
7 opportunity for new commercial activity or the expansion of existing commercial development
8 along the subject segment of Pacific Coast Highway.

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

13 AYES:

14 NOES:

15 ABSENT:

16 ABSTAIN:

17 **CERTIFICATION**

18 I hereby certify the foregoing Resolution P.C. 05- is a true and complete record of the action
19 taken by the Planning Commission of the City of Hermosa Beach, California, at their regular
20 meeting of March 15, 2005

21 _____
22 Sam Perrotti, Chairman

23 _____
24 Sol Blumenfeld, Secretary

25 February 15, 2005

26 Date

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