

April 20, 2004

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
April 27, 2004**

SUBJECT: GENERAL PLAN AMENDMENT 04-1
ZONE CHANGE 04-1
CONTINUED HEARING FROM MARCH 23, 2004

LOCATION: 710 2nd STREET

APPLICANT: BRENNAN DEVELOPMENT
1440 HIGHLAND AVENUE, D-170
MANHATTAN BEACH, CA 90266

REQUEST: GENERAL PLAN AMENDMENT FROM COMMERCIAL CORRIDOR
TO MEDIUM DENSITY RESIDENTIAL AND ZONE CHANGE FROM
SPECIFIC PLAN AREA NO. 7 (COMMERCIAL) TO R-2 (TWO-
FAMILY RESIDENTIAL)

Planning Commission Recommendations:

1. To approve the requested General Plan Amendment by adopting the attached Resolution.
2. To approve the requested Zone Change by introducing the attached Ordinance.

ALTERNATIVE

1. Deny the requested General Plan Amendment and Zone Change, and staff will return with a Resolution for denial at the next meeting.

Background

At the meeting of February 17, 2004, the Planning Commission voted 5:0 to recommend approval of the requested General Plan Amendment and Zone Change, and also approved a 2-unit condominium project on the site, contingent on City Council approval of the General Plan Amendment and Zone Change. On March 23, 2004, the City Council continued the hearing at the applicant's request.

SITE INFORMATION

GENERAL PLAN: Commercial Corridor (MD Residential Proposed)
ZONING: S.P.A. 7 (R-2 proposed)
LOT SIZE: 4,592 Square Feet
EXISTING USE: Single Family Residence

The subject lot is located on the south side of Second Street and is the first lot west of the commercial development that fronts on Pacific Coast Highway. The commercial site was previously an auto dealership, and is currently under construction for a new full-service Sav-On drugstore. The lot is located at a depth of 230 to 270 feet from P.C.H. The S.P.A. 7 zoning for the site would allow reconstruction of a new single-family residence, but would not allow any two family or multiple family residential use.

The subject property is currently developed with a single-family residence, constructed in the 1920's or earlier and is nonconforming to the current zoning. A second unit existed on the back of the lot, constructed in 1935, but has since been demolished.

Prior to 1982, the property was zoned residential, as shown on historic zoning and land use maps, which show a commercial depth along 2nd Street, not including the subject lot, with depths at 230 feet (1956 zoning map) and 110 feet (1943 zoning/land use map). The subject lot, however, was rezoned from R-3 to C-3 in 1982 by the City Council, at the request of the property owner at that time, and the current Commercial Corridor General Plan designation and the S.P.A. 7 zoning were established in 1989 as part of the P.C.H. Multi-Use Corridor study. There is no record of any commercial use of the property, and the result is that the current residential use is nonconforming.

The property directly to the south behind the subject lot is zoned R-2 and developed residentially. The property across 2nd Street to the north Street is designated Medium Density and Zoned R-2, and is developed residentially. The properties to the west are used and designated for residential purposes. (See the attached aerial photo and General Plan and Zoning Maps).

The Staff Environmental Review Committee, at their meeting of January 8, 2004, recommended an environmental negative declaration for the proposed General Plan Amendment/Zone Change, since it would not change the existing residential use of the site, and would result in a compatible residential density with surrounding residential properties.

Analysis

The applicant's request to re-designate and rezone the property to MD Residential and R-2 would allow exclusive residential use of the lot and allow either single-family use or a 2-unit condominium project. A two-unit development would result in a density that is consistent with surrounding residential densities and compatible with the development pattern of the area to the north, south and west.

Approving this change would preclude any possible future expansion of the Pacific Coast Highway fronting commercial property, although this is improbable given that this lot is located east of the new Sav-On development. For similar zone change proposals, the City has denied the request in order to allow the property to be assembled with the P.C.H fronting property to encourage higher quality commercial projects or add commercial parking to improve existing commercial activity. Given that the developers of the Sav-On Drugstore project did not incorporate this property, and did not need this extra depth, this argument may not apply in this case. Also, the rezoning has no effect on independent commercial development of the property since the S.P.A. 7 zone does not permit commercial projects with access exclusively on the residential side streets. The most recent direction from the City Council on the issue of commercial depths along P.C.H. has been to maintain commercial depths and not allow encroachment of residential uses, however, special consideration was given to properties at 726 10th Street and 710 4th Street, which were changed to residential designations.

The applicant argues that this property is unique, however, given that this side of the block currently has a greater commercial depth than either block to the north or south. As such the property is surrounded by residential uses to the north, south and east. Further the grade level of this property is significantly lower than the adjacent commercial property, further isolating this property from the commercial P.C.H. fronting development, and any reasonable potential for

commercial use without significantly altering the grade. Therefore, opportunities for commercial use of this property are extremely limited and probably not the best use for the neighborhood.

