

April 5, 2007

Honorable Chairman and Members of the
Hermosa Beach Planning Commission

Regular Meeting of
April 17, 2007

SUBJECT: ZONE CHANGE 07-01

LOCATION: 322 ARDMORE AVENUE

APPLICANT: ROBERT CATALANO
323 ARDMORE AVENUE
HERMOSA BEACH, CA 90254

REQUEST: ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL)

Recommendation:

To approve the Zone Change request and adopt the attached Resolution.

Project Information:

EXISTING ZONING:	M-1 (Light Manufacturing)
PROPOSED ZONING:	R-2 (Two-family Residential)
GENERAL PLAN:	MD (Medium Density/25 DU/AC)
LOT AREA:	2,034 Square Feet
EXISTING USE:	Automotive Storage
PROPOSED DENSITY:	1 Dwelling Unit
ENVIRONMENTAL DETERMINATION:	Negative Declaration Recommended

Background:

The property is currently developed with a concrete block constructed automotive repair and storage business with garage access from Ardmore Avenue (Attachment 3). The property is an interior lot located between 3rd and 4th Streets and is one of the last remaining lots on this block of Ardmore Avenue that retains M-1 zoning inconsistent with the Medium Density General Plan designation (Attachment 5). The proposed change to R-2 would make the zoning consistent with the General Plan.

The 1994 Land Use Element of the General Plan specifically recommends rezoning these properties to R-2 to make the zoning consistent with the General Plan designation. In 1997, staff suggested the City initiated rezoning properties between 1st Place and 5th Street along Ardmore Avenue, which are inconsistent with the Medium Density Residential General Plan designation. Based on City Council direction in regards to these inconsistent areas, rather than initiating any General Plan Amendments or Zone Changes, the City will consider requests initiated by property owners on a case by case basis. There are currently 48 parcels zoned M-1 in the City, and 8 remaining parcels in this area along Ardmore Avenue with a Medium Density Residential General Plan designation.

At their meeting of March 15, 2007, the Staff Environmental Review Committee recommended an environmental Negative Declaration.

Analysis:

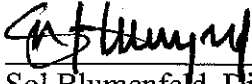
The applicant is proposing the Zone Change in order to make the Zoning Map consistent with the General Plan Map. Furthermore, the applicant has preliminarily proposed to remodel the existing structure into a single-family residence on the lot should the Commission approve the Zone Change (Attachment 8). A

single-family residence is a permitted use in the R-2 zone and is approved administratively, and given the lot size, the maximum number of units allowed on this site is limited to one. Furthermore, residential use will be more consistent with the surrounding neighborhood.



Richard Denniston,
Associate Planner

CONCUR:



Sol Blumenfeld, Director
Community Development

Attachments:

1. Resolution
2. Location Map
3. Photo Survey
4. Poster Posting Verification
5. Zoning and General Plan Map
6. Initial Study
7. Lot Survey
8. Preliminary Single Family Residential Rendering

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RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO APPROVE A ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) FOR THE PROPERTY ADDRESS AS 322 ARDMORE AVENUE AND LEGALLY DESCRIBED AS PORTION OF LOT 44, WALTER RANSOM COMPANY'S VENABLE PLACE

The Planning Commission does hereby resolve and order as follows:

Section 1. An application was filed by Robert Catalano, owner of real property at 322 Ardmore Avenue, for a Zone Change from M-1 (Light Manufacturing) to R-2 (Two-family Residential).

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for the Zone Change on April 17, 2007, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. Based on the evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The property is currently developed with a concrete block constructed automotive repair business with garage access from Ardmore Avenue.
2. The property is an interior lot located between 3rd and 4th Streets and is one of the last remaining lots on this block of Ardmore Avenue that retains M-1 zoning inconsistent with the Medium Density General Plan designation.
3. At their meeting of March 15, 2007, the Staff Environmental Review Committee recommended an environmental Negative Declaration.

Section 4. Based on the factual findings, the Planning Commission makes the following findings pertaining to the application for a Zone Change:

1. A Zone Change to R-2 would make the zoning consistent with the General Plan.
2. The applicant has preliminarily proposed to remodel the existing structure into a single-family residence. A single-family residence is a permitted use in the R-2 zone and is approved administratively, and given the lot size, the maximum number of units allowed on this site is limited to one.
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 no impact on the environment, and therefore qualifies for a Negative Declaration.

Section 5. Based on the foregoing, the Planning Commission hereby approves the requested Zone Change per Resolution P.C. 07-.

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Section 6. 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:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 07- 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 April 17, 2007.

