

P.C. RESOLUTION 05-60

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DENYING A ZONE CHANGE FROM C-3 (GENERAL COMMERCIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) 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 subject property has potential to be redeveloped as a commercial property and is assembled with the rest of the C-3 zoned lots in the area.
2. The subject property may potentially be included in the Aviation Corridor Study to be conducted by the City.
3. Until such time that the City's Aviation Corridor Study is complete and all land use in the area is thoroughly analyzed, the property should remain commercially zoned.

Section 4. Based on the foregoing, the Planning Commission hereby denies the requested Zone Change.

Section 5. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE: AYES: Allen, Hoffman, Kersenboom, Perrotti
 NOES: None
 ABSENT: Pizer
 ABSTAIN: None

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CERTIFICATION

I hereby certify the foregoing Resolution P.C. 05-60 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.

Peter Hoffman, Vice-Chairman

Sol Blumenfeld, Secretary

October 18, 2005
Date

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