

1 **ORDINANCE 02-**

2 **AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO**
3 **AMEND SECTION 17.46.152 OF THE ZONING ORDINANCE TO CHANGE THE**
4 **FRONT YARD REQUIREMENTS ON THROUGH LOTS BETWEEN THE STRAND**
5 **AND THE SERVICE ROAD PARALLEL TO HERMOSA AVENUE**
6 **APPROXIMATELY BETWEEN 27TH STREET AND 35TH STREET.**

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

8 Section 1. The City Council held a duly noticed public hearing on April 9, 2002, to consider the
9 recommendation of the Planning Commission to amend the Zoning Ordinance regarding front yard requirements
10 on through lots between the Strand and the service road parallel to Hermosa Avenue between 27th Street and
11 35th Street.

12 Section 2 The Planning Commission held a duly noticed public hearing on February 19, 2002, to
13 consider amendments to the Zoning Ordinance regarding front yard requirements on through lots between the
14 Strand and the service road parallel to Hermosa Avenue between 27th Street and 35th Street, and
15 recommended approval of the amendment as proposed by staff.

16 Section 3. Based on the evidence considered at the public hearing, the City Council makes the
17 following findings:

- 18 1. There is a unique and inequitable development standard created for through lots between the
19 Strand and Hermosa Avenue, north of 27th Street, due to the requirement to provide front yards
20 along the Strand and Hermosa Avenue.
- 21 2. In order to maintain a uniform setback for through lots located on the service road parallel to
22 Hermosa Avenue from approximately 27th Street northward, the subject lots should be exempt
23 from having to provide a second front yard on Hermosa Avenue and maintain the Strand as the
24 required front yard.
- 25 3. The subject text amendment is exempt from the requirements of the California Environmental
26 Quality Act (CEQA), pursuant to the general rule set forth in Section 15061(3) of the CEQA
27 Guidelines, as there is no possibility that this modification may have a significant effect on the
28 environment.

29 Section 4. Based on the foregoing, the City Council hereby recommends that the Hermosa Beach
Municipal Code, Title 17-Zoning, be amended as follows:

1. Amend Section 17.46.152. to read as follows:

“17.46.152 Front Yard Requirements for Through Lots.

- A. The required front yard on "through lots", as defined herein, shall be provided on the street
frontage where the majority of the existing dwelling units on the block are fronting.
- B. The following list indicates which frontage is designated the front yard for various blocks
with through lots:

Through Lots Located Between:	Front Yard Shall Be Provided On:
Ava Avenue and Ardmore Avenue	Ava Avenue