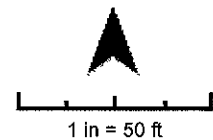
Kent Allen, Chairman

Sol Blumenfeld, Secretary

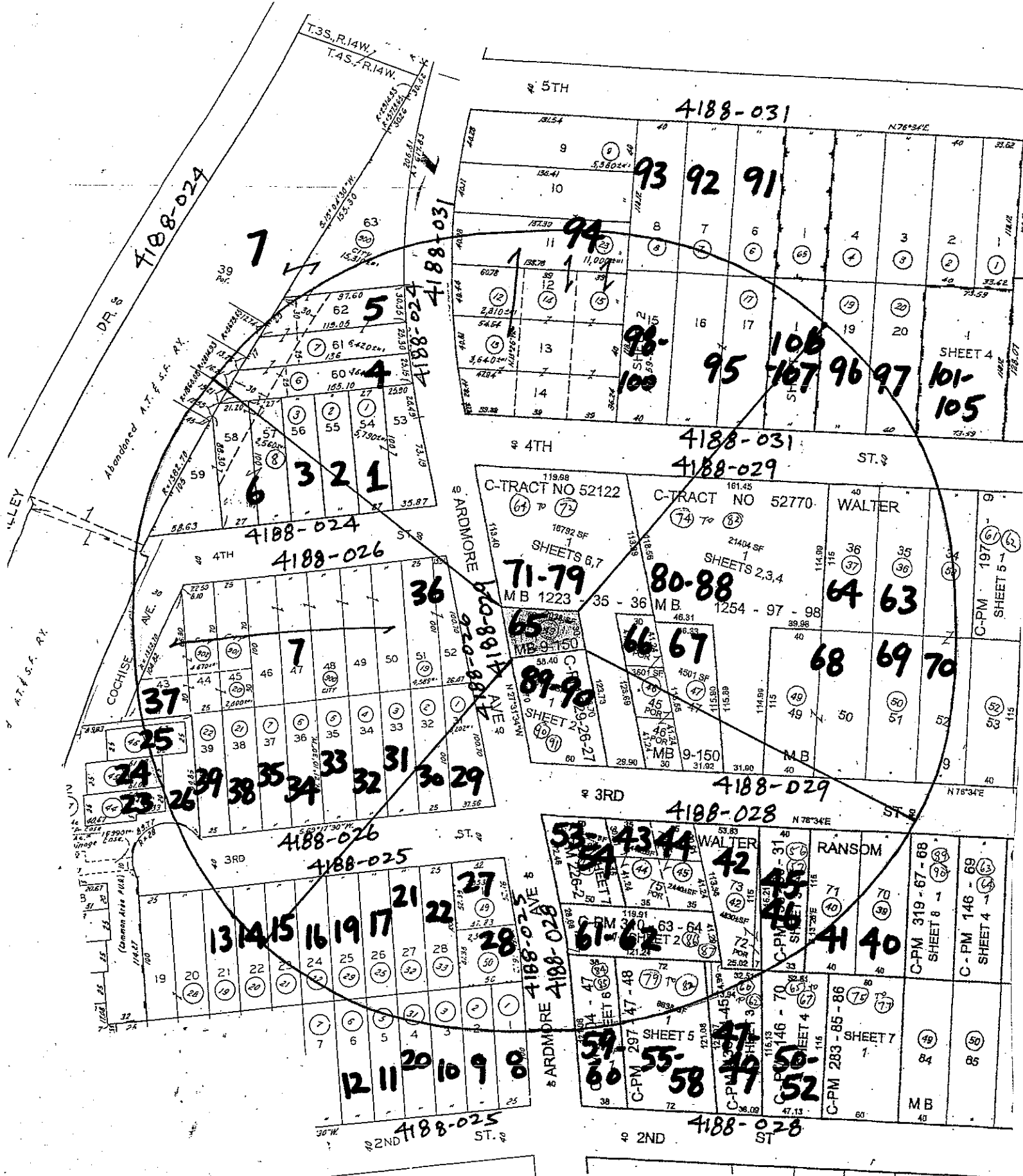
Date



City of Hermosa Beach
322 Ardmore Avenue



Date Printed: 4/3/2007



322 ARDMORE AVENUE

SCALE 1" = 100'

