November 15, 2005

Honorable Mayor and Members of the Hermosa Beach City Council

Regular Meeting of November 22, 2005

SUBJECT: **ZONE CHANGE 05-6 - RECONSIDERATION OF THE PLANNING COMMISSION DECISION TO DENY A ZONE CHANGE FROM C-3 (GENERAL COMMERCIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 1255 PROSPECT AVENUE**

Planning Commission Recommendation
To deny the requested Zone Change

Background
SITE INFORMATION

GENERAL PLAN:	Low Density Residential
ZONING:	C-3 (R-1 proposed)
LOT SIZE:	2,000 Square Feet
EXISTING USE:	Commercial Office Building

The subject lot is located on the west side of Prospect Avenue between Aviation Boulevard and 14th Street. The commercial site is currently developed with a 1,000 square foot office building. The C-3 zoning for the site would allow reconstruction of a new commercial use, but would not allow any residential use. The properties along Prospect Avenue directly to the north and the properties to the west behind the subject lot are zoned R-1 and developed residentially. The adjacent three lots south of the property along Prospect Avenue, are also zoned C-3, but are developed with nonconforming residential uses.

At the October 18, 2005 meeting, the Planning Commission voted unanimously to deny the requested Zone Change. The Planning Commission recognized that the proposed zone change would make the property consistent with the General Plan; however, the property is located within the Aviation Boulevard commercial corridor, which is currently being studied by staff at Commission direction. Therefore, the Commission decided it would be premature to rezone the property without completing the analysis of the area. The Commission noted that the subject property also shares many of the characteristics of the contiguous commercial zoning and is located directly across the street from one the largest commercially zoned properties in the City.

In the Planning Commission staff report, staff recommended approval of the requested zone change because it would make the zoning consistent with the General Plan designation for the subject property, and was consistent with City Council policy to implement the specific recommendations in the Land Use Element of General Plan to rezone the property to R-1. Staff had previously conveyed this information to the applicant, but also advised him that the Planning Commission and ultimately the City Council are responsible for making the final decision on the requested Zone Change.

Analysis
The applicant's request to rezone the property to R-1 will allow exclusive residential use of the lot and allow a single-family residential use. Development of the subject lot with a single-family residential use results in a density that is consistent with surrounding residential properties, and is compatible with the development pattern of the residential area to the north and west. Approving

this Zone Change will preclude any possible future commercial use of the property. The applicant does not currently have a project proposed for the subject property.

The current property C-3 zoning is inconsistent with the Low Density Residential designation in the General Plan. To resolve the inconsistency between the Zoning Map and General Plan Map the 1994 Land Use Element of the General Plan recommends rezoning the subject property and the adjacent three properties to the south to R-1.[1] The 1994 Land Use Element includes specific recommendations for eliminating inconsistencies between the Zoning and General Plan maps which has only been partially implemented (see the attached summary). Based on previous City Council direction in regards to these inconsistent areas, rather than initiating Zoning Map Changes, or General Plan Map changes, the City has encouraged consistency and considered requests initiated by property owners on a case-by-case basis.

California Government Code Section 65860 (Zoning consistency with general plan) states that city zoning ordinances shall be consistent with the city general plans, and further states that as a condition of consistency the various land uses authorized by the zoning ordinance must be compatible with the objectives, policies, general land uses, and programs specified in the general plan. In this case, the Commission is essentially recommending that the issue of consistency for this property be postponed, and resolved as part of the study of the Aviation Boulevard commercial corridor.

Scott Lunceford
Associate Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Stephen R. Burrell,
City Manager

[1] This recommendation is part of the section of the 1994 Land Use Element entitled "Inconsistencies Between Zoning Map and General Plan Map" (Please see the 'Area 7' portion of the attached General Plan/Land Use Element excerpt). There are three other similarly affected C-3 zoned properties (1235, 1245, and 1251 Prospect Avenue) adjacent and to the south of the subject property that will remain inconsistent with the Low Density Residential designation in the General Plan. The 1994 Land Use Element of the General Plan specifically recommends rezoning these properties to the R-1 to make the zoning consistent with the General Plan designation

Attachments
1. Resolution to sustain the Commission's decision
2. Location Map
3. General Plan and Zoning Maps
4. Land Use Element excerpt
5. Summary of the implementation of the recommendations in the LUE
6. Planning Commission Minutes
7. Photographs

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, SUSTAINING THE PLANNING COMMISSION DECISION TO DENY A ZONE CHANGE FROM C-3 (GENERAL COMMERCIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 1255 PROSPECT AVENUE LEGALLY DESCRIBED AS LOT 31, HERMOSA HEIGHTS TRACT, BEING LOT 14, BLOCK 84 AND PART OF LOT 7, BLOCK 88 OF SECOND ADDITION TO HERMOSA BEACH

Section 1. An application was filed by Brian Carlucci owner of real property at 1255 Prospect Avenue seeking to amend the Zoning Map.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application to amend the Conditional Use Permit on October 18, 2005, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission, and based on this evidence the Planning Commission denied the requested Zone Change.