2-Unit Condominium

The condominium project approved by the Planning Commission consists of two detached three level structures, containing basements with two stories above. The units contain 2,780 and 2937 square feet, with 4 bedrooms, 3 ½ baths and roof decks. The units are designed in Contemporary/Mediterranean style, with stucco finishes, tile roofs, and wrought-iron deck railings.

Conclusion:

Although the City Council has previously resisted redesignating and re-zoning commercially designated property along P.C.H., this property has some unique history and conditions that may warrant special consideration. The conditions of the property both with respect to its location west of existing commercial development on P.C.H. and lack of economic viability to assemble with the commercial property are similar to the conditions that existed for properties at 4th Street and 10th Street, also west of P.C.H., that were given special consideration and were redesignated to residential by the City Council.

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Stephen R. Burrell,
City Manager

Attachments

1. Maps (Location, General Plan, Zoning)
2. Proposed Resolution (General Plan Amendment) and Ordinance (Zone Change)
3. Planning Commission Resolution and Minutes
4. Aerial Photo and site photos

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Section 5. Based on the foregoing factual findings, and the record of decision of the Planning Commission, the City Council makes the following findings pertaining to the Zone Change:

1. The Zone Change will recognize the current land use of the subject property and current market conditions which have not supported or created an interest in expanding commercial development to include this location, and will allow the development of a appropriate residential land use consistent with surrounding properties, and will be consistent with the General Plan Amendment being considered concurrently with the Zone Change request.

2. The subject property to be redesignated is appropriate for residential use as it is abutted by residential uses to the north, west and south, 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 and intrusive use. The redesignation to Medium Density Residential on the General Plan Map and R-2 on the Zoning Map will be consistent with designations to the west and north of the subject property, and will allow two units on the subject property consistent with surrounding residential development.

3. The City Council concurs with the Planning Commission and 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.

Section 6. Based on the foregoing, the City Council hereby ordains that the City's Official Zoning Map be amended as follows:

1. Amend the Zoning Map by changing the property, as described below and shown on the attached map, from Specific Plan Area No. 7 (S.P.A. 7) to Two-Family Residential (R-2):

710 2nd Street, legally described as lot 99, Walter Ransom Co's Venable Place

PASSED, APPROVED and ADOPTED this day of , 2004

PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY

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RESOLUTION 04-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH,
CALIFORNIA TO AMEND THE LAND USE MAP OF THE GENERAL PLAN FROM
COMMERCIAL CORRIDOR TO MEDIUM DENSITY RESIDENTIAL FOR THE
PROPERTY LOCATED AT 710 2ND STREET AND LEGALLY DESCRIBED AS LOT
99, 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 Brennan Development owner of property at 710 2nd Street seeking to amend the General Plan Map and the Zoning Map for the subject property.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for a General Plan Amendment and the subject Zone Change on February 17, 2004, and recommended approval of the requested General Plan Amendment and Zone Change.

Section 3. The City Council conducted a duly noticed public hearing to consider the recommendation of the Planning Commission on the application for a General Plan Amendment and Zone Change on March 23, 2004, at which testimony and evidence, both written and oral, and the record of decision of the Planning Commission, was presented to and considered by the City Council.

Section 4. Based on evidence received at the public hearing, the City Council makes the following factual findings:

1. The property contains a single-family dwelling and is designated Commercial Corridor on the General Plan Map, and Commercial Specific Plan Area No. 7 on the official City Zoning Map. The S.P.A. 7 zoning for the site allows continuation or reconstruction of the single family dwelling, but would not permit the development of two units.

2. The requested change will reduce the depth of the commercial designated property, as measured from Pacific Coast Highway westward, from 270 to 230 feet, and replace the commercial designation on the subject property to allow residential development for up to two units consistent with the Medium Density Residential classification of the General Plan and the R-2 Zoning district in the Zoning Ordinance.

3. The property at 710 2nd Street has been in continuing use for residential since the 1920's. Prior to 1982, the property was zoned residential, as shown on historic zoning and land use maps, which show a commercial depth along 2nd Street, not including the subject lot, with depths at 230 feet (1956 zoning map) and 110 feet (1943 zoning/land use map). The subject lot, however, was rezoned from R-3 to C-3 in 1982 by the City Council, at the request of the property owner, and the current Commercial Corridor General Plan designation and the S.P.A. 7 zoning were established in 1989 as part of the P.C.H. Multi-Use Corridor study. There is no record of any commercial use of the property, and the result is that the current residential use is nonconforming.

4. The property directly to the south behind the subject lot is zoned R-2 and developed residentially. The property across 2nd Street to the north Street is designated Medium Density and Zoned R-2, and is developed residentially. The properties to the west are used and designated for residential purposes.

