October 30, 2003

City Council Meeting November 12, 2003

Mayor and Members of the City Council

ORDINANCE NO. 03-1232 - "AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING ORDINANCE, CHAPTER 17.26 TO LIST CONDOMINIUMS AS PERMITTED USE IN RESIDENTIAL/COMMERCIAL PROJECTS IN THE C-1 ZONE."

Submitted for **adoption** and **waiver of full reading** is Ordinance **No. 03-1232**, relating to the above subject.

At the meeting of August 12, 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	_

ORDINANCE NO. 03-1232

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING ORDINANCE, CHAPTER 17.26 TO LIST CONDOMINIUMS AS PERMITTED USE IN RESIDENTIAL/COMMERCIAL PROJECTS IN THE C-1 ZONE

The City Council of the City of Hermosa Beach does hereby ordain as follows:

SECTION 1. The Planning Commission held a duly noticed public hearing on July 15, 2003, to consider amending Section 17.26.030 of the Zoning Ordinance, which contains the list of permitted uses in the C-1, C-2, and C-3 zones, and to initiate and consider a text amendment to allow condominiums addition to apartments as a conditionally permitted use above commercial in the C-1 zone, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission. Based on the evidence considered, the Planning Commission recommended approval of the text amendment.

SECTION 2 The City Council held a duly noticed public hearing on August 19, 2003, to consider and review the proposed text amendment and the recommendation of the Planning Commission, at which testimony and evidence, both written and oral, and the record of the Planning Commission's recommendation was presented to and considered by the City Council.

SECTION 3. Based on the evidence considered at the public hearing, and the recommendation of the Planning Commission, the City Council hereby ordains that the Hermosa Beach Municipal Code, Title 17 – Zoning, Chapter 17.26, be amended as follows:

1. Amend the matrix contained in Section 17.26.030, C-1, C-2 and C-3 land use regulations as follows (underlined text to be added):

Use	C-1	C-2	C-3	See Section
Residence: one or more apartments may be		-	-	17.40.020
built above a commercial building residential	U			
uses above ground floor commercial use(s),				
including condominium developments.				

1	SECTION 4 . This ordinance shall become effective and be in full force and effect from and after					
2	thirty (30) days of its final passage and adoption.					
3	Section 5. Prior to the expiration of fifteen (15) days after the date of its adoption, the City Cler					
4	shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of general circulation					
5	published and circulated, in the City of Hermosa Beach in the manner provided by law.					
6	Section 6. The City Clerk shall certify to the passage and adoption of this ordinance, shall enter					
7	the same in the book of original ordinances of said city, and shall make minutes of the passage and					
8	adoption thereof in the records of the proceedings of the City Council at which the same is passed and					
9	adopted.					
10						
11	PASSED, APPROVED and ADOPTED this 9th day of November, 2003, by the following vote:					
12	AYES:					
13	NOES: ABSTAIN:					
14	ABSENT:					
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17						
18						
19						
20	PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California					
21						
22	ATTEST: APPROVED AS TO FORM:					
23						
24						
25						
26	City Clerk City Attorney					
27						

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