Section 3. On October 25, 2005, the City Council, pursuant to Section 2.52.040, initiated review and reconsideration of the decision of the Planning Commission.

Section 4. The City Council conducted a duly noticed public hearing to consider the appeal on November 22, 2005, at which testimony and evidence, both written and oral, was presented to and considered by the City Council.

Section 5. Based on evidence received at the public hearing and the record of the decision of the Planning Commission, the City Council makes the following factual findings:

1. The subject property has potential to be redeveloped as a commercial property and assembled with the rest of the C-3 zoned lots in the area.

2. The subject property may potentially be included in the Aviation Boulevard Corridor Study to be conducted by the City.

3. Until such time that the City's Aviation Boulevard Corridor Study is complete and all land use in the area is thoroughly analyzed, the property should remain commercially zoned.

Section 6. Based on the foregoing, the City Council hereby sustains the decision of the Planning Commission and hereby denies the requested Zone Change.

Section 7. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

PASSED, APPROVED and **ADOPTED** this day of , 2005, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

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

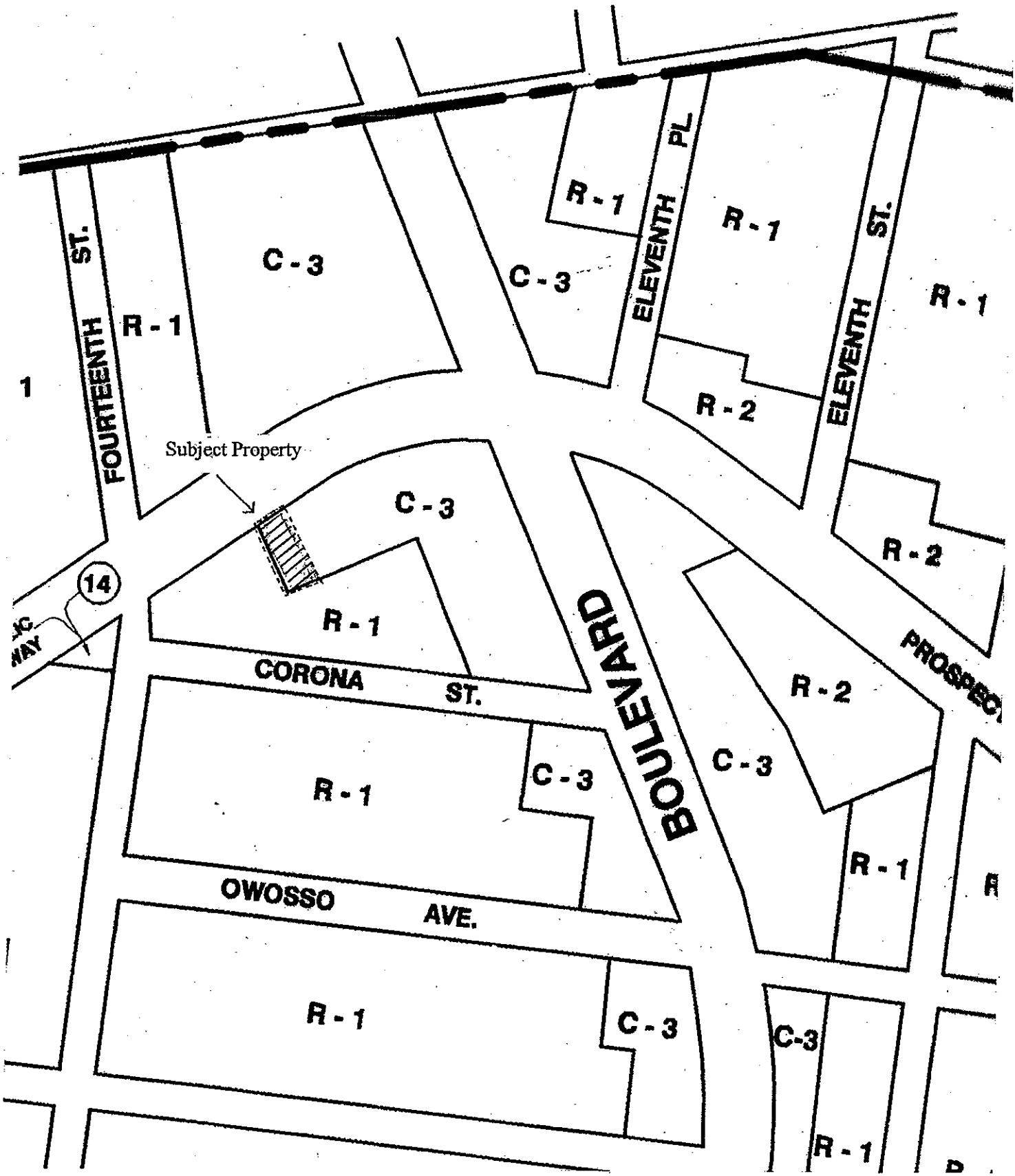
ATTEST:_____ APPROVED AS TO FORM:_____
City Clerk City Attorney

