

May 31, 2007

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

**Regular Meeting of
June 12, 2007**

SUBJECT: ZONE CHANGE 07-01

LOCATION: 322 ARDMORE AVENUE

APPLICANT: ROBERT CATALANO
323 ARDMORE AVENUE
HERMOSA BEACH, CA 90254

REQUEST: ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) TO R-2 (TWO-FAMILY RESIDENTIAL)

Planning Commission Recommendation

To introduce the attached Ordinance to approve the Zone Change request and adopt a Negative Declaration.

Project Information:

EXISTING ZONING:	M-1 (Light Manufacturing)
PROPOSED ZONING:	R-2 (Two-family Residential)
GENERAL PLAN:	MD (Medium Density/25 DU/AC)
LOT AREA:	2,034 Square Feet
EXISTING USE:	Automotive Storage
PROPOSED DENSITY:	1 Dwelling Unit
ENVIRONMENTAL DETERMINATION:	Negative Declaration Recommended

Background:

The property is currently developed with a concrete block constructed automotive repair and storage business with garage access from Ardmore Avenue (Attachment 3). The property is an interior lot located between 3rd and 4th Streets and is one of the last remaining lots on this block of Ardmore Avenue that retains M-1 zoning inconsistent with the Medium Density General Plan designation (Attachment 4). The proposed change to R-2 would make the zoning consistent with the General Plan.


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 designation. In 1997, staff suggested the City initiated rezoning properties between 1st Place and 5th Street along Ardmore Avenue, which are inconsistent with the Medium Density Residential General Plan designation. Based on City Council direction in regards to these inconsistent areas, rather than initiating any General Plan Amendments or Zone Changes, the City will consider requests initiated by property owners on a case by case basis. There are currently 48 parcels zoned M-1 in the City, and 8 remaining parcels in this area along Ardmore Avenue with a Medium Density Residential General Plan designation.

At their meeting of March 15, 2007, the Staff Environmental Review Committee recommended an environmental Negative Declaration.

The Planning Commission, at their meeting of April 17, 2007, recommended approval of the subject Zone Change because it is consistent with the General Plan designation for the property.

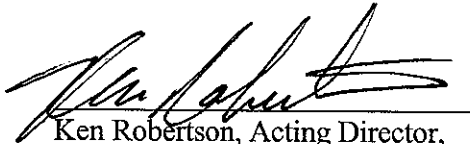
Analysis:

The applicant is proposing the Zone Change in order to make the Zoning Map consistent with the General Plan Map. Furthermore, the applicant has preliminarily proposed to remodel the existing structure into a single-family residence on the lot should the Council approve the Zone Change (Attachment 6). A single-family residence is a permitted use in the R-2 zone and is approved administratively, and given the lot size, the maximum number of units allowed on this site is limited to one. Furthermore, residential use will be more consistent with the surrounding neighborhood.

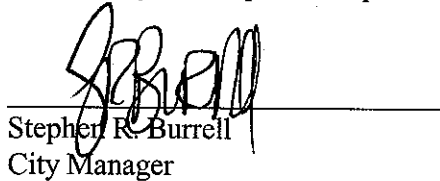


Richard Denniston
Associate Planner

CONCUR:



Ken Robertson, Acting Director,
Community Development Department



Stephen R. Burrell
City Manager

Attachments

1. Ordinance
2. Planning Commission Minutes
3. Location Map
4. Zoning and General Plan Map
5. Initial Study and Negative Declaration (On file with the Community Development Department)
6. Preliminary Single Family Residential Rendering

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ORDINANCE NO. 07-

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING MAP FROM LIGHT MANUFACTURING (M-1) TO TWO-FAMILY RESIDENTIAL (R-2) FOR THE PROPERTY LOCATED AT 322 ARDMORE AVENUE LEGALLY DESCRIBED AS PORTION OF LOT 44, WALTER RANSOM COMPANY'S VENABLE PLACE, 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 Robert Catalano, owner of real property at 322 Ardmore Avenue, for a Zone Change from M-1 (Light Manufacturing) to R-2 (Two-Family Residential).

