

Info located in TEXT 97-4

July 31, 2000

Honorable Mayor and Members
of the Hermosa Beach City Council

Regular Meeting of
August 8, 2000

SUBJECT: CONSIDERATION OF SIMILAR USE PROVISION FOR M-1 ZONED PROPERTY

Recommendation:

That the City Council confirm that architect studio use is similar to other uses permitted in the M-1 Zone pursuant to the requirements of Section 17.28.020 of the Zone Code.

Background:

On August 10, 1999, the City Council adopted Ordinance No. 99-1193 creating a revised permitted use list for M-1 (manufacturing) zoned properties, and modifying Conditional Use Permit requirements for certain M-1 uses.

Analysis:

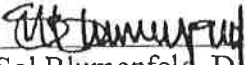
Staff has received a request to consider issuance of a building permit for work in conjunction with a proposed architect studio. (Please see correspondence.). The permitted use list currently contains a list of manufacturing and service related uses including *artist* studio, but does not include *architect* studio. An artist studio typically includes creative work space consisting of work tables, drawing space, space for preparing models and graphic representations and ancillary office and storage area. An architect studio typically contains similar work space with work tables, drawing tables and space for preparing models and graphic representations in conjunction with ancillary office and storage area. The amount of general office space cannot exceed 25% of the gross floor area of the building pursuant to Section 17.38.020.

Section 17.28.025 states that:


- (a) *When a use is not specifically listed in this Chapter, it shall be understood that the use may be permitted if it is determined by the Community Development Director that the use is similar to other uses listed.*

This section further states:

- (e) *The determination that the proposed use is similar must be confirmed by the City Council.*
Staff believes that the two uses are similar creative businesses appropriate in the M-1 zone.


Sol Blumenfeld, Director
Community Development Department

Concur:


Stephen R. Burrell,
City Manager

Attachments:

1. Chapter 17.28
2. Correspondence

- relates to permanent versus temporary accessory buildings, such as sheds;
- 2) clarify the language in the existing Code so that in a stacked deck situation, a bottom deck projecting five feet or less does not count as lot coverage;
 - 3) bring back a revised ordinance at the next meeting for consideration; and
 - 4) allow the project at 331-333 11th Street to proceed as proposed, allowing the stacked balconies to not count as lot coverage.

Motion Bowler, second Edgerton. The motion carried, noting the dissenting vote by Dunbabin.

6. AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK GRANT 2000-2001 PROGRAM REALLOCATING \$25,000 FROM AMERICAN DISABILITY ACT COMPLIANCE PROJECT TO UTILITY UNDERGROUNDING PROJECT ASSISTANCE FOR LOW AND MODERATE INCOME HOUSEHOLDS. Memorandum from Community Development Director Sol Blumenfeld dated July 31, 2000.

Community Development Director Blumenfeld presented the staff report and responded to Council questions. City Manager Burrell also responded to Council questions.

The public hearing opened at 9:04 P.M. As no one came forward to address the Council on this item, the public hearing closed at 9:04 P.M.

Action: Mayor Reviczky, with the consensus of the City Council, directed staff to research assisting qualified individuals with paying off the actual assessment.

Final Action: To approve the staff recommendation to approve by minute order the reallocation and expenditure of \$25,000 of the sixth year 2000-2001 Los Angeles County Urban Community Development Block Grant remove architectural barriers to the disabled to the utility undergrounding project for assistance to low and moderate income households, with the condition that the financial assistance apply only to seniors or the disabled. Motion Bowler, second Mayor Reviczky. The motion carried by a unanimous vote.

MUNICIPAL MATTERS

7. CONSIDERATION OF SIMILAR USE PROVISION FOR M-1 ZONED PROPERTY. Memorandum from Community Development Director Sol Blumenfeld dated July 31, 2000.

At 9:25 P.M., Councilmember Oakes declared a potential conflict of interest and left the dais and the room.

Community Development Director Blumenfeld responded to Council questions. City Manager Burrell also responded to Council questions.

Action: To confirm that architect studio use is similar to other uses permitted in the M-1 zone pursuant to the requirements of Section 17.28.020 of the Zoning Code, as recommended by staff.

Motion Bowler, second Mayor Reviczky. The motion carried, noting the absence by Oakes.

Councilmember Oakes returned to the dais at 9:30 P.M.

8. AMENDMENT TO ORDINANCE NO. 96-1165, STORM WATER AND URBAN RUNOFF POLLUTION CONTROL, TO PROVIDE STORM WATER POLLUTION CONTROL FOR PLANNING AND CONSTRUCTION OF NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS AND AMENDING THE HERMOSA BEACH MUNICIPAL CODE. Memorandum from Public Works Director Harold Williams dated July 26, 2000.

Public Works Director Williams presented the staff report and responded to Council questions. City Manager Burrell and City Attorney Jenkins also responded to Council questions.

Action: To approve the staff recommendation to waive full reading and introduce Ordinance No. 00-1204, entitled "AN ORDINANCE OF THE CITY OF HERMOSA BEACH, CALIFORNIA, AMENDING THE STORM WATER AND URBAN RUNOFF POLLUTION CONTROL ORDINANCE TO PROVIDE STORM WATER POLLUTION CONTROL FOR PLANNING AND CONSTRUCTION OF NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS AND AMENDING THE HERMOSA BEACH MUNICIPAL CODE," with the following amendment: Section 6, subsection a.1., change the phrase "Single-Family Hillside Residences" to read "Hillside Residences."

Motion Dunbabin, second Edgerton. The motion carried by a unanimous vote.

9. AIRSPACE MONITORING SYSTEM (ASMS) PROPOSAL - CONSIDERATION OF PURCHASING THE SYSTEM IN CONJUNCTION WITH THE CITIES OF RANCHO PALOS VERDES AND REDONDO BEACH. Memorandum from City Manager Stephen Burrell dated August 3, 2000.

City Manager Burrell responded to Council questions.

Coming forward to address the Council on this item was:

John McTaggart - Rancho Palos Verdes City Council member, said he envisioned setting up a joint powers to operate the system; said the Council suggestion to charge non-participating cities for the information might be a good idea.

Action: To approve the staff recommendation to:

- 1) Authorize the purchase of the Airspace Monitoring System (ASMS), as long as there is equal