_____
Date

_____

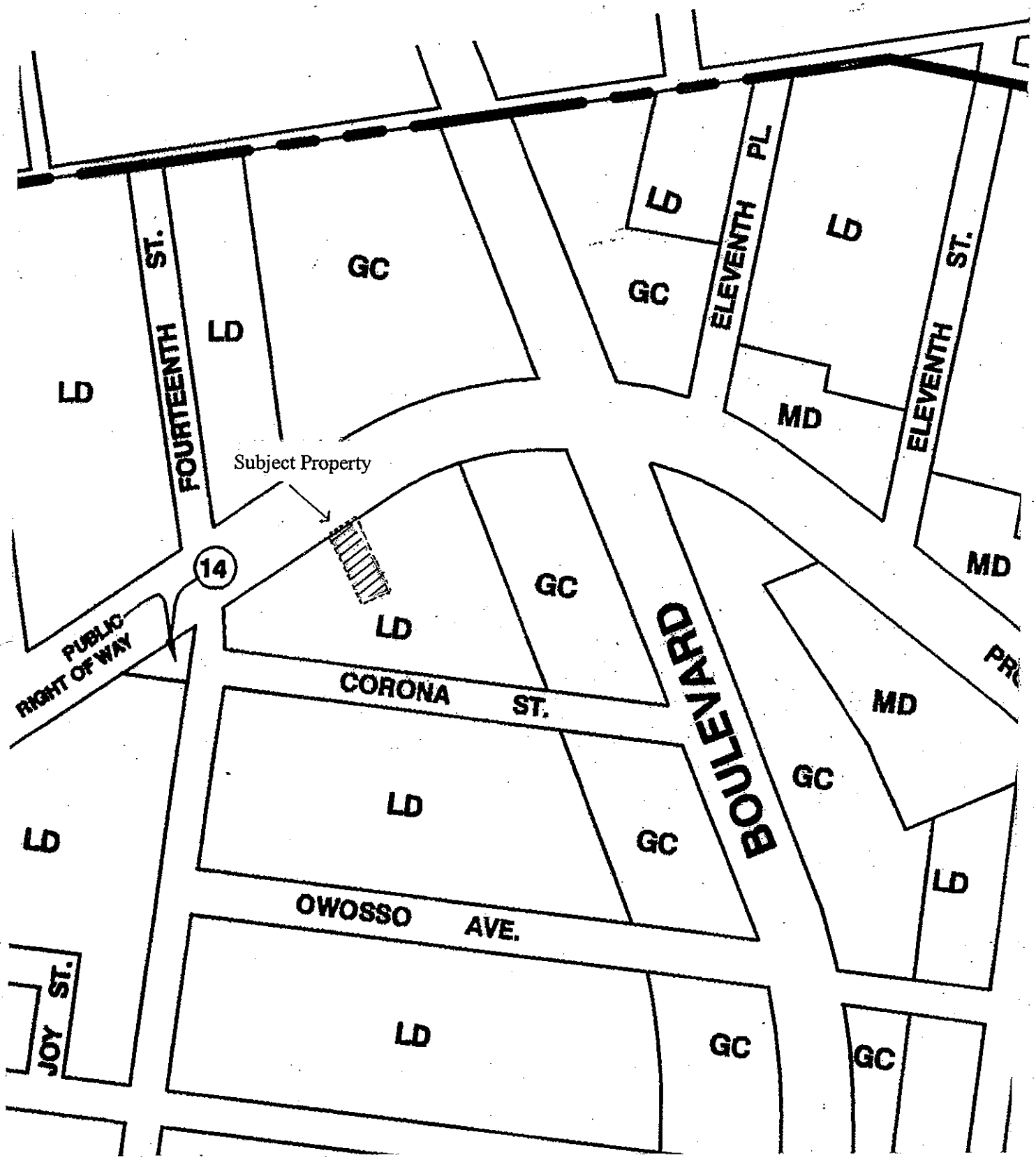
1255 Prospect Avenue

1255 Prospect Ave



Zoning Map

1255 Prospect Ave



General Plan Map

INCONSISTENCIES BETWEEN ZONING MAP AND GENERAL PLAN MAP

LEGAL BACKGROUND

Government Code Section 65860(a) requires consistency between a local government's zoning map and general plan land use diagram (a diagram is a generalized land use map rather than a parcel specific map). A city's zoning ordinance is deemed consistent with its general plan when: (1) the city has officially adopted such a plan; and (2) the various land uses authorized by the zoning ordinance are consistent with the objectives, policies, uses, and programs specified in the general plan. Any resident or property owner may initiate legal action to require that a city revise an inconsistent zoning ordinance as necessary to bring it into general plan consistency, and conditional use permits or other discretionary actions cannot be granted under inconsistent zoning ordinances.

