

October 10, 2005

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

**Regular Meeting of
October 18, 2005**

SUBJECT: ZONE CHANGE 05-6

LOCATION: 1255 PROSPECT AVENUE

APPLICANT: BRIAN CARLUCCI
P.O. BOX 666
HERMOSA BEACH, CA 90254

REQUEST: ZONE CHANGE FROM C-3 (GENERAL COMMERCIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

Recommendation:

To recommend City Council approval of the Zone Change.

Background

SITE INFORMATION

GENERAL PLAN:	Low Density Residential
ZONING:	C-3 (R-1 proposed)
LOT SIZE:	2,000 Square Feet
EXISTING USE:	Commercial Office Building

The subject lot is located on the west side of Prospect Avenue between Aviation Boulevard and 14th Street. The commercial site is currently developed with a 1,000 square foot office building. The C-3 zoning for the site would allow reconstruction of a new commercial use, but would not allow any residential use.

The properties directly to the north and west behind the subject lot are zoned R-1 and developed residentially. The property to the south is zoned C-3, and is developed with a nonconforming residential use.

At their meeting of September 15, 2005, the Staff Environmental Review Committee recommended an environmental negative declaration for the proposed Zone Change.

Analysis

The applicant's request to rezone the property to R-1 will allow exclusive residential use of the lot and allow a single-family residential use. Development of the subject lot with a single-family residential use results in a density that is consistent with surrounding residential properties, and is compatible with the development pattern of the residential area to the north and west.

Approving this Zone Change will preclude any possible future commercial use of the property. The applicant does not currently have a project proposed for the subject property.

The current property C-3 zoning is inconsistent with the Low Density Residential designation in the General Plan. To resolve the inconsistency between the Zoning Map, General Plan Map and the 1994 Land Use Element, the General Plan recommends rezoning the subject property to conform with the surrounding R-1 residential neighborhood. This recommendation is part of the

section of the 1994 Land Use Element entitled “Inconsistencies Between Zoning Map and General Plan Map” (Please see the ‘Area 7’ portion of the attached General Plan/Land Use Element excerpt). There are three other similarly affected C-3 zoned properties (1235, 1245, and 1251 Prospect Avenue) adjacent to the south of the subject property that will remain inconsistent with the Low Density Residential designation in the General Plan. The 1994 Land Use Element of the General Plan specifically recommends rezoning these properties to the R-1 to make the zoning consistent with the General Plan designation.

The 1994 Land Use Element recommends eliminating nonconforming and inconsistent land uses in certain areas of the City. Based on City Council direction in regards to these inconsistent areas, rather than initiating General Plan Amendments or Zone Changes, the City will encourage zoning consistency and consider requests initiated by property owners on a case-by-case basis. The proposed Zone Change is consistent with this City Council policy. Given that the requested Zone Change will make the zoning consistent with the General Plan designation for the subject property, is consistent with City Council policy, and that the recommendation within the General Plan is to rezone the subject property to R-1, staff recommends approval of the Zone Change.

Scott Lunceford
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Maps (Location, General Plan, Zoning)
3. General Plan/Land Use Element Excerpt (Inconsistencies Between Zoning Map and General Plan Map)
4. Photographs

P.C. RESOLUTION 05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND A ZONE CHANGE FROM C-3 (GENERAL COMMERCIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT 1255 PROSPECT AVENUE LEGALLY DESCRIBED AS LOT 31, HERMOSA HEIGHTS TRACT, BEING LOT 14, BLOCK 84 AND PART OF LOT 7, BLOCK 88 OF SECOND ADDITION TO HERMOSA BEACH

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

Section 1. An application was filed by Brian Carlucci owner of real property at 1255 Prospect Avenue seeking to amend the Zoning Map.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the application for a Zone Change on October 18, 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 requested change to R-1 will make the zoning for the subject property consistent with the General Plan designation of Low Density Residential.
2. Surrounding properties to the north and west are designated Low Density Residential on the General Plan and Zoned R-1, with the exception of adjacent properties immediately to the south which are not included in this request, which would remain C-3 zoned.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the Zone Change

1. The Zone Change will bring the subject property into consistency with the General Plan for the City pursuant to the specific recommendation for this property in the Land Use Element of the General Plan.
2. The subject property to be redesignated is appropriate for residential use as it is abutted by residential uses and located in an area that 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 commercial use. The residential use of the property will provide property tax benefits and will not unduly strain city services.
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 no significant impact on the environment, and therefore qualifies for a Negative Declaration.

Section 4. Based on the foregoing, the Planning Commission hereby recommends that the City Council amend the City's Official Zoning Map as follows:

1. Amend the Zoning Map by changing the property, as described below and shown on the attached map, from C-3 (General Commercial) to R-1 (Single-Family Residential):

1255 Prospect Avenue, legally described as lot 31, Hermosa Heights Tract, being lot 14, block 84, and part of lot 7, block 88 of Second Addition to Hermosa Beach.

VOTE: 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 October 18, 2005.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

October 18, 2005

Date



1255 Prospect Avenue – front view
Northerly adjacent to 1255 Prospect Avenue
lot between Corona and Prospect)

1301 Corona Avenue –
(residentially zoned through



1251 Prospect Avenue – Southerly adjacent to 1255 Prospect Avenue
(commercially zoned lot with a nonconforming residential use)