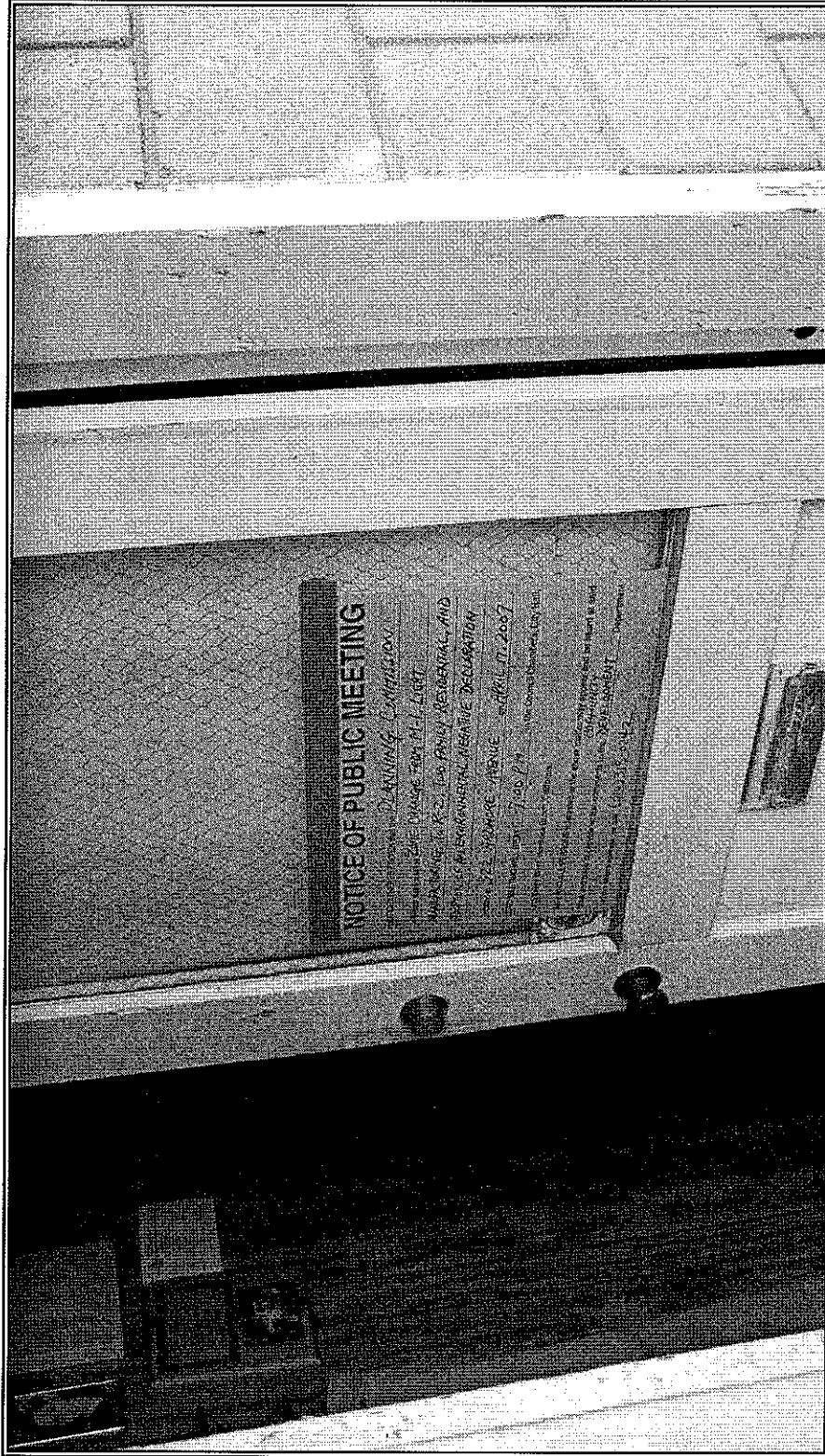


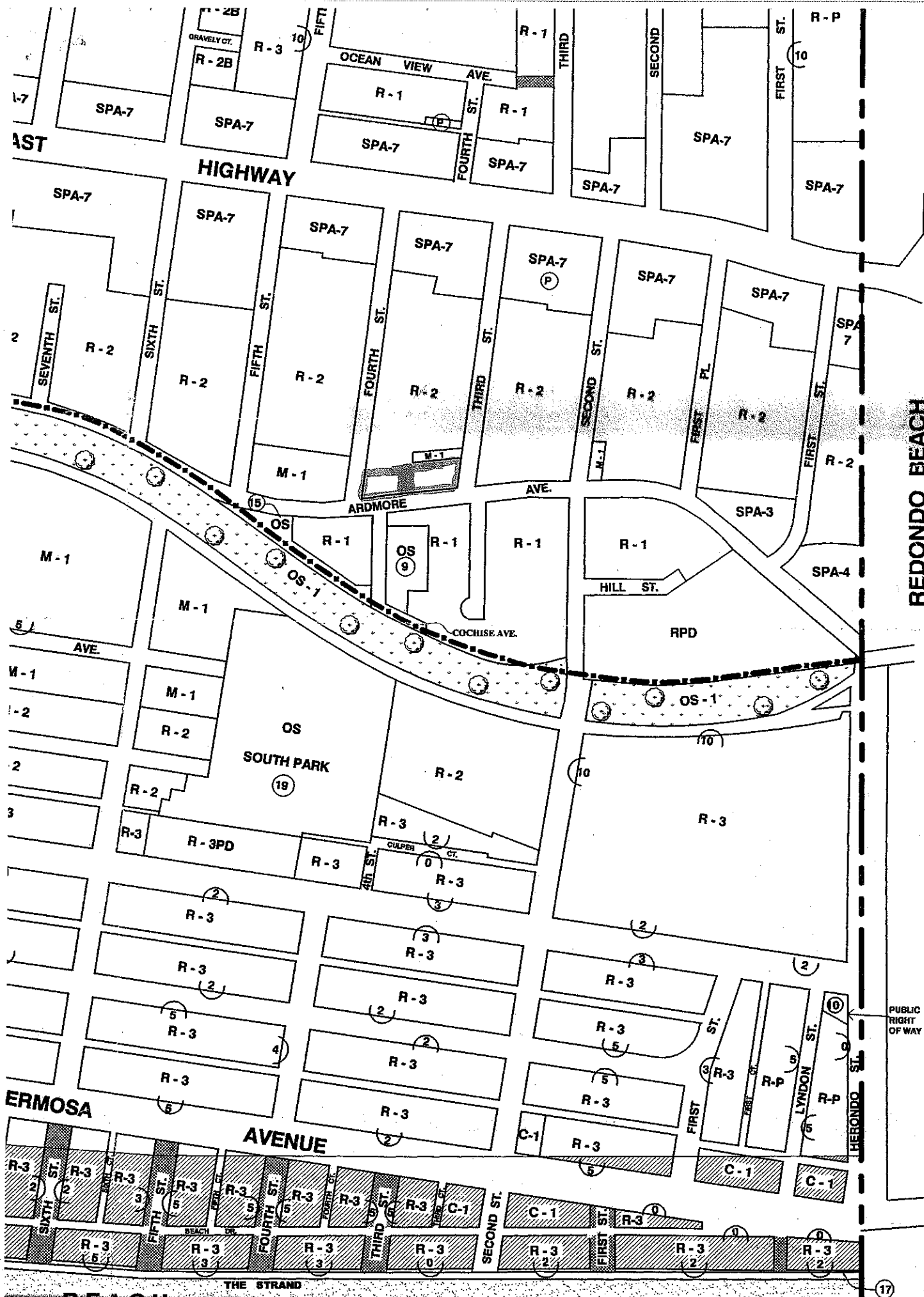
CONTINENTAL MAPPING SERVICE

6325 Van Nuys Boulevard, Van Nuys, CA 91401