Local government efforts to remediate inconsistencies between the zoning ordinance and general plan do not require that the zoning map must always be amended to conform to the general plan map. If a determination can be made that the existing zoning properly reflects current land use patterns, the character of the surrounding properties, and/or desired future development patterns, the general plan map may be amended to conform with the zoning map.

While both the zoning map and the general plan map should reflect a similar pattern of land use distribution, the California Office of Planning and Research (OPR) General Plan Guidelines states that the maps need not be identical if the general plan text provides for flexibility of interpretation. For example, a general plan land use diagram may designate an area for residential development while the zoning map may show the same area as predominately residential with a few pockets of commercial uses. Despite the residential designation, the commercial zoning could be found consistent with the general plan if the general plan text specifies policies and standards for neighborhood commercial development within residential areas and if the commercial zoning does not violate other general plan policies regarding commercial areas.

EXISTING INCONSISTENCIES

The following table lists all properties within the City that have zoning designations which are presently inconsistent with the General Plan land use designations.

TABLE 1
ZONING INCONSISTENCIES

Area	Address	Zoning	General Plan
1	737, 739 Longfellow Ave.	R-1	GC
2	734, 736, 738, 740, 744 Longfellow Ave.; 733, 735, 737, 739 30th St.	R-1	GC
3	1645 Valley Drive	R-3	OS
4	803, 805, 807, 809, 811, 813, 815, 817, 819 18th St.; 802, 804 19th St.; 1818, 1820, 1822, 1830, 1834, 1840, 1850 Pacific Coast Hwy.	R-2	CC
5	1906, 1918, 1924, 1934 Pacific Coast Hwy.	R-2	CC
6	825, 827, 831, 833, 835, 841, 844 13th St.; 830, 840, 850 14th St.	R-2	GC
* 7	1235, 1245, 1251, 1255 Prospect Ave.	C-3	LD
8	725 10th St.; 730 11th St.	C-3	MD
9	603 1st Pl.; 620 2nd St.; 112, 138, 142 Ardmore Ave.	M-1	MD
10	603, 605, 607, 609, 611, 613, 615, 623 3rd St.; 322, 330, 342 Ardmore Ave.	M-1	MD
11	611, 615, 635 4th St.; 422-436 Ardmore Ave.	M-1	MD

The exact location of all inconsistently zoned properties are shown in reference maps, one for each planning area, included at the end of this section.

ANALYSIS AND RECOMMENDATIONS

AREA 1

Addresses: 737, 739 Longfellow Ave.

Lot Numbers: Lots 4, 5, 6, and the eastern half of lot 7 of Southern California Convention Hall and Marine View Park Tract

of Tracy Tract lot #10 should be revised to GC General Commercial for consistency with both the remaining parcel's zoning and General Plan designation.

AREA 7

Addresses: 1235, 1245, 1249, 1251, 1255 Prospect Ave.

Lot Numbers: Lots 31, 32, 35, 36, 39 and 40 of Hermosa Heights Tract

These properties are currently zoned C-3 General Commercial, with R-3 potential, and have a LD Low Density General Plan designation. The properties, currently a mixture of multi-family residential and commercial land uses, were originally Area II of a 1990 three area redesignation/rezoning effort (ZC 90-3 and GP 90-3). The staff recommendation to the Planning Commission included a General Plan redesignation to GC General Commercial for 1235 Prospect in recognition of its existing commercial use (the northerly half of Buck's Auto Body Shop). The remaining lots, primarily residential in character, were recommended to be rezoned to R-1 One-Family Residential to conform with the surrounding R-1 neighborhood. At its September 4, 1990 meeting, the Planning Commission postponed consideration of any land use changes to this area until the Land Use Element revision.

Proposal for Area 7

The land use characteristics of these properties have not changed since the 1990 rezoning/redesignation study. It would therefore be appropriate to proceed with staff's original recommendation to: (1) revise the General Plan designation for lot #40 (1235 Prospect Avenue) to GC General Commercial for consistency with its current zoning and its location within the northern edge of the Prospect Avenue/Aviation Boulevard commercial properties; and (2) rezone the remaining properties to R-1 One Family Residential to conform with the predominately residential character of these properties and the surrounding R-1 residential neighborhood north of Aviation Boulevard.

