

June 19, 2007

City Council Meeting
June 26, 2007

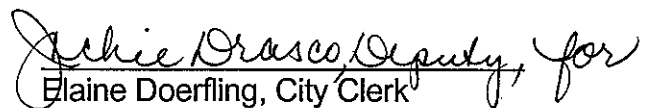
Mayor and Members
of the City Council

ORDINANCE NO. 07-1282 - "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 ARDORE AVENUE LEGALLY DESCRIBED AS PORTION OF LOT 44, WALTER RANSOM COMPANY'S VENABLE PLACE, AND ADOPTION OF AN ENVIRONMENTAL NEGATIVE DECLARATION."

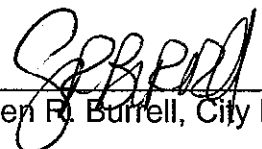
Submitted for **adoption** and **waiver of full reading** is Ordinance No. 07-1282 relating to the above subject.

At the meeting of June 12, 2007, the Ordinance was presented to the City Council for consideration and introduced by the following vote:

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


Archie Drasco, Deputy, for
Elaine Doerfling, City Clerk

Noted:



Stephen R. Burrell, City Manager

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ORDINANCE NO. 07-1282

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.

2. The property is an interior lot located between Third and Fourth 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.

1 3 At their meeting of March 15, 2007, the Staff Environmental Review Committee
2 and the Planning Commission recommended an environmental Negative Declaration.

3 **SECTION 5.** Based on the foregoing factual findings, the City Council makes the
4 following findings pertaining to the General Plan Amendment and Zone Change:

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

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

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

13 **SECTION 6.** 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
17 on the attached map, from Light Manufacturing (M-1) to Two-Family Residential (R-2):

18 322 Ardmore Avenue, legally described as Portion of Lot 44, Walter Ransom
19 Company's Venable Place.

20 **SECTION 7.** 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 8.** 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 9.** 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
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1 passage and adoption thereof in the records of the proceedings of the City Council at which the
2 same is passed and adopted.

3 **PASSED, APPROVED and ADOPTED** this 26th of June 2007 by the following vote:

4 AYES:
5 NOES:
6 ABSENT:
7 ABSTAIN:

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

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10 ATTEST:

APPROVED AS TO FORM:

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City Clerk

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City Attorney

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