(818) 787-1663

**322 ARDMORE AVENUE
POSTER CONFIRMATION**



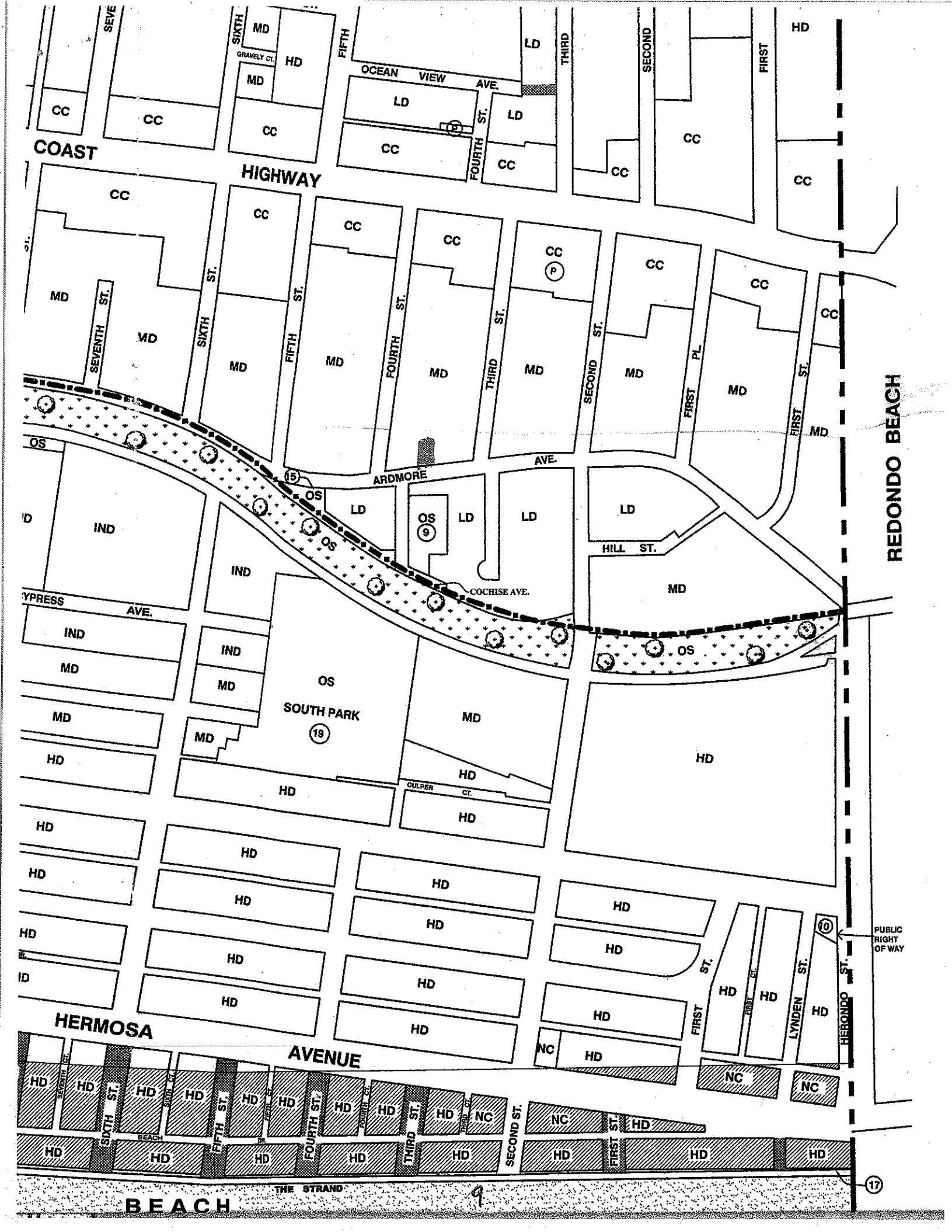


REDONDO BEACH

PUBLIC RIGHT OF WAY