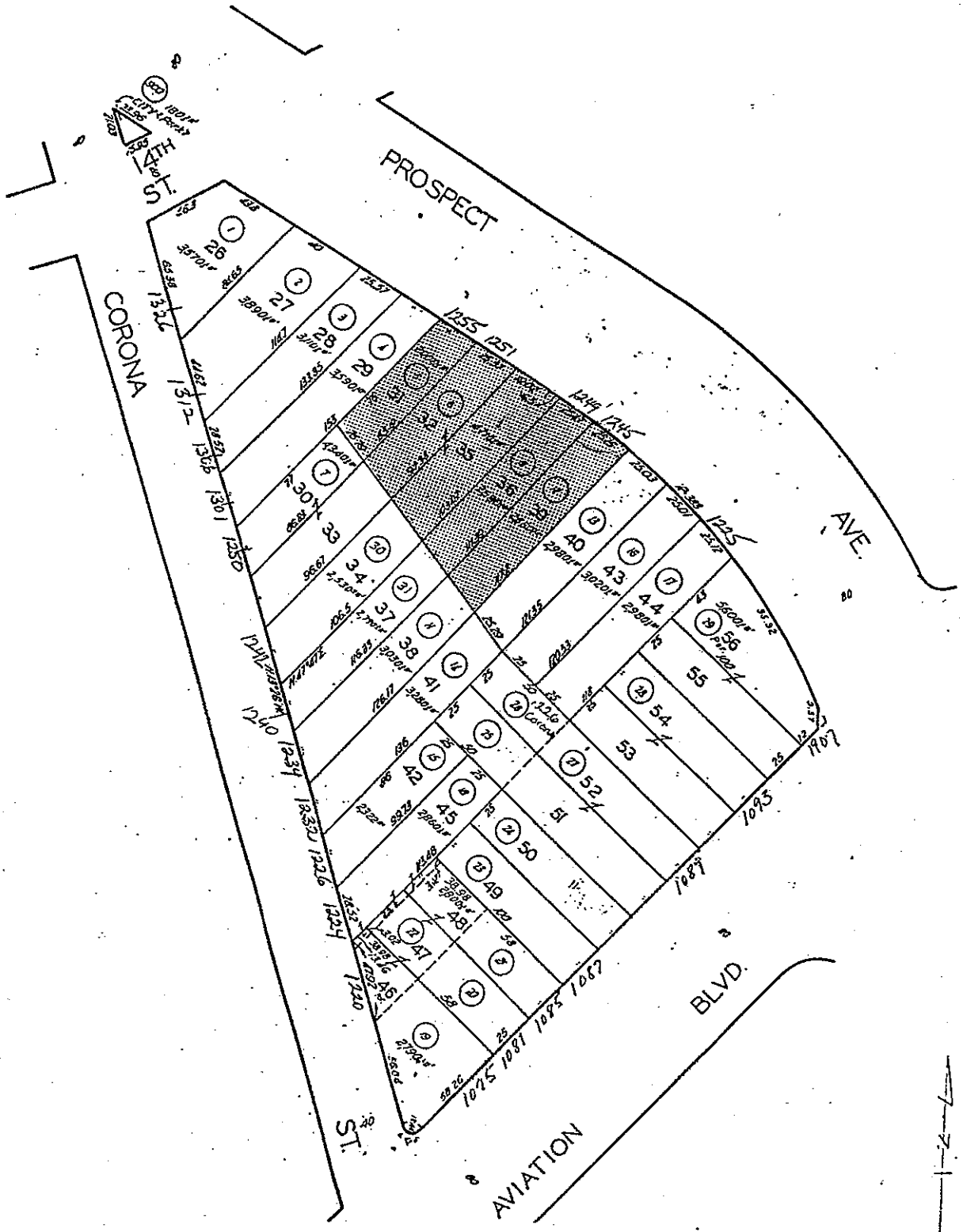
AREA 8

Addresses: 725 10th St.; 730 11th St.

Lot Numbers: Lots 4 and 5 of Tract No. 6851; Lots 4, 5, 6 and 7 of Tract No. 223

Both properties are currently zoned C-3 General Commercial with MD Medium Density General Plan designations. The 11th Street parcel is presently occupied by a church, while the 10th Street parcel is a mobile home park. These two properties lie between commercial properties to the east fronting Pacific Coast Highway and residential properties to the west between 10th and 11th Streets.

Map 7
Area 7 Inconsistencies
Redesignate lot #40 to GC General Commercial and rezone the remaining parcels to R-1 One Family Residential from C-3 General Commercial



GENERAL PLAN LAND USE ELEMENT

INCONSISTENCIES AND STATUS OF RECOMMENDATIONS

Inconsistencies with Zoning Map

Area	Location	GP Map	Zoning Map	LUE Recommended Change	Implemented?
1	737, 739 Longfellow	GC	R-1	Change GP to LD	No
2	734-744 Longfellow	GC	R-1	Change GP to LD	No
3	North Portion Hermosa Valley School	OS	R-3	Change Zoning to OS	No
4	East Side P.C.H. 18th-19th Street	CC	R-2	Rezone to Comm. SPA	No
5	East Side P.C.H. 19th-20th Street	CC	R-2	Rezone to Comm. S.P.A.	No
6	825-841 13th Street 830-850 14th Street 844 13th	GC GC GC	R-2 R-2 R-1	Change GP to MD Change GP to MD Change GP to LD	No
7	1235-1255 Prospect	LD	C-3	Rezone to R-1 for 1245-1255 Prospect Change GP to GC for 1235 Prospect	No
8	725 10th and 730 11th	MD	C-3	Rezone to R-2	No
9	E Side Ardmore, 1st - 2nd Street	MD	M-1	Rezone to R-2	Yes* (except for 620 2nd St)
10	E Side Ardmore, 3rd-4th Street	MD	M-1	Rezone to R-2	Yes* (except for 322 Ardmore, 615 3rd)
11	E Side Ardmore, 4th-5th Street	MD	M-1	Rezone to R-2	Yes* (494 Ardmore only, the rest of the block, no)

