

September 23, 2004

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

**Regular Meeting of
September 28, 2004**

SUBJECT: APPROVAL OF RESOLUTION INTERPRETING A PARTIAL O-S OPEN SPACE ZONING DESIGNATION FOR RESIDENTIAL PROPERTIES LOCATED AT 517 AND 521-521 ½ LOMA DRIVE

Background:

On September 14, 2004 the City Council reviewed a request by property owners at 517 and 521 – 521 ½ Loma Drive to provide an interpretation regarding the open space zoning designation shown on the City's zoning map on the rear of their properties. The City Council considered whether the rear portions of these parcels are subject to two City ballot measures N and O, approved in 1984 and 1986 respectively, that prohibit removal of the open space designation without a vote of the people. After reviewing the evidence and taking testimony from the affected owners the Council made the interpretation that the City's Zoning Ordinance and General Plan should be corrected since it was never the intent of the ballot measures to include the subject properties within the areas designated for open space.

Sol Blumenfeld, Director
Community Development

Concur:

Stephen R. Burrell,
City Manager

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