SECTION 2. The Planning Commission conducted a duly noticed public hearing to consider the application to amend the Zoning Map on April 17, 2007, 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 recommended approval of the requested Zone Change.

SECTION 3. The City Council conducted a duly noticed public hearing to consider and review the decision of the Planning Commission on the application for a Zone Change on June 12, 2007, 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 and the record of decision of the Planning Commission, the City Council makes the following factual findings:

1. The property is currently developed with a concrete block constructed automotive repair business with garage access from Ardmore Avenue.

1 2. The property is an interior lot located between 3rd and 4th Streets and is one of the last
2 remaining lots on this block of Ardmore Avenue that retains M-1 zoning inconsistent with the
3 Medium Density General Plan designation.

4 3. At their meeting of March 15, 2007, the Staff Environmental Review Committee and the
5 Planning Commission recommended an environmental Negative Declaration.
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7 **SECTION 5.** Based on the foregoing factual findings, the City Council makes the
8 following findings pertaining to the General Plan Amendment and Zone Change:

9 1. A Zone Change to R-2 would make the zoning consistent with the General Plan.

10 2. The applicant has preliminarily proposed to remodel the existing structure into a single-
11 family residence. A single-family residence is a permitted use in the R-2 zone and is approved
12 administratively, and given the lot size, the maximum number of units allowed on this site is
13 limited to one.
14

15 3. The City Council concurs with the Staff Environmental Review Committee's
16 recommendation, based on their environmental assessment/initial study that this project will result
17 in no impact on the environment, and therefore qualifies for a Negative Declaration.
18

19 **SECTION 6.** Based on the foregoing, and in order to make the Zoning Map consistent
20 with the General Plan Map pursuant to State Law, the City Council hereby amends the City's
21 Official Zoning Map as follows:
22

23 1. Amend the Zoning Map by changing the property, as described below and shown on
24 the attached map, from Light Manufacturing (M-1) to Two-Family Residential (R-2):

25 322 Ardmore Avenue, legally described as Portion of Lot 44, Walter Ransom
26 Company's Venable Place.
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28 **SECTION 7.** This ordinance shall become effective and be in full force and effect from
and after thirty (30) days of its final passage and adoption.

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

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

PASSED, APPROVED and ADOPTED this 12th day of June, 2007 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

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

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

8. ZON 07-1 -- Zone Change from M-1, Light Manufacturing, to R-2, Two-Family Residential, and adoption of an Environmental Negative Declaration at 322 Ardmore Avenue.

Staff Recommended Action: To recommend approval of said Zone Change and adoption of an Environmental Negative Declaration.

Senior Planner Robertson stated this site is currently developed with an automotive repair and storage business with garage access from Ardmore Avenue; that it is an interior lot located between 3rd and 4th Streets and is one of the last remaining lots on this block that retains M-1 zoning, inconsistent with the Medium Density General Plan designation; and stated the change would make the zoning consistent with the General Plan. He stated the applicant has preliminarily proposed to remodel the existing structure into a single-family residence on the lot if this zone change is approved; stated that a single-family residence is a permitted use in the R-2 zone and would be approved administratively; and given that the lot is rather small, a single-family home would be the maximum number of units that would be allowed on this site.

Bob Catalano, resident, noted his support of this zone change, pointing out this area has become more residential in use.

Ken Brown, resident, noted his support for this zone change; and urged the City to follow public hearing notification requirements.

There being no further input, Chairman Allen closed the public hearing.

Commissioner Perrotti stated that over the years, this area has become more residential and noted his support for this proposal.

Senior Planner Robertson noted an amendment to the resolution, that the Commission is "recommending" approval of the zone change.