*By property owner request

Land Use Policy Recommendations

Land Use Issue	Recommendation/ Implementation Objective	Implemented ?
Building Intensity / Population Standards	Adopt a widely understood nonresidential residential building intensity standard such as floor area ratio. Establish density / intensity standard for the MHP designation	No No
Land Use Designation Revisions	Change the R-P Residential Zone to R-3 Multi-Family Residential or change text of LUE and map for mixed residential office designation	No

	Consider/Examine substandard lots in Shakespeare Tract (specifically the R-3 zoned area) for GP or Zone changes, and explore creative design standards such as zero lot line	No
Land Use and Structural Definitions	Prepare zoning text amendment to include definitions for all permitted use, dual/multiple uses, and for structural features: attic, basement, floor area, loft, and story	Partially implemented
	Require all lodging establishments that allow guests to stay longer than 30 days to be subject to multi-family parking standards	No
Parking Vis-à-vis Land Use	Encourage private sector construction and operation of downtown parking structures	Yes, as demonstrated by construction of North Pier parking Structure
	Encourage shared parking arrangements for both existing commercial uses and future commercial developments	Yes, as demonstrated by Hermosa Pavilion
	Retain existing zoning standards on the required number of parking spaces for all commercial land uses	Yes, with some modifications
	Allow more intense commercial uses to locate into commercial properties previously occupied by uses exempt from parking regulations if the required parking is provided for the increased parking demand.	Yes
Open Space/Public Facilities Designations	Create a special Public Facilities land use designation for all properties currently designated Open Space, that contain educational or other types of public buildings, or, create a Public Facilities overlay district for permitted open space uses noted above.	No
Use of Rights of Way for Private Purposes	Evaluate unused right-of-ways to determine areas that can be controlled through the zoning ordinance	No
Downtown Alternatives	Commercial Space Alternative Recommended: No expansion of downtown nonconforming uses and encouragement of new businesses, and more efficient commercial space utilitization, and adoption of R/UDAT guidelines	Ongoing, demonstrated by adoption of the Downtown Implementation Plan
Property Maintenance	Formulate a property maintenance ordinance that provides for a specific abatement process	No
Design Review	Discussed, No specific recommendation	N/A
Historic Preservation	A list of historic resources provided, no specific recommendation	N/A

P.C. RESOLUTION 05-60

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DENYING A ZONE CHANGE FROM C-3 (GENERAL COMMERCIAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) FOR THE PROPERTY LOCATED AT 1255 PROSPECT AVENUE LEGALLY DESCRIBED AS LOT 31, HERMOSA HEIGHTS TRACT, BEING LOT 14, BLOCK 84 AND PART OF LOT 7, BLOCK 88 OF SECOND ADDITION TO HERMOSA BEACH

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Brian Carlucci owner of real property at 1255 Prospect Avenue seeking to amend the Zoning Map.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the application for a Zone Change on October 18, 2005, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The subject property has potential to be redeveloped as a commercial property and is assembled with the rest of the C-3 zoned lots in the area.

2. The subject property may potentially be included in the Aviation Corridor Study to be conducted by the City.

3. Until such time that the City's Aviation Corridor Study is complete and all land use in the area is thoroughly analyzed, the property should remain commercially zoned.

Section 4. Based on the foregoing, the Planning Commission hereby denies the requested Zone Change.

Section 5. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE:	AYES:	Allen, Hoffman, Kersenboom, Perrotti
	NOES:	None
	ABSENT:	Pizer
	ABSTAIN:	None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 05-60 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of October 18, 2005.

Peter Hoffman, Vice-Chairman

Sol Blumenfeld, Secretary

October 18, 2005
Date

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MOTION by Commissioner Kersenboom, seconded by Commissioner Perrotti, to **RECEIVE AND FILE** CUP 05-4 -- Conditional Use Permit to allow a wireless telecommunications facility for Cingular Wireless on the City parking structure at 1301 Hermosa Avenue. The motion carried as follows:

AYES: Allen, Hoffman, Kersenboom, Perrotti
NOES: None
ABSTAIN: None
ABSENT: Pizer

8. ZON 05-6 -- Zone Change from C-3, General Commercial, to R-1, One Family Residential, and adoption of an Environmental Negative Declaration at 1255 Prospect Avenue.

Staff Recommended Action: To recommend approval of said zone change.

