

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE ZONING MAP FROM GENERAL COMMERCIAL (C-3) TO SINGLE-FAMILY RESIDENTIAL (R-1) TO BE CONSISTENT WITH THE PLAN HERMOSA LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (LD) FOR PROPERTY LOCATED AT 820 9TH STREET, LEGALLY DESCRIBED AS LOT 17 OF TRACT NO. 5650, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

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

Section 1. An application was filed by Tim Hovland, representing 1160 MB Blvd LLC, to rezone a 3,908 square foot parcel at 820 9th Street from General Commercial (C-3) to Single-Family Residential (R-1).

Section 2. On July 16, 2019, the Planning Commission of the City of Hermosa Beach conducted a duly noticed public hearing to consider the Zone Change. After considering all written and oral testimony, the Planning Commission adopted Resolution No. 19-12, thereby recommending the City Council rezone the property known as 820 9th Street (APN: 4186-008-024) from C-3 to R-1.

Section 3. The City Council of the City of Hermosa Beach conducted a duly noticed public hearing, on September 10, 2019, to consider the request, at which time all interested parties were given the opportunity to provide testimony.

Section 4. The City Council of the City of Hermosa Beach hereby finds, determines, and declares that in accordance with Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guideline Sections 15162 and 15168(c)(2), the Zone Change is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR), which was certified by the City Council on August 22, 2017 because the EIR assessed all changes in designation and this rezone conforms with the designation set forth in PLAN Hermosa.

Section 5. The City Council of the City of Hermosa Beach hereby further finds, determines, and declares that the proposed Zone Change is in the public interest because it will implement state law, the Land Use Element of PLAN Hermosa, and conform the zoning to the existing General Plan Land Use designation of Low Density Residential. The rezoning of the C-3 lot to R-1 is compatible with the existing residential development, zoning and land use on the surrounding lots.

Section 6. Based on the foregoing, the City Council of the City of Hermosa Beach hereby amends the Official Zoning Map as follows:

1. The property located at 820 9th Street, legally described as Lot 17 of Tract No. 5650, in the City of Hermosa Beach, County of Los Angeles, State of California, shall be changed from General Commercial (C-3) to Single-Family Residential (R-1), as shown on the map attached hereto as Exhibit "A".

Section 7. This ordinance shall take effect thirty (30) days after its passage and adoption pursuant to California Government Code section 36937.

Section 8. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2019

MAYOR of the City of Hermosa Beach, California

ATTEST:

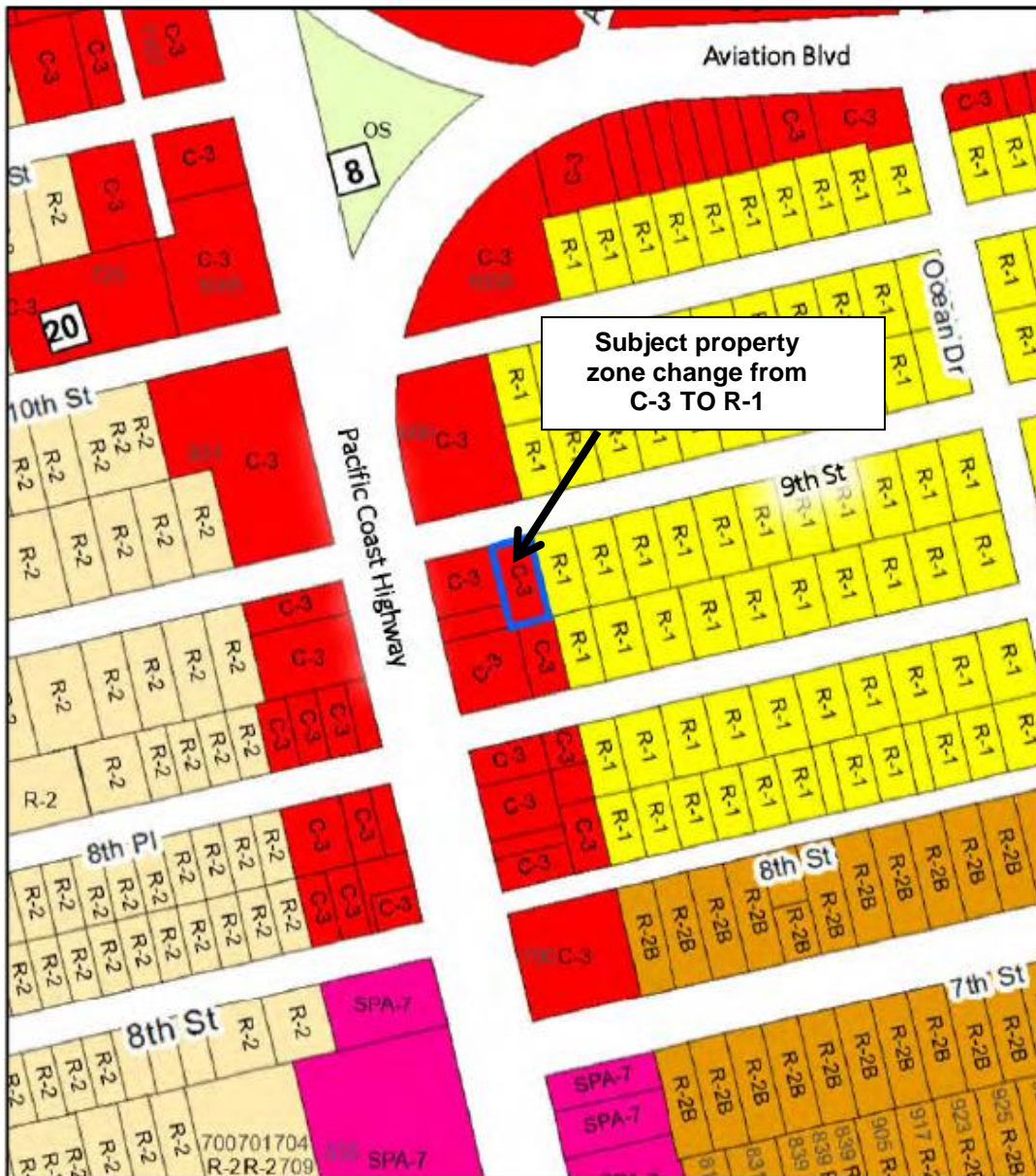
APPROVED AS TO FORM:

City Clerk

City Attorney

Exhibit "A"

Ordinance 19-_____



ZONE CHANGE FROM C-3 TO R-1

LOT 17 OF TRACT NO. 5650, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 105, PAGES 28 AND 29 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

APN: 4186-008-024