


**CITY OF HERMOSA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**Date:** March 28, 2006

**To:** Honorable Mayor and Members  
of the City Council

**From:** Sol Blumenfeld, Director  
Community Development Department

Stephen R. Burrell, City Manager 

**Subject:** 1255 Prospect Avenue - Ordinance for the Zone Change

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**Recommendations**

1. Amend the Zoning Map by introduction of the attached ordinance.

On January 28, 2003 the Council overturned the Commission decision and voted to approve the Zone Change for the subject property. Attached is an ordinance to change the Zoning Map.

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**ORDINANCE NO. 06-**

**AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING MAP FROM GENERAL COMMERCIAL (C-3) TO SINGLE-FAMILY RESIDENTIAL (R-1) 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, AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION**

**THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY ORDAIN 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 for the subject property.

**SECTION 2.** The Planning Commission conducted a duly noticed public hearing to consider the application to amend the Zoning Map 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 reconsider and review the decision of the Planning Commission on the application for a Zone Change on February 28, 2006, 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 5.** Based on evidence received at the public hearing and the record of decision of the Planning Commission, the City Council makes the following factual findings:

1. The requested change to R-1 will make the zoning for the subject property consistent with the General Plan designation of Low Density Residential.

2. Surrounding properties to the north and west are designated Low Density residential on the General Plan and Zoned R-1, with the exception of adjacent properties immediately to the south which are not included in this request, which would remain C-3 zoned.

**SECTION 6.** Based on the foregoing factual findings, the City Council makes the following findings pertaining to the General Plan Amendment and Zone Change:

1           1. The Zone Change will bring the subject property into consistency with the General Plan  
2 for the City pursuant to the specific recommendation for this property in the Land Use Element of the  
3 General Plan, and will allow the development of an appropriate residential land use consistent with  
4 surrounding properties.

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

10           3. The City Council concurs with the Staff Environmental Review Committee's  
11 recommendation, based on its Environmental Assessment/Initial Study, that this project will result  
12 in no significant impact on the environment, and therefore qualifies for a Negative Declaration.

13           **SECTION 7.** Based on the foregoing, and in order to make the Zoning Map consistent  
14 with the General Plan Map pursuant to State Law, the City Council hereby amends the City's  
15 Official Zoning Map as follows:

16           1. Amend the Zoning Map by changing the property, as described below and shown on the  
17 attached map, from General Commercial (C-3) to Single-Family Residential (R-1):

18                   1255 Prospect Avenue, legally described as Lot 31, Hermosa Heights Tract, being Lot  
19                   14, Block 84, and part of Lot 7, Block 88 of the Second Addition to Hermosa Beach.

20           **SECTION 8.** This ordinance shall become effective and be in full force and effect from  
21 and after thirty (30) days of its final passage and adoption.

22           **SECTION 9.** Prior to the expiration of fifteen (15) days after the date of its adoption, the  
23 City Clerk shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of  
24 general circulation published and circulated, in the City of Hermosa Beach in the manner provided  
25 by law.

26           **SECTION 10.** The City Clerk shall certify to the passage and adoption of this ordinance,  
27 shall enter the same in the book of original ordinances of said city, and shall make minutes of the  
28 passage and adoption thereof in the records of the proceedings of the City Council at which the  
same is passed and adopted.

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**PASSED, APPROVED and ADOPTED** this 28th day of March, 2006 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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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