Director Blumenfeld stated that the project is located on the west of Prospect Avenue, between Aviation Boulevard and 14th Street; noted that the C-3 zoning of this site allows reconstruction of a new commercial use, but that it does not allow residential development; noted that the properties directly to the north, west and behind the subject lot are R-1 and developed residentially; advised that the properties to the south are zoned C-3 and developed with nonconforming residential use; and that the parcel directly opposite to the east is zoned C-3. He noted that at the meeting of September 15, 2005, the Environmental Review Committee recommended an Environmental Negative Declaration relative to the zone change. He stated that the applicant is requesting to rezone the property R-1 to allow exclusive residential use of the lot and to allow a single-family home to be developed on the property; advised that development of this subject lot, with a single-family residential use, results in a density that is consistent with the surrounding residential properties and is compatible with the development pattern of the residential areas to the north and the west. Director Blumenfeld explained that approving this zone change will preclude any possible future commercial use of the property; and mentioned that the applicant does not currently have a project proposed.

Director Blumenfeld explained that the current C-3 zoning of this property is inconsistent with the low density residential designation in the General Plan; and noted that to resolve this inconsistency between the Zoning Map and the General Plan Map, the 1994 Land Use Element recommended rezoning this property to conform to the surrounding R-1 residential land uses. He mentioned that there are three other similarly zoned C-3 properties at 1235, 1245, 1251 Prospect Avenue, adjacent to the subject property, that remain inconsistent with the low density residential designation of the General Plan; pointed out that the 1994 Land Use Element of the General Plan specifically recommends rezoning these properties to R-1 to make that entire area consistent with the General Plan – mentioning that rezoning the subject site will still leave three other properties that are inconsistent with the General Plan. He stated that the 1994 Land Use Element recommends eliminating nonconforming and inconsistent land uses in certain areas of the City; and stated that based on City Council direction, rather than initiating a General Plan Amendment on an area-wide basis, the City will consider rezoning on a case-by-case basis. He stated that the

proposed zone change is consistent with City Council policy; advised that staff is also involved with the development of a Specific Plan for the area, which includes the subject property.

Commissioner Perrotti questioned if the Aviation Corridor Study will include the properties along Prospect.

Director Blumenfeld advised that one of the issues to study is commercial lot depth; and noted that this portion of Prospect is contiguous with commercial property that could be assembled with the properties along Aviation Boulevard.

Vice-Chairman Hoffman opened the public hearing.

Erica Offutt, representing the applicant, stated that the neighbors on each side of this property are in favor of the project, expressing her belief the neighbors would write letters in support if necessary.

There being no further input, Vice-Chairman Hoffman closed the public hearing.

Commissioner Allen noted his preference to give commercial a chance; stated that he is not necessarily in favor of converting this site to residential at this time, believing it has a long-term chance of becoming a viable commercial area and vital to the rest of the C-3 lots in that area.

Commissioner Perrotti stated that because this parcel will be included in the Aviation Corridor study that staff will be conducting, he would prefer to keep the zone commercial until the Aviation study is complete, when it is determined what will be done with those lots along Prospect. He added that because the Land Use Element is from 1994, it is likely this information will be updated during the Aviation Corridor Study.

Commissioner Kersenboom echoed the Commission's comments.

Vice-Chairman Hoffman stated that he is torn on this item because of the 1994 memo reflecting this is one of the properties that should have been rezoned, essentially designated at that time. He explained that this is important to him because of a reasonable expectation when someone purchases a property that's zoned a certain way, believing one is compelled to do what the current zoning prescribes for that particular property. He pointed out, though, that in this case, there is a mixed message from the City; that this is a property zoned a certain way, that it's not in conformance with the General Plan; and that one could make an argument there was a reasonable expectation for this property owner to assume this property, upon application, would be rezoned on a lot-by-lot basis. He stated that given this property is one of the opportunities along the Aviation Corridor to capture additional commercial use, there's an argument to be made in both directions; and he stated that making a determination while this is under active consideration might be a little premature.

MOTION by Commissioner Allen, seconded by Commissioner Kersenboom, to **DENY** ZON 05-6 -- Zone change from C-3, General Commercial, to R-1, One Family Residential, and adoption of an Environmental Negative Declaration at 1255 Prospect Avenue. The motion carried as

follows:

AYES:	Allen, Hoffman, Kersenboom, Perrotti
NOES:	None
ABSTAIN:	None
ABSENT:	Pizer

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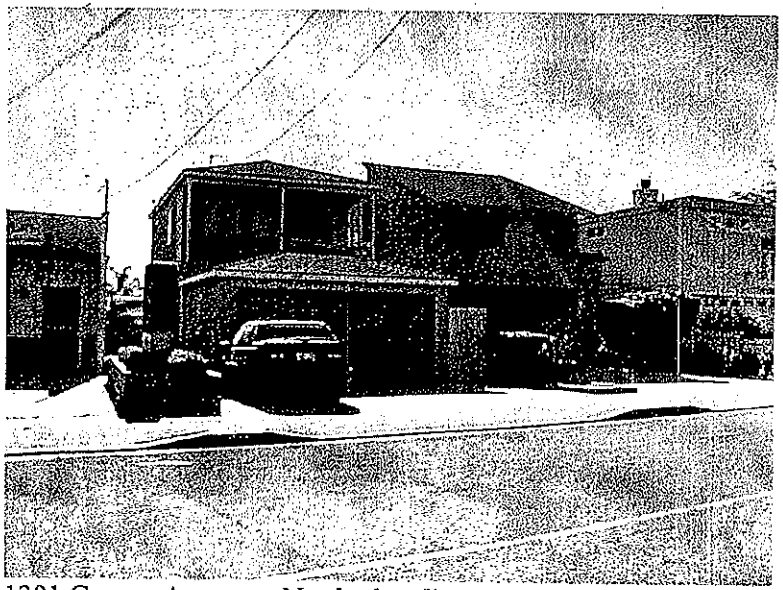
9. **ZON 05-5/CON 05-22/PDP 05-24 -- Zone change from M-1, Light Manufacturing, to R-2, Two Family Residential, and Conditional Use Permit, Precise Development Plan and Vesting Tentative Parcel Map No. 063246 for a 3-unit condominium project, and adoption of an Environmental Negative Declaration at 494 Ardmore Avenue.**