MOTION by Commissioner Hoffman, seconded by Vice-Chairman Kersenboom, to **APPROVE** 07-1 -- Zone Change from M-1, Light Manufacturing, to R-2, Two-Family Residential, and adoption of an Environmental Negative Declaration at 322 Ardmore Avenue. Motion carried as follows:

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

9. ~~CUP 07-5 -- Conditional Use Permit amendment to change the allowed closing time of an existing restaurant with on-sale beer and wine from 11:00 p.m. to 12:30 a.m. at 53 Pier Avenue, Paradise Sushi.~~

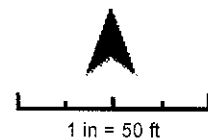
~~Staff Recommended Action: To approve said request subject to the conditions and to modify the allowed operating hours from 11:00 A.M. to midnight.~~

~~Director Blumenfeld stated that Paradise Sushi is located on the ground level of Loreto Plaza; that the project was approved in March 1985 for a CUP for on-sale beer and wine in~~



City of Hermosa Beach

322 Ardmore Avenue



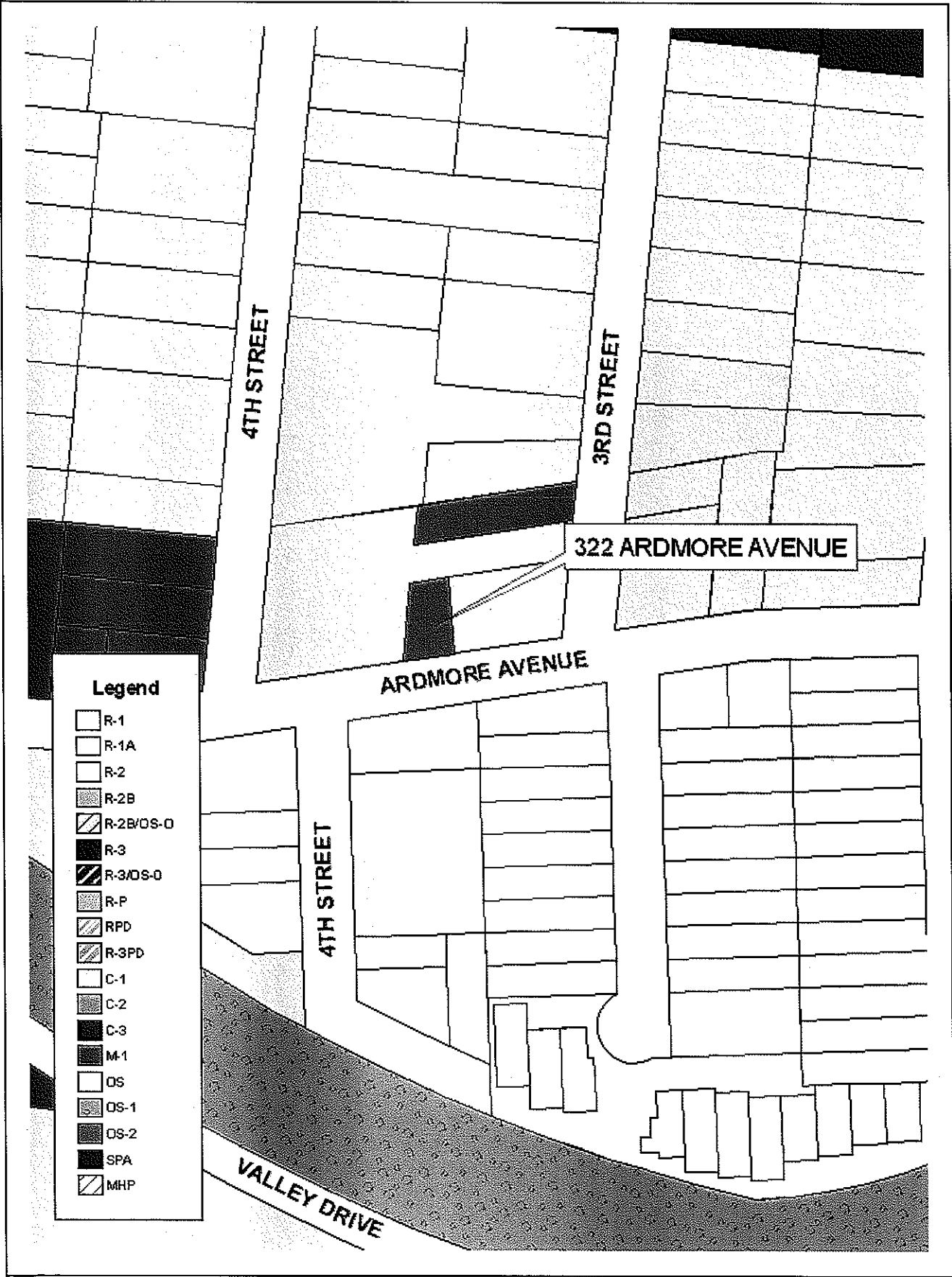
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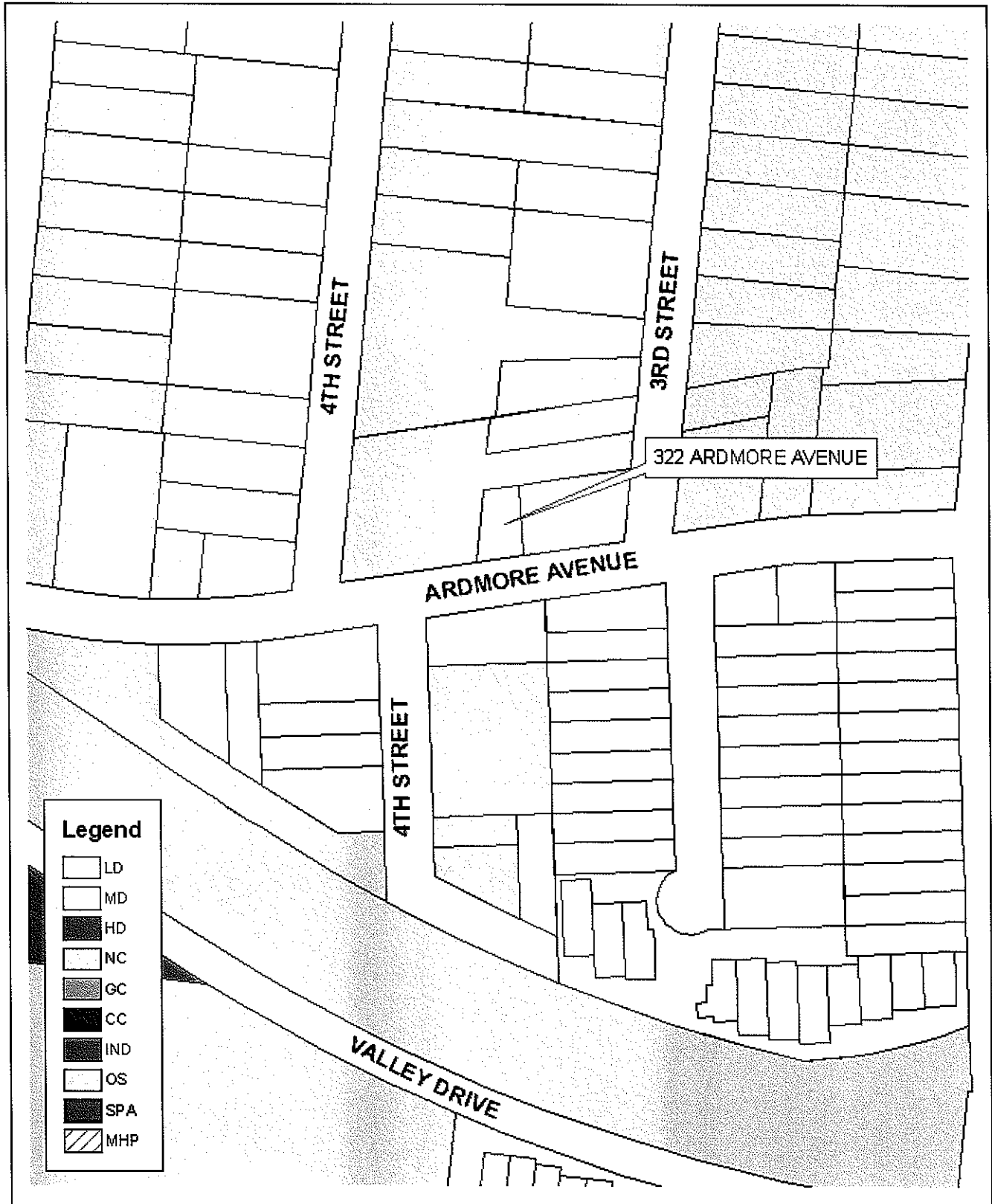
322 ARDMORE AVENUE

