

**CITY OF HERMOSA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**Date:** February 5, 2003

**To:** Honorable Mayor and Members  
of the City Council

**From:** Sol Blumenfeld, Director  
Community Development Department

**Subject:** 726 10<sup>th</sup> Street - Resolution for the General Plan Amendment, and  
Ordinance for the Zone Change

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**Recommendations**

1. Amend the General Plan by adoption of the attached resolution.
2. Amend the Zoning Map by introduction of the attached ordinance.

On January 28, 2003 the Council overturned the Commission decision and voted to approve the General Plan Amendment and Zone Change for the subject property.

Attached is a resolution for amending the General Plan Map, and an ordinance to change the Zoning Map, which must be adopted in that order.

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**ORDINANCE 03-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
HERMOSA BEACH, CALIFORNIA TO AMEND THE ZONING  
MAP FROM GENERAL COMMERCIAL (C-3) TO TWO-FAMILY  
RESIDENTIAL (R-2) FOR THE PROPERTY LOCATED AT 726  
TENTH STREET AND LEGALLY DESCRIBED AS LOT 10, TRACT  
NO. 223 AND ADOPTION OF A NEGATIVE DECLARATION.**

The City Council of the City of Hermosa Beach does hereby ordain as follows:

Section 1. An application was filed by John Robert and Gloria Kolesar owners of property at 726 10th Street 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 December 4, 2002, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission, and based on that evidence and findings as contained in P.C. Resolution, the Planning Commission denied the application.

Section 3. The City Council conducted a duly noticed public hearing to reconsider and review the decision of the Planning Commission on the application for a General Plan Amendment and Zone Change on January 28, 2003, at which testimony and evidence, both written and oral, and the record of decision of the Planning Commission, was presented to and considered by the City Council.

Section 4. Based on evidence received at the public hearing and the record of decision of the Planning Commission, the City Council makes the following factual findings:

1. The property contains a single-family dwelling and is designated General Commercial on the General Plan Map, and General Commercial (C-3) on the official City Zoning Map. The C-3 zoning for the site allows local commercial uses only. The existing nonconforming residential use on the property is limited to a 50% expansion pursuant to Chapter 17.52 of the Zoning Ordinance regarding nonconforming uses.

2. The requested change will reduce the depth of the commercial designated property, as measured from Pacific Coast Highway westward, from 200 to 155 feet, and replace the commercial designations on the subject property to allow residential development for up to two 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 726 10th Street has been in continuing use for residential purposes since the 1920's.

4. Properties to the south and west are designated Medium Density Residential on the General Plan and zoned R-2, which allows residential development up to a density of 25 units per acre, and is currently developed with a mix of single and multi-family uses. Across Tenth Street to the north, the property is designated Medium Density Residential on the General Plan, with an inconsistent zoning designation of C-3. It is currently developed with a residential trailer park. Adjacent property to the east along Pacific Coast Highway has the same designations as the subject property, and is currently developed with a service station.

1        Section 5. Based on the foregoing factual findings, the City Council makes the following findings  
2 pertaining to the General Plan Amendment and Zone Change:

3                1. The General Plan Amendment and Zone Change will recognize the current land use of the  
4 subject property and current market conditions which have not supported or created an interest in  
5 expanding commercial development to include this location, and will allow the development of a  
6 appropriate residential land use consistent with surrounding properties.

7                2. The subject property to be redesignated is appropriate for residential use as it is abutted by  
8 residential uses to the north, west and south, and located in an area, which is predominantly residential in  
9 character. A residential use of the subject properties will be more compatible to surrounding residential  
10 uses than a potentially more intensive and intrusive use. The redesignation to Medium Density Residential on  
11 the General Plan Map and R-3 on the Zoning Map will be consistent with designations to the west and  
12 south of the subject property, and will allow two units on the subject property consistent with surrounding  
13 residential development.

14                3. The City Council concurs with the Staff Environmental Review Committee’s recommendation,  
15 based on their Environmental Assessment/Initial Study, that this project will result in a less than significant  
16 impact on the environment, and therefore qualifies for a Negative Declaration.

17        Section 6. Based on the foregoing, the City Council adopted Resolution    to amend the General  
18 Plan Map for the subject property

19        Section 7. Based on the foregoing, and in order to make the Zoning Map consistent with the  
20 General Plan Map pursuant to State Law, the City Council hereby amends the City’s Official Zoning Map  
21 as follows:

22                1. Amend the Zoning Map by changing the properties, as described below and shown on the  
23 attached map, from General Commercial (C-3) to Two-Family Residential (R-2):

24                726 Tenth Street, legally described as Lot 10, Tract No. 223.