Staff Recommended Action: 1) To recommend approval of said zone change. 2) To approve said request for a 3-unit condominium contingent upon City Council approval of the zone change.

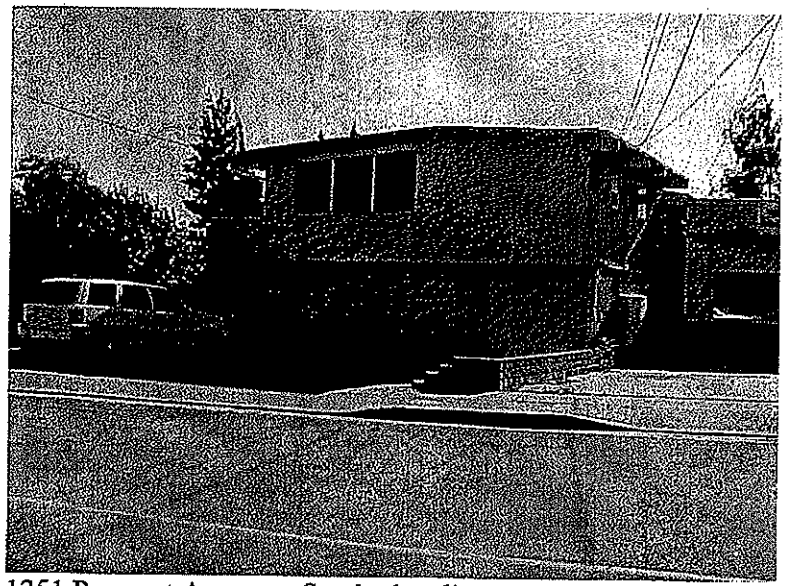
Senior Planner Robertson stated that this property is located at the corner of Ardmore Avenue and 5th Street, one of the last remaining properties in this segment of Ardmore Avenue that retains an M-1 zoning inconsistent with the Medium Density General Plan designation; advised that the property is currently developed with two automotive repair shops; and noted that the proposed change to R-2 would make the zoning consistent with the General Plan. He stated that the applicant is proposing the zone change in order to develop the property residentially and make the Zoning Map consistent with the General Plan Map; and noted that the rest of the block of Ardmore between 5th Street and 4th Street contains five properties that would remain M-1 Zoned. He explained that the 1994 Land Use Element of the General Plan specifically recommends rezoning these properties to R-2 to make the zoning consistent with the General Plan; stated that City Council direction in these cases is to review these zone changes on a case-by-case basis; noted there are currently 49 parcels zoned M-1 in the City, 9 remaining parcels in the area along Ardmore Avenue that are zoned M-1 with this Medium Density Residential General Plan designation.

Senior Planner Robertson advised that in conjunction with this request, the applicant is also submitting a 3-unit condominium project; stated that the lot area is 5,360 square feet, which is large enough to allow 3 units; that the applicant is proposing 3 attached units containing basements with 2 stories above and roof decks; that these units are considered row dwellings because their entries front on the side street, 5th Street; and that the primary living areas of each unit are on the second floor, with the first floor containing the bedrooms. He noted that the building is designed in a contemporary Mediterranean style, with smooth stucco finishes, tile roofing, and decorative wrought iron guard rails for all the decks; and stated that the project complies with all the requirements of the Zoning Ordinance with respect to height limit of 30 feet, all required yards, lot coverage, open space, landscaping, and required parking. He added that the required parking is provided in the basement level of each unit, with two units sharing driveway access from 5th Street and one garage with direct access from Ardmore Avenue; and that two guest parking spaces are provided in front of Unit A's garage, in tandem, and a single guest space is provided with separate access from 5th Street to provide guest parking for the two rear units. He mentioned that the project will not decrease on-street parking since the street frontages on Ardmore Avenue and 5th Street include driveways for accessing the auto repair business repair

1255 Prospect Avenue – front view



1301 Corona Avenue – Northerly adjacent to 1255 Prospect Avenue
(residentially zoned through lot between Corona and Prospect)



1251 Prospect Avenue – Southerly adjacent to 1255 Prospect Avenue
(commercially zoned lot with a nonconforming residential use)