

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

1 **ORDINANCE NO. 03-1232**

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

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

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

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

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

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

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

