

October 21, 2003

City Council Meeting
October 28, 2003

Mayor and Members
of the City Council

ORDINANCE NO. 03-1233 - "AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 603 THIRD STREET (ON THE NORTHEAST CORNER OF THIRD STREET AND ARDMORE AVENUE), LEGALLY DESCRIBED AS A PORTION OF LOTS 44, 45 AND 46, WALTER RANSOM CO'S VENABLE PLACE, AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION."

Submitted for **adoption** and **waiver of full reading** is Ordinance **No. 03-1233**, relating to the above subject.

At the meeting of September 23, 2003, the ordinance was presented to the City Council for consideration and was introduced by the following vote:

AYES:	Dunbabin, Edgerton, Reviczky, Yoon, Mayor Keegan
NOES:	None
ABSENT:	None
ABSTAIN:	None

Elaine Doerfling, City Clerk

Noted:

Stephen R. Burrell, City Manager

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ORDINANCE NO. 03-1233

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, CALIFORNIA, AMENDING THE ZONING FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 603 THIRD STREET (ON THE NORTHEAST CORNER OF THIRD STREET AND ARDMORE AVENUE), LEGALLY DESCRIBED AS A PORTION OF LOTS 44, 45 AND 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 ORDAIN AS FOLLOWS:

SECTION 1. An application was filed by Susan Scott owner of real property at 603 Third 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.

1 **SECTION 5** Based on the foregoing factual findings, and the record of the decision of the
2 Planning Commission, the City Council makes the following findings pertaining to the Zone Change:

3 1. The Zone Change will bring the subject property into consistency with the Land Use Map
4 of the City's General Plan.

5 2. The subject property to be redesignated is appropriate for residential use as it is abutted
6 by residential uses and located in an area, which is predominantly residential in character. A residential
7 use of the subject properties will be more compatible to surrounding residential uses than a potentially
8 more intensive light manufacturing or commercial use. The residential use of the property will provide
9 property tax benefits and will not unduly strain city services.

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

14 **SECTION 6.** Based on the foregoing, the City Council hereby amends the City's Official
15 Zoning Map as follows:
16

- 17 1. Amend the Zoning Map by changing the properties, as described below and shown on
18 the attached map, from M-1 (Light Manufacturing) to R-2 (Two-Family Residential):
19 603 Third Street, legally described as a portion of lots 44, 45, and 46 Walter Ransom
20 Co's Venable Place.
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22 **SECTION 7.** This ordinance shall become effective and be in full force and effect from and after
23 thirty (30) days of its final passage and adoption.
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25 **SECTION 8.** Prior to the expiration of fifteen (15) days after the date of its adoption, the City
26 Clerk shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of general
27 circulation published and circulated, in the City of Hermosa Beach in the manner provided by law.
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SECTION 9. 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 28th day of October, 2003 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