

May 5, 2004

City Council Meeting
May 11, 2004

Mayor and Members
of the City Council

ORDINANCE NO. 04-1240 - "AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING MAP FROM SPECIFIC PLAN AREA NO. 7 (COMMERCIAL) TO R-2 (TWO-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 710 SECOND STREET AND LEGALLY DESCRIBED AS LOT 99, WALTER RANSOM CO'S VENABLE PLACE, AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION."

Submitted for **adoption** and **waiver of full reading** is Ordinance **No. 04-1240**, relating to the above subject.

At the meeting of April 27, 2004, the ordinance was presented to the City Council for consideration and was introduced by the following vote:

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

Elaine Doerfling, City Clerk

Noted:

Stephen R. Burrell, City Manager

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ORDINANCE 04-1240

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING MAP FROM SPECIFIC PLAN AREA NO. 7 (COMMERCIAL) TO R-2 (TWO-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 710 SECOND 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 ordain as follows:

SECTION 1 An application was filed by Brennan Development owner of property at 710 Second 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

1 two units consistent with the Medium Density Residential classification of the General
2 Plan and the R-2 Zoning district in the Zoning Ordinance.

3 3. The property at 710 Second Street has been in continuing use for residential since the
4 1920's. Prior to 1982, the property was zoned residential, as shown on historic zoning
5 and land use maps, which show a commercial depth along Second Street, not including
6 the subject lot, with depths at 230 feet (1956 zoning map) and 110 feet (1943
7 zoning/land use map). The subject lot, however, was rezoned from R-3 to C-3 in 1982
8 by the City Council, at the request of the property owner, and the current Commercial
9 Corridor General Plan designation and the S.P.A. 7 zoning were established in 1989 as
10 part of the P.C.H. Multi-Use Corridor study. There is no record of any commercial use
11 of the property, and the result is that the current residential use is nonconforming.

12 4 The property directly to the south behind the subject lot is zoned R-2 and developed
13 residentially. The property across Second Street to the north Street is designated
14 Medium Density and Zoned R-2, and is developed residentially. The properties to the
15 west are used and designated for residential purposes.

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

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

24 2. The subject property to be redesignated is appropriate for residential use as it is abutted
25 by residential uses to the north, west and south, and located in an area, which is
26 predominantly residential in character. A residential use of the subject properties will be
27 more compatible to surrounding residential uses than a potentially more intensive and
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1 intrusive use. The redesignation to Medium Density Residential on the General Plan Map
2 and R-2 on the Zoning Map will be consistent with designations to the west and north of
3 the subject property, and will allow two units on the subject property consistent with
4 surrounding residential development.

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

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

- 11 1. Amend the Zoning Map by changing the property, as described below and shown on the
12 attached map, from Specific Plan Area No. 7 (S.P.A. 7) to Two-Family Residential (R-
13 2):
14 710 Second Street, legally described as lot 99, Walter Ransom Co's Venable Place

15 **SECTION 7.** This ordinance shall become effective and be in full force and effect from and
16 after thirty (30) days of its final passage and adoption.

17 **SECTION 8.** Prior to the expiration of fifteen (15) days after the date of its adoption, the City
18 Clerk shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of general
19 circulation published and circulated, in the City of Hermosa Beach in the manner provided by law.

20 **SECTION 9.** The City Clerk shall certify to the passage and adoption of this ordinance, shall
21 enter the same in the book of original ordinances of said city, and shall make minutes of the passage and
22 adoption thereof in the records of the proceedings of the City Council at which the same is passed and
23 adopted.

24
25 **PASSED, APPROVED and ADOPTED** this 27th day of April, 2004, by the following vote:

26 AYES: Edgerton, Keegan, Reviczky, Tucker, and Mayor Yoon
27 NOES: None
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ABSTAIN: None
ABSENT: None

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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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CITY ATTORNEY