

ORDINANCE 02-

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

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

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

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

<u>Section 3</u>. Based on the evidence considered at the public hearing, the City Council makes the following findings:

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

<u>Section 4.</u> 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	

1	Ava Avenue and Springfield Street		
2	Barney Court and Meyer Court		
2	Bonnie Brae Street and Campana Street		
3	Monterey Boulevard and Culper Court		
4	Monterey Boulevard and Loma Drive		
5	Monterey Boulevard and Morningside Dr.		
	15th Place and 16th St. (E. of Mira Street		
6 7	The Strand and Hermosa Avenue		
/	Exception for The Strand/Hermosa Avenue T		
8	provide front yards on both The Strand ar		
9	properties and remodeling and expansion front yard. For the purposes of calculating		
10	the Strand front yard area may be counted		
11	facing the service road located paralle 27th Street and 35th Street shall not be		
12	Avenue."		
13			
14	Section 5. This ordinance shall become effective a days of its final passage and adoption.		
15			
16	Section 6. Prior to the expiration of fifteen (15) of		
	cause this ordinance to be published in the Easy Reader,		
17	and circulated, in the City of Hermosa Beach in the manne		
18	Section 7. The City Clerk shall certify to the pa		
19	same in the book of original ordinances of said city, and s		
	in the records of the proceedings of the City Council at w		
20			
21	PASSED, APPROVED and ADOPTED this day or		
22	AYES:		
23	NOES:		
23	ABSTAIN:		
24	ABSENT:		
25			
26	PRESIDENT of the City Council and MAYOR of		
27	ATTEST:APPROVED AS		
28	City Clerk		
20	Chy Clork		
20			

Ava Avenue and Springfield Street	Springfield Avenue	
Barney Court and Meyer Court	Barney Court	
Bonnie Brae Street and Campana Street	Bonnie Brae Street	
Monterey Boulevard and Culper Court	Monterey Boulevard	
Monterey Boulevard and Loma Drive	Monterey Boulevard	
Monterey Boulevard and Morningside Dr.	Monterey Boulevard	
15th Place and 16th St. (E. of Mira Street)	15th Place	
The Strand and Hermosa Avenue	Both The Strand and Hermosa Avenue (See Exception Below)	

Through Lots: New developments shall be required to nd Hermosa Avenue. For existing developed projects thereon The Strand shall be designated the g required open space in the various residential zones, ed towards the open space requirement. The lots el to Hermosa Avenue approximately between e required to provide a front yard on Hermosa

and be in full force and effect from and after thirty (30)

days after the date of its adoption, the City Clerk shall ; a weekly newspaper of general circulation published er provided by law.

bassage and adoption of this ordinance, shall enter the shall make minutes of the passage and adoption thereof which the same is passed and adopted.

ASSED, APPROVED and ADOPTED this	day of	, 2001, by the following vote:
AYES:		
NOES:		
ABSTAIN:		
ABSENT:		
PRESIDENT of the City Council and MA	YOR of the	City of Hermosa Beach, California
ATTEST:APPROV	ED AS TO	FORM:
City Clerk		City Attorney