

April 12, 2005

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

**Regular Meeting  
March 15, 2005**

**SUBJECT: FINDING OF GENERAL PLAN CONSISTENCY FOR PURCHASE OF  
REAL PROPERTY LOCATED ON 552 11<sup>th</sup> PLACE**

**Recommendation:**

That the Planning Commission find that the proposed purchase of real property located at 552 11<sup>th</sup> Street is consistent with the City's General Plan.

**Background**

On February 15, 2005, the City Council authorized the purchase of 552 11<sup>th</sup> Place. Section 65402 of the California Government Code provides that the Planning Commission make a determination on the consistency of such a purchase with the City's General Plan as follows:

*If a general plan has been adopted, no street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized if the adopted general plan or part thereof applies thereto, until the location purpose and extent of such acquisition or disposition... have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan.*

The purpose of this agenda item is to solicit such a report from the Planning Commission as to the conformity of the location, purpose and extent of the purchase of the real property with the City's General Plan.

**Analysis**

The City is seeking to acquire the subject property for the purpose of expanding the civic center in order to provide new emergency and public service facilities and public parking. The General Plan and Zoning Ordinance permits public buildings and government uses in the O-S zone.

The General Plan designation for the property is Industrial. The property is zoned "M-1" which allows manufacturing uses, parking and parking structures but not public building uses. However, the current manufacturing/industrial designation is inappropriate in the immediate area, which is primarily comprised of public and governmental buildings, residential properties and open space. Furthermore, the existing storage facility on the property is a nonconforming use within the manufacturing zone. Therefore the site must be rezoned and redesignated in order to be used for the proposed expansion of the civic center. The proposed rezoning and redesignation is consistent with the goals, purpose and intent of the General Plan which provides the following in the Open Space Element:

*The Open Space shows existing and proposed parks and playground, existing and proposed schools, proposed Civic Center, park and school expansion. These are*

*to be purchased as feasible, and may be leased for private use pending public need provided there is no encumbrance on the ultimate open space usage.*

The Land Use Element provides under Implementation Policy 6.1-1:

*The expansion of industrial land uses into adjacent residential properties is prohibited.*

Land Use Element Implementation Objective 1.2:

*Study all publicly owned properties for feasibility as potential parking structure sites, including but not limited to Lots A,B,C and D, Civic Center lots and the Community Center.*

In view of the above goals, policies and objectives, 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). Therefore, no environmental review is required.

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Sol Blumenfeld, Director  
Community Development Department

Attachments:

1. Property Map
2. Portion of Zoning Map