

November 30, 2005

City Council Meeting  
December 13, 2005

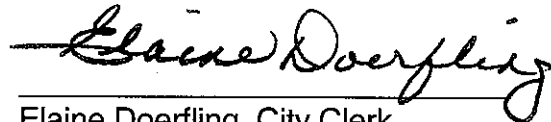
Mayor and Members  
of the City Council

**ORDINANCE NO. 05-1258 - "AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, CHANGING THE ZONING FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) AND ADOPTING A MITIGATED ENVIRONMENTAL NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT 494 ARDMORE AVENUE (ON THE SOUTHEAST CORNER OF FIFTH STREET AND ARDMORE AVENUE) LEGALLY DESCRIBED AS LOT 9 WALTER RANSOM CO'S VENABLE PLACE."**

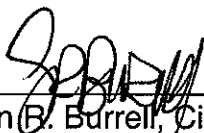
Submitted for **adoption** and **waiver of full reading** is Ordinance **No. 05-1258** relating to the above subject.

At the meeting of November 22, 2005, the ordinance was presented to the City Council for consideration and introduced by the following vote:

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

  
Elaine Doerfling, City Clerk

Noted:

  
Stephen B. Burrell, City Manager

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**ORDINANCE NO. 05-1258**

**AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, CHANGING THE ZONING FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL) AND ADOPTING A MITIGATED ENVIRONMENTAL NEGATIVE DECLARATION FOR THE PROPERTY LOCATED AT 494 ARDMORE AVENUE (ON THE SOUTHEAST CORNER OF FIFTH STREET AND ARDMORE AVENUE LEGALLY DESCRIBED AS LOT 9 WALTER RANSOM CO'S VENABLE PLACE**

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

**SECTION 1.** An application was filed by Mehrdad Tootonchi owner of real property at 494 Ardmore Avenue seeking to amend the Zoning Map.

**SECTION 2.** The Planning Commission conducted a duly noticed 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.** The City Council conducted a duly noticed public hearing to consider the application for a Zone Change and the recommendation of the Planning Commission on November 22, 2005, at which testimony and evidence, both written and oral, 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 requested change to R-2 will make the zoning for the subject property consistent with the General Plan designation of Medium Density Residential.

2. Surrounding properties to the north, east and south are designated Medium Density Residential on the General Plan and Zoned R-2, with the exception of adjacent properties immediately to the south which are not included in this request, which would remain M-1 zoned.

1           **SECTION 5.** Based on the foregoing factual findings, the Planning Commission makes  
2 the following findings pertaining to the Zone Change

3           1.       The Zone Change will bring the subject property into consistency with the General  
4 Plan for the City pursuant to the specific recommendation for this property in the Land Use Element  
5 of the General Plan.

6           2.       The subject property to be redesignated is appropriate for residential use as it is  
7 abutted by residential uses and located in an area, which is predominantly residential in character. A  
8 residential use of the subject properties will be more compatible to surrounding residential uses than  
9 a potentially more intensive light manufacturing or commercial use. The residential use of the  
10 property will provide property tax benefits and will not unduly strain city services.

11          3.       The Planning Commission concurs with the Staff Environmental Review  
12 Committee's recommendation, based on their Environmental Assessment/Initial Study, that this  
13 project will result in a less than significant impact on the environment, and therefore qualifies for a  
14 Mitigated Negative Declaration.

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16           **SECTION 6.** Based on the foregoing, the City Council hereby amends the City's Official  
17 Zoning Map as follows:

18          1.       Amend the Zoning Map by changing the property, as described below and shown  
19 on the attached map, from M-1 (Light Manufacturing) to R-2 (Two-Family Residential):  
20               494 Ardmore Avenue, legally described as lot 9 Walter Ransom Co's Venable Place.

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

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

1           **SECTION 9.** The City Clerk shall certify to the passage and adoption of this Ordinance,  
2 shall enter the same in the book of original Ordinances of said city, and shall make minutes of the  
3 passage and adoption thereof in the records of the proceedings of the City Council at which the  
4 same is passed and adopted.

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6           **PASSED, APPROVED and ADOPTED** this 13th of December 2005 by the following vote:

7           AYES:           Edgerton, Keegan, Mayor Tucker  
8           NOES:           None  
9           ABSENT:        Reviczky, Yoon  
10          ABSTAIN:       None

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12           \_\_\_\_\_  
13           **PRESIDENT** of the City Council and **MAYOR** of the City of Hermosa Beach, California

14           ATTEST:

14           APPROVED AS TO FORM:

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18           City Clerk

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17           \_\_\_\_\_  
18           City Attorney