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ORDINANCE NO. 02-1218

**AN ORDINANCE OF THE CITY OF HERMOSA BEACH,
CALIFORNIA, AMENDING 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:

SECTION 1. 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.

SECTION 2. 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.

SECTION 3. 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.

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
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)

Exception for The Strand/Hermosa Avenue Through Lots: New developments shall be required to provide front yards on both The Strand and Hermosa Avenue. For existing developed properties and remodeling and expansion projects thereon, The Strand shall be designated the front yard. For the purposes of calculating required open space in the

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various residential zones, the Strand front yard area may be counted towards the open space requirement. The lots facing the service road located parallel to Hermosa Avenue approximately between 27th Street and 35th Street shall not be required to provide a front yard on Hermosa Avenue.”

SECTION 5. This ordinance shall become effective and be in full force and effect from and after thirty (30) days of its final passage and adoption.

SECTION 6. Prior to the expiration of fifteen (15) days after the date of its adoption, the City Clerk shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of general circulation published and circulated, in the City of Hermosa Beach in the manner provided by law.

SECTION 7. 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 23rd day of April, 2002 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

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

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney