Honorable Mayor and Members of the Hermosa Beach City Council

Regular Meeting of September 23, 2003

SUBJECT: ZONE CHANGE 03-1

LOCATION: 603 THIRD STREET

APPLICANT: SUSAN SCOTT

603 THIRD STREET

HERMOSA BEACH, CA 90254

REQUESTS: ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-

FAMILY RESIDENTIAL)

Planning Commission Recommendation

To approve the Zone Change by introducing the attached ordinance.

Background

At their meeting of August 19, 2003 the Planning Commission recommended approval of the proposed Zone Change, because it would bring the zoning into consistency with the Land Use Map of the General Plan that identifies the area as MD (Medium Density Residential). The Commission also approved a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map for a two-unit condominium project contingent upon the final approval of the zone change by the City Council.

PROJECT INFORMATION

GENERAL PLAN: Medium Density Residential

ZONING: M-1 (proposed for change to R-2)

LOT AREA: 5,160 Square Feet

UNITS ALLOWED IF R-2 ZONE: 2
NUMBER OF UNITS PROPOSED: 2

PROPOSED SQUARE FOOTAGE: 2,566 and 2,709 Square Feet

EXISTING USES: Two dwelling units

ENVIRONMENTAL DETERMINATION: Negative Declaration Recommended (Initial

Study on file)

The property is currently developed with a two older single story houses. The property is located on the corner of Ardmore Avenue and Third Street and is one of the last 10 remaining properties in this segment of Ardmore Avenue that retains M-1 zoning inconsistent with the Medium Density General Plan designation. The proposed change to R-2 would make the zoning consistent with the General Plan.

The Staff Environmental Review Committee, at their meeting of April 10, 2003, recommended an environmental negative declaration for the proposed Zone Change.

Analysis

The applicant is proposing the zone change in order to develop the property residentially and make the Zoning Map consistent with the General Plan Map. The request involves one lot that the applicant owns on the corner of Ardmore and Third Street. Two other M-1-zoned parcels remain on this block, including the adjacent property to the south that is currently improved with a commercial/manufacturing building and a lot containing a residence on Third Street.

In 1997, staff suggested the City initiate rezoning the properties between 1st Place and 5th Street along Ardmore that are inconsistent with the Medium Density Residential General Plan designation, as recommended in the 1994 Land Use Element Update. Based on City Council direction in regards to these inconsistent areas, rather than initiating General Plan Amendments or Zone Changes, the City is considering requests initiated by property owners on a case-by-case basis. Of the 17 parcels that were identified as inconsistent in 1994 Land Use Element in this area, 7 have already been rezoned to R-2, and the subject property is one of 10 remaining parcels with an inconsistent M-1 zoning designation.

CONCUR:	Ken Robertson Senior Planner	
	Semon France	
Sol Blumenfeld, Director		
Community Development Department		
Stephen R. Burrell		
City Manager		

Attachments

- 1. Proposed Ordinance
- 2. Planning Commission Minutes
- 3. Maps
- 4. Site photo

zc603-3rdStreet

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO AMEND THE ZONING FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 603 3RD STREET (ON THE NORTHEAST CORNER OF THIRD STREET AND ARDMORE AVENUE) LEGALLY DESCRIBED AS A PORTION OF LOTS 44, 45 & 46, WALTER RANSOM CO'S VENABLE PLACE AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION

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

- <u>Section 1.</u> An application was filed by Susan Scott owner of real property at 603 3rd Street seeking to amend the Zoning Map.
- <u>Section 2.</u> The Planning Commission conducted a duly noticed public hearing to consider the application for a Zone Change on July 15, and August 19, 2003 at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission, and recommended approval of said zone change.
- <u>Section 3.</u> The City Council conducted a duly noticed public hearing on September 23, 2003, to consider the recommendation of the Planning Commission to approve the requested Zone Change, at which testimony and evidence, both written and oral, was presented to and considered by the Council
- <u>Section 4.</u> 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 requested change to R-2 will make the zoning for the subject property consistent with the General Plan designation of Medium Density Residential.
- 2. Surrounding properties to the north, east and south are designated Medium Density Residential on the General Plan and Zoned R-2, with the exception of one adjacent lot immediately to the north which is not included in this request, which would remain M-1 zoned. Properties to the west are designation Low Density Residential, and zoned R-1.
- <u>Section 5.</u> Based on the foregoing factual findings, and the record of the decision of the Planning Commission, the City Council makes the following findings pertaining to the Zone Change:
- 1. The Zone Change will bring the subject property into consistency with the Land Use Map of the City's General Plan.
- 2. The subject property to be redesignated is appropriate for residential use as it is abutted by residential uses and located in an area, which is predominantly residential in

character. A residential use of the subject properties will be more compatible to surrounding residential uses than a potentially more intensive light manufacturing or commercial use. The residential use of the property will provide property tax benefits and will not unduly strain city services.

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

<u>Section 6.</u> Based on the foregoing, the City Council hereby amends the City's Official Zoning Map as follows:

1. Amend the Zoning Map by changing the properties, as described below and shown on the attached map, from M-1 (Light Manufacturing) to R-2 (Two-Family Residential):

603 Third Street, legally described as a portion of lots 44, 45, and 46 Walter Ransom Co's Venable Place.

<u>Section 7.</u> This ordinance shall become effective and be in full force and effect from and after thirty (30) days of its final passage and adoption.

<u>Section 8.</u> 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.

<u>Section 9.</u> 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, by the following vote:
AYES:		
NOES:		
ABSTAIN:		
ABSENT:		
PRESIDENT of the City Council and MA	AYOR of the C	City of Hermosa Beach, California
ATTEST:APPROV	ED AS TO FO	ORM:City Attorney
cd/cc/ordzc603-3rd		