25        Section 8. This ordinance shall become effective and be in full force and effect from and after  
26 thirty (30) days of its final passage and adoption.

27        Section 9. Prior to the expiration of fifteen (15) days after the date of its adoption, the City  
28 Clerk shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of general  
29 circulation published and circulated, in the City of Hermosa Beach in the manner provided by law.

Section 10. The City Clerk shall certify to the passage and adoption of this ordinance, shall  
enter the same in the book of original ordinances of said city, and shall make minutes of the passage and  
adoption thereof in the records of the proceedings of the City Council at which the same is passed and  
adopted.

PASSED, APPROVED and ADOPTED this                day of    ,2003

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PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY CLERK

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CITY ATTORNEY

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**RESOLUTION 03-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
HERMOSA BEACH, CALIFORNIA, TO AMEND THE GENERAL  
PLAN MAP FROM GENERAL COMMERCIAL (GC) TO MEDIUM  
DENSITY RESIDENTIAL (MD) FOR THE PROPERTY LOCATED  
AT 726 TENTH STREET AND LEGALLY DESCRIBED AS LOT 10,  
TRACT NO. 223 AND ADOPTION OF AN ENVIRONMENTAL  
NEGATIVE DECLARATION**

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

Section 1. An application was filed by John Robert and Gloria Kolesar owners of property at 726 10th Street seeking to amend the General Plan 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 December 4, 2002, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission, and based on that evidence and findings as contained in P.C. Resolution, the Planning Commission denied the application.

Section 3. The City Council conducted a duly noticed public hearing to reconsider and review the decision of the Planning Commission on the application for a General Plan Amendment and Zone Change on January 28, 2003, at which testimony and evidence, both written and oral, and the record of decision of the Planning Commission, was presented to and considered by the City Council.

Section 4. Based on evidence received at the public hearing and the record of decision of the Planning Commission, the City Council makes the following factual findings:

1. The property contains a single-family dwelling and is designated General Commercial on the General Plan Map, and General Commercial (C-3) on the official City Zoning Map. The C-3 zoning for the site allows local commercial uses only. The existing nonconforming residential use on the property is limited to a 50% expansion pursuant to Chapter 17.52 of the Zoning Ordinance regarding nonconforming uses.

2. The requested change will reduce the depth of the commercial designated property, as measured from Pacific Coast Highway westward, from 200 to 155 feet, and replace the commercial designations on the subject property to allow residential development for up to two 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 726 10th Street has been in continuing use for residential purposes since the 1920's.

4. Properties to the south and west are designated Medium Density Residential on the General Plan and zoned R-2, which allows residential development up to a density of 25 units per acre, and is currently developed with a mix of single and multi-family uses. Across Tenth Street to the north, the property is designated Medium Density Residential on the General Plan, with an inconsistent zoning designation of C-3. It is currently developed with a residential trailer park. Adjacent property to the east along Pacific Coast Highway has the same designations as the subject property, and is currently developed with a service station.

1                    Section 5. Based on the foregoing factual findings, the City Council makes the following findings  
2 pertaining to the General Plan Amendment:

3                    1. The General Plan Map amendment will recognize the current land use of the subject property  
4 and current market conditions which have not supported or created an interest in expanding commercial  
5 development to include this location, and will allow an appropriate zoning designation of R-2 and the  
6 eventual development of a appropriate residential land use consistent with surrounding properties.

7                    2. The subject property to be redesignated is appropriate for residential use as it is abutted by  
8 residential uses to the north, west and south, and located in an area, which is predominantly residential in  
9 character. A residential use of the subject properties will be more compatible to surrounding residential  
10 uses than a potentially more intensive and intrusive use. The redesignation to Medium Density Residential  
11 on the General Plan Map will be consistent with designations to the west and south of the subject property,  
12 and will allow two units on the subject property consistent with surrounding residential development.

13                   3. The City Council concurs with the Staff Environmental Review Committee's recommendation,  
14 based on their Environmental Assessment/Initial Study, that this project will result in a less than significant  
15 impact on the environment, and therefore qualifies for a Negative Declaration.

16                   Section 6. Based on the foregoing, the City Council hereby amends the General Plan Map,:

17                   1. Amend the General Plan Map by changing the property described below, and shown on the  
18 attached map, from General Commercial to Medium Density Residential:

19                   726 Tenth Street, legally described as Lot 10, Tract No. 223.

20                   PASSED, APPROVED and ADOPTED this        day of                     ,2003

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22                   PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

23                   ATTEST:

24                   APPROVED AS TO FORM:

25                   \_\_\_\_\_  
26                   CITY CLERK

27                   \_\_\_\_\_  
28                   CITY ATTORNEY

29                   B95/cd/cc/gpar72610th