THE STRAND

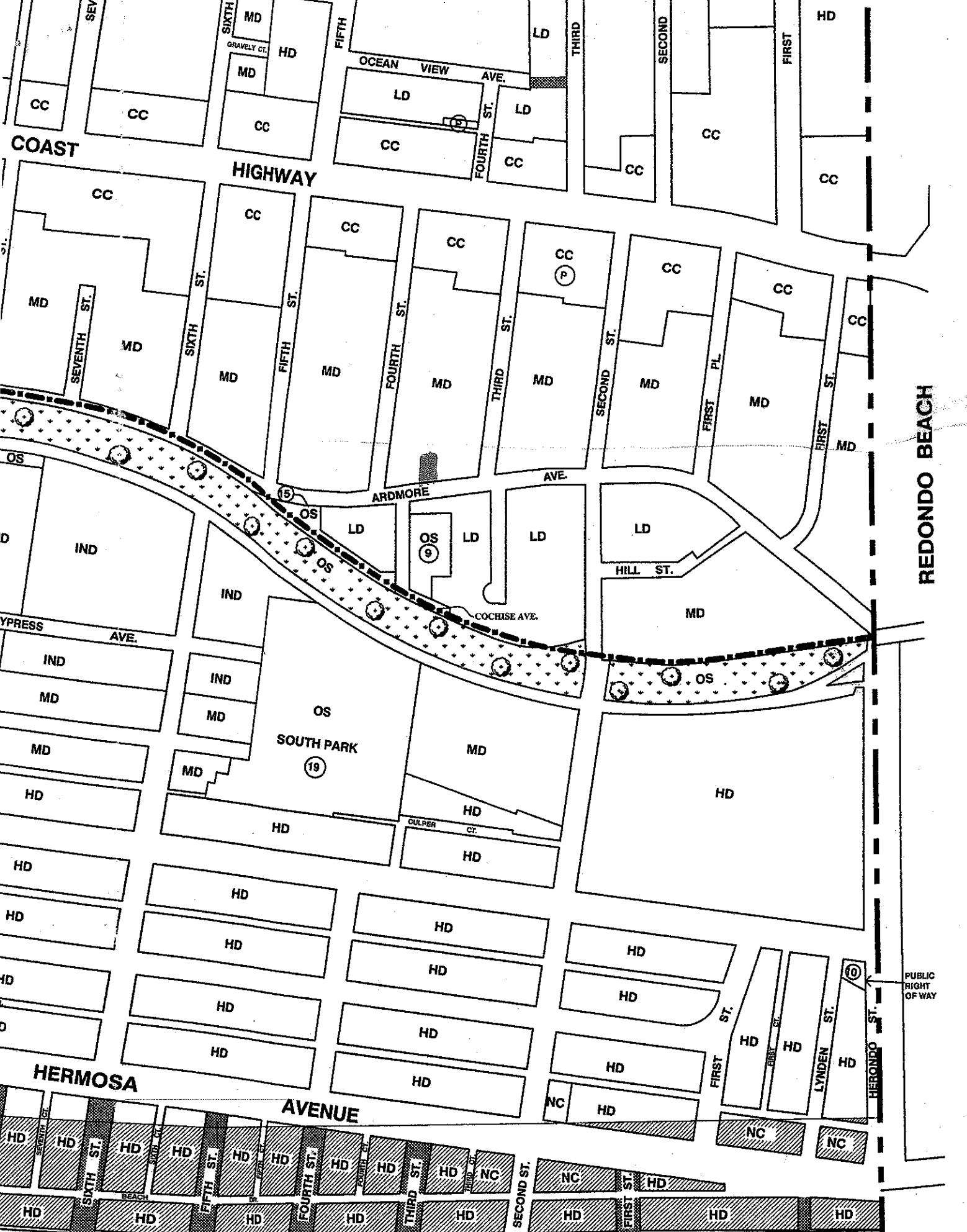
17



COAST

HIGHWAY

REDONDO BEACH



BEACH

THE STRAND

Issues (and Supporting Information Sources):

