

September 16, 2003

**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 1<sup>st</sup> Place and 5<sup>th</sup> 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:

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Ken Robertson  
Senior Planner

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Sol Blumenfeld, Director  
Community Development Department

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Stephen R. Burrell  
City Manager

**Attachments**

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

zc603-3<sup>rd</sup>Street

**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 3<sup>RD</sup> 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:

Section 1. An application was filed by Susan Scott owner of real property at 603 3<sup>rd</sup> Street seeking to amend the Zoning Map.

Section 2. 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.

Section 3. 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

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 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.

Section 5. 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

