

RESOLUTION NO. 19-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH RECOMMENDING THE CITY COUNCIL APPROVE A ZONE CHANGE 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 LOCATE 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 Planning Commission of the City of Hermosa Beach does hereby resolve and order 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. The Planning Commission conducted a duly noticed public hearing to consider the application for a Zone Change (ZON18-1) on July 16, 2019, at which time the Staff Report and testimony and evidence, both oral and written, was presented to and considered by the Planning Commission.

Section 3. Pursuant to Hermosa Beach Municipal Code Section 17.66.060, the Planning Commission finds 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 4. The Planning Commission hereby recommends the City Council approve of the proposed zone change from C-3 to R-1 on property known as 820 9th Street (APN: 4186-008-024), as shown in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 5. In accordance with Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guideline Sections 15162 and 15168(c)(2), the Planning Commission hereby recommends the City Council find the Zone Change to be 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.

VOTE:	AYES:	Commissioners Flaherty, Hoffman, Rice, Saemann, and Chairperson Pedersen
	NOES:	None
	ABSTAIN:	None
	ABSENT:	None

CERTIFICATION

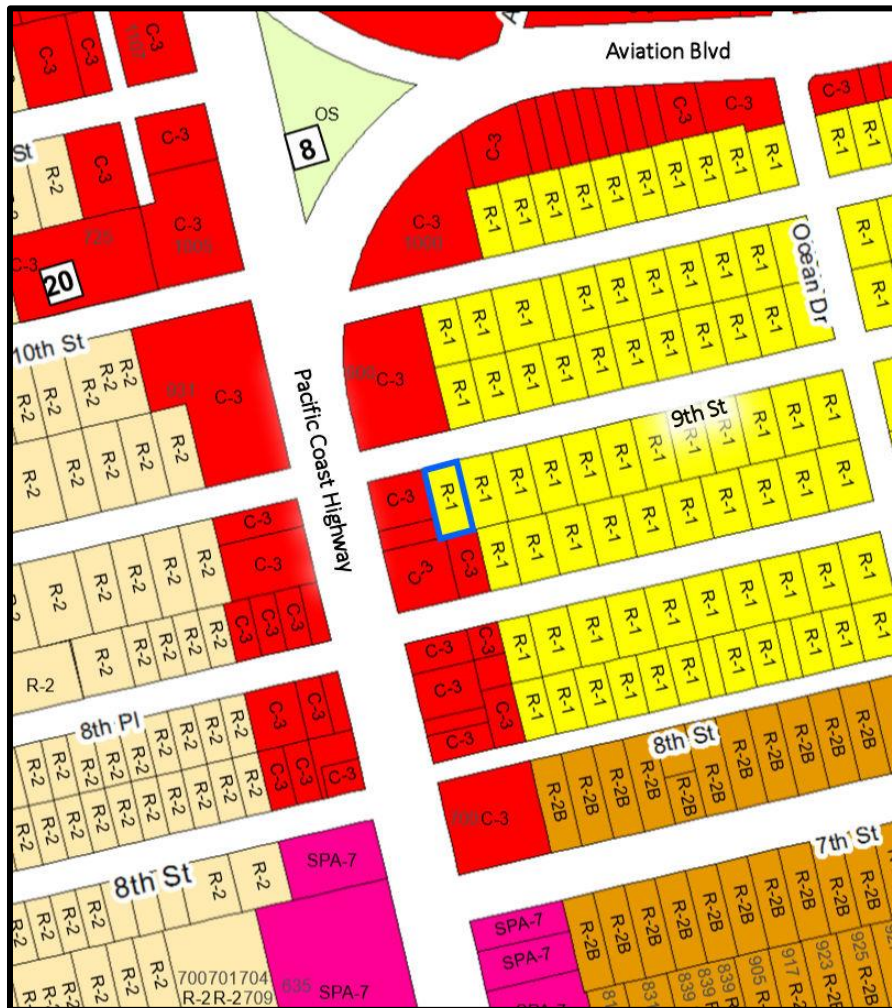
I hereby certify that the foregoing Resolution P.C. 19-12 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of July 16, 2019.

David Pedersen, Chairperson

Ken Robertson, Secretary

Date

Exhibit A to PC Resolution 19-12



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