Potentially Significant Impact Potentially Significant Unless mitigation Incorporated Less Than Significant Impact No Impact

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** ZON 03-1, PDP 03-4

Zone Change from Light Manufacturing (M-1) to Two Family Residential (R-2) for one parcel located at 322 Ardmore Avenue.
2. **Project Location:** 603 3rd Street
3. **Project Sponsor:** Robert Catalano
323 Ardmore Avenue
Hermosa Beach, CA 90254
4. **Lead Agency :** City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254
5. **Contact Person:** Ken Robertson, Senior Planner - (310) 318-0242
6. **General Plan Designation:** Medium Density Residential
7. **Zoning:** Light Manufacturing
8. **Description of Project:** Zone Change from Light Manufacturing (M-1) to Two Family Residential (R-2) for one parcel located at 322 Ardmore Avenue.
9. **Surrounding Land Uses and Settings:** The subject property is located on the east side of Ardmore Avenue mid block between 3rd Street and 4th Street and is currently developed with block building containing a use that includes automotive repair. The immediate and surrounding area is primarily residential, although a car repair business is located across Ardmore to the west.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)** Not Applicable

Issues (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless mitigation incorporated	Less Than Significant Impact	No Impact
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION.

(To be completed by the Lead Agency.)
On the basis of this initial evaluation:

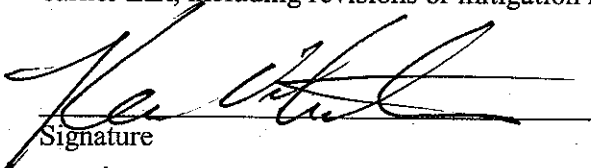
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, that there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environmental, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.


Signature

Ken Robertson
Printed Name

March 15, 2007
Date

Staff Review Committee
For

Issues (and Supporting Information Sources):

Potentially Significant Impact Potentially Significant Unless mitigation Incorporated Less Than Significant Impact No Impact

I. LAND USE AND PLANNING. *Would the proposal:*

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Conflict with general plan designation or zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Be incompatible with existing land use in vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Disrupt or divide the physical arrangement of an established community (including a low income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed change to R-2 zoning will make the property consistent with the Medium Density Residential General Plan designation. Further, the proposed change to residential would in a density of residential development within the range specified in the Medium Density Residential category of the General Plan.

II. POPULATION AND HOUSING. *Would the proposal:*

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructures)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

No impacts anticipated, see project description. The proposed new designation will recognize the current and historic residential use of the property, and allow development of three residential units

III. GEOLOGIC PROBLEMS.

Would the proposal result in or expose people to potential impacts involving:

- | | | | | | |
|----|----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Fault rupture? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
b) Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

IV. WATER. *Would the proposal result in:*

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):

Potentially Significant Impact Potentially Significant Unless mitigation Incorporated Less Than Significant Impact No Impact

- g) Altered direction or rate of flow of groundwater?

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

- h) Impacts to groundwater quality?

- i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

V. AIR QUALITY. *Would the proposal:*

- a) Violate any air quality standard or contribute to an existing or projected air quality violation?

- b) Expose sensitive receptors to pollutants?

- c) Alter air movement, moisture, or temperature, or cause any chance in climate?

- d) Create objectionable odors?

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

VI. TRANSPORTATION/CIRCULATION.

Would the proposal result in:

- a) Increased vehicle trips or traffic congestion?

- b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

- c) Inadequate emergency access or access to nearby uses?

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

VII. BIOLOGICAL RESOURCES.

Would the proposal result in impacts to:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Locally designated species (e.g. heritage trees) ? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Locally designed natural communities (e.g. oak forest, coastal habitat, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Wetland habitat (e.g. marsh, riparian and vernal pool)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Wildlife dispersal or migration corridors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

VIII. ENERGY AND MINERAL RESOURCES.

Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Use non-renewable resources in a wasteful and inefficient manner? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Results in the loss of availability of a known mineral resource that would be of future value to the and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):

Potentially Significant Impact Potentially Significant Unless mitigation Incorporated Less Than Significant Impact No Impact

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

IX. HAZARDS. *Would the proposal involve:*

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Exposure of people to existing sources of potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Increased fire hazard in areas with flammable brush, grass, or tress? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

X. NOISE. *Would the proposal result in:*

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Exposure of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

- | | | | | | |
|----|------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, substantial alterations to the following utilities:*

a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):

Potentially Significant Impact Potentially Significant Unless mitigation Incorporated Less Than Significant Impact No Impact

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

XIV. CULTURAL RESOURCES. *Would the proposal:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

No impacts on cultural resources are anticipated.