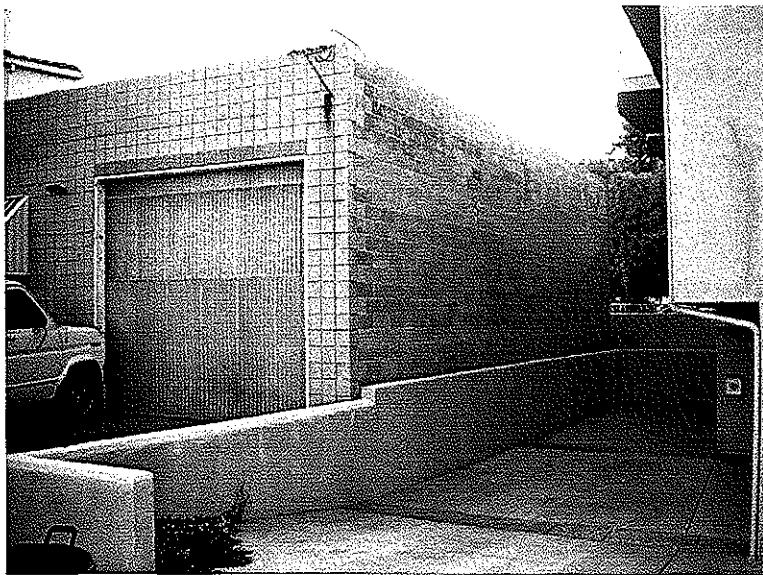
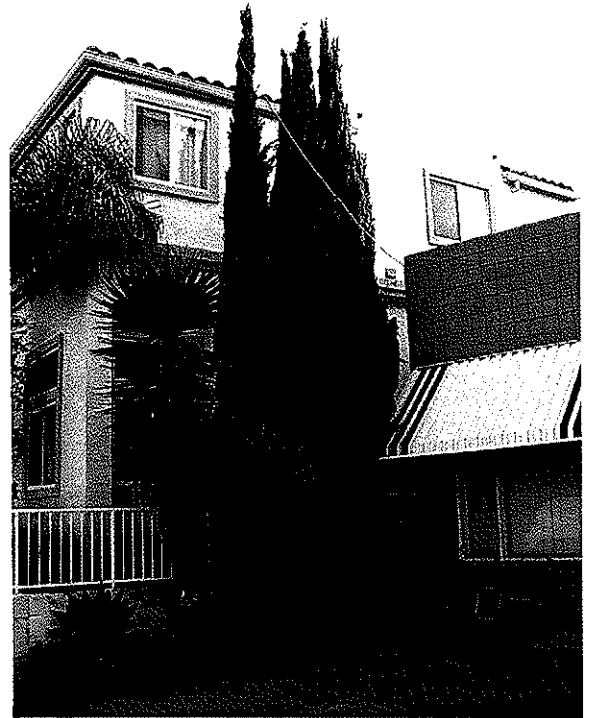
SCALE 1" = 100'