XV. RECREATION. *Would the proposal:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect existing recreational opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

No impacts anticipated, see project description. The proposed zoning designation will recognize the General Plan designation of the property, and allow for development of one residential unit, consistent with surrounding uses.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

goals?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. EARLIER ANALYSES.

a) **Sources**

1. General Plan for the City of Hermosa Beach (Land Use Element revised 1994) including the General Plan Map
2. City of Hermosa Beach Zoning Ordinance

C:\Documents and Settings\ken\My Documents\CKLT322.doc

NATURAL RESOURCES
(State Designated Form)

ENVIRONMENTAL INFORMATION FORM
(To be completed by applicant)

RECEIVED

FEB 14 2007

COMMUNITY DEV. DEPT.

Type or Print Legibly

Date Filed 10-25-06

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Bob Catalano
323 Ardmore Ave. Hermosa Beach, CA 90254
2. Address of Project: 322 Ardmore Ave. Hermosa Beach, CA 90254
3. Name, address, and telephone number of person to be contacted concerning this project: Bob Catalano - (310)373-0406 - 323 Ardmore Ave. Hermosa Beach, CA 90254
4. Indicate number of the permit application for the project to which this form pertains: 3811
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: 3803 - 3868 - 3890 - 3825 - 1121 - 4323
6. Existing zoning district: M1
7. Proposed use of site (Project for which this form is filed): Request of Zone change from M1 to R2, to develop a residential dwelling unit.

PROJECT DESCRIPTION

8. Site size: ±2,100 S.F. (to be verified by survey)
9. Square footage: ±1,373 S.F. (existing building) - to be verified by survey
10. Number of floors of construction: 1 (existing) - 2 (proposed)
11. Amount of off-street parking provided: 2 (minimum)
12. Attach plans. (See appendix 5)

13. Proposed scheduling: Zoning Change (6 mo), Plan Check (4 mo), Construction (10 mo)
14. Associated projects: N/A
15. Anticipated incremental development: ±100%
16. If residential, include the number of units, schedule of unit sizes, and type of household size expected: The expected number of units is one(1) with the square footage of ±2,700 s.f.
17. If commercial, indicate the type, whether neighborhood, city or regionally orientated square footage of sales area, and loading facilities: N/A
18. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: N/A

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Change in existing features of any bays, tidelands, beaches, lakes or hills or substantial alteration of ground contours.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. Change in scenic views or vistas from existing residential areas or public lands or roads.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Change in pattern, scale or character of general area of project.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Significant amounts of solid waste or litter.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Change in dust, ash, smoke, fumes or odors in vicinity.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

- 27. Substantial change in existing noise or vibration levels in the vicinity.
- 28. Site on filled land or on slope of 10 percent or more.
- 29. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

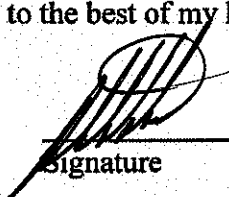
33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

The existing site is a flat portion of a fully developed land. On the site there are no animals and there are no cultural, historic, or scenic aspects related to it. (continues on Appx. 1)

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted. See appx. 1

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE 10-25-06


Signature

NOTE: Authority cited: Sections 21803 and 21807, Public Resources Code.
Reference: Sections 21000-21176, Public Resources Code.

Appendix 1

33.

(Continues) The soil is stable, in fact there is an existing building located within. The building was built in 1960 and is currently used as vehicle (cars) storage. The structure of the building is a CMU block perimeter wall with a wood frame roof membrane. (See pictures on appendix. 2)

34.

The surrounding properties are mostly lots zoned as R1 or R2, while the lots zoned M1 are a residual part, including the project in exam which is one of the few remaining with such designation. (See pictures on appendix 3 and 4)

The residential dwellings are mostly single family on a "two in a lot" accommodation, while the architectural features reflect mostly a Mediterranean/contemporary attitude.

All these units have at least two stories (with few exceptions for one story), but most prominently three stories with a roof deck. The next door properties, both on the North and South side, reflect this typology and had been built very recently.

For what concerns the commercial lots, majority of them are characterized by a CMU block structure and are one story buildings with metal roll up doors and a very limited, or absent landscaped area.

These properties are mostly used for business such as mechanics and body shops.

Department stores are located at least 800' East along the Pacific Coast Highway route, while the Ardmere Valley that connects the Beach Cities of Hermosa and Manhattan is only 300' West.

There are no annotations to be made about possible historical, cultural or scenic aspect that may be involved with any of the

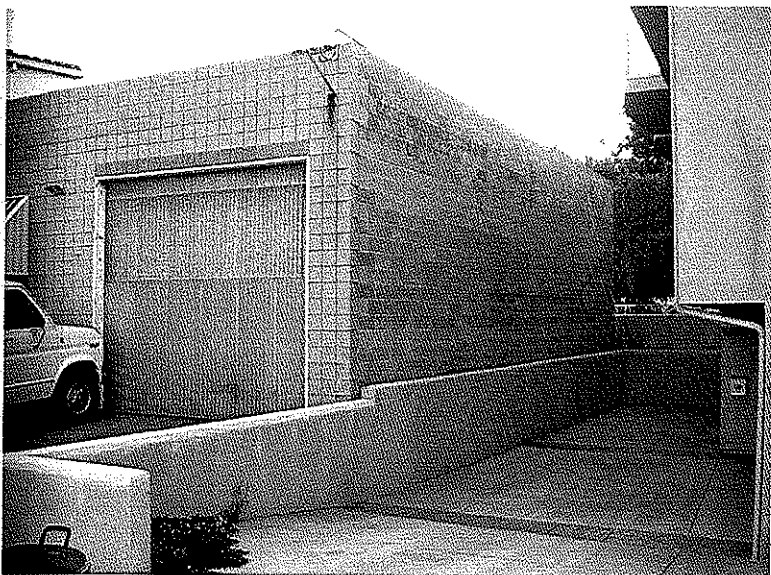
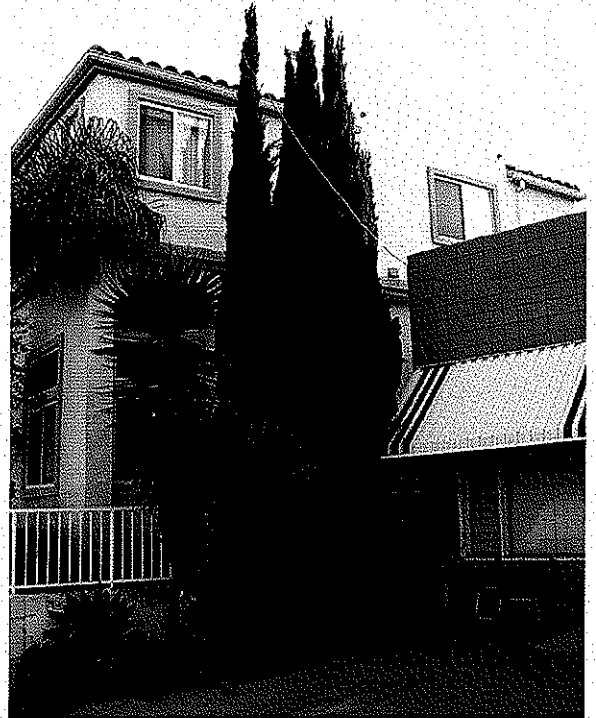
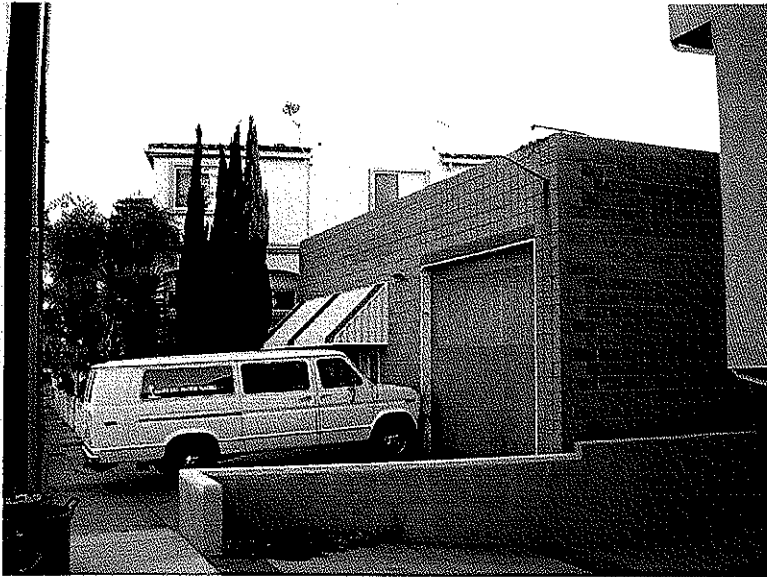
surrounding properties of the project in exam. The same can be said about plants and animals, in fact there are no wild animals or preserved agricultural locations in the proximity of this project.

The vegetation and plants adjacent to this project are typical of the Beach cities.

The plan of The City of Hermosa Beach for this particular area is to make it become a medium density neighborhood. This project will definitely comply with the vision.

APPENDIX 2

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APPENDIX 3



APPENDIX 4





FRONT ELEVATION (ARDMORE)