322 ARDMORE AVENUE CURRENT ZONING DESIGNATION



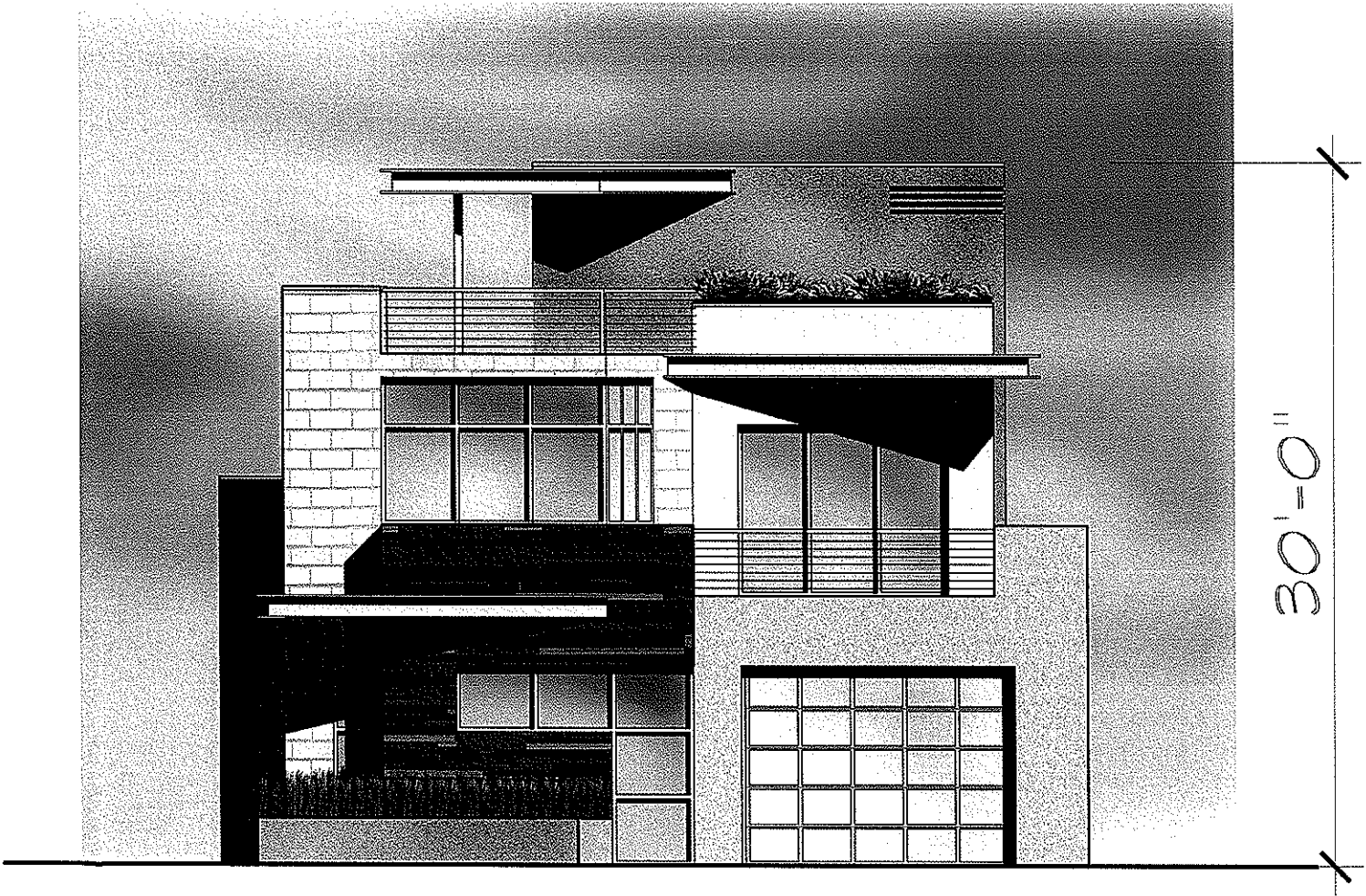
322 ARDMORE AVENUE GENERAL PLAN DESIGNATION











FRONT ELEVATION (ARDMORE)