



Staff Report

File #: REPORT 19-0578, Version: 1

**Honorable Mayor and Members of the Hermosa Beach City Council
Regular Meeting of September 10, 2019**

**ZONE CHANGE 18-1- A REQUEST TO REZONE PROPERTY
LOCATED AT 820 9TH STREET FROM GENERAL COMMERCIAL
(C-3) TO SINGLE-FAMILY RESIDENTIAL (R-1) AND DETERMINE
THAT THE REQUEST IS WITHIN THE SCOPE OF THE PROJECT
CONSIDERED IN THE PLAN HERMOSA ENVIRONMENTAL
IMPACT REPORT (EIR)**

(Community Development Director Ken Robertson)

Recommended Action:

Staff recommends that the City Council:

1. Introduce the attached ordinance to approve Zone Change 18-1, thereby rezoning the subject site from C-3 to R-1; and
2. Determine that the request is within the scope of the project considered in the PLAN Hermosa Environmental Impact Report (EIR).

Executive Summary:

The applicant is requesting the City Council rezone the subject property from General Commercial (C-3) to Single-Family Residential (R-1), which will bring the property into compliance with the General Plan Land Use Designation of Low Density Residential.

Background:

The subject site is a 3,908 square foot rectangular shaped parcel that is located on the south side of 9th Street, east of Pacific Coast Highway. The site is improved with a 1,877 square foot, two-story residence, which includes an attached two-car garage. The residence was originally constructed in 1940. The site has a General Plan Land Use Designation of Low Density Residential and is currently zoned General Commercial (C-3).

In August 2017, the City adopted its updated General Plan (PLAN Hermosa), the City's first general plan update since 1979, which changed the subject lot's land use designation from Commercial Corridor to Low Density Residential; however, this action did not update the zoning of the parcel. As a result, the current zoning is inconsistent with the General Plan. The land use designation changes were to reflect that these properties have either historically been in use as residential or that properties currently in use as commercial would be more appropriate to continue as residential in to

the future. This change, along with a handful of others, were included in the General Plan update to bring consistency to the properties where the designation conflicted with the actual use and where it did not make sense to encourage commercial uses to extend further into residential areas.

Discussion:

The applicant is requesting the City Council rezone the subject property from General Commercial (C-3) to Single-Family Residential (R-1), which will bring the property into compliance with the General Plan Land Use Designation of Low Density Residential.

On July 16, 2019, the Planning Commission conducted a duly noticed public hearing to consider the request. Staff had recommended approval of the zone change to the Planning Commission. Staff's complete analysis can be found in the Planning Commission Staff Report, dated July 16, 2019.

During the public hearing, only the applicant's representative addressed the Planning Commission in favor of the request and there was no opposition. After a brief discussion on the merits of rezoning the property, the Planning Commission adopted Resolution 19-12, by a 5-0 vote; thereby recommending the City Council approve Zone Change 18-1 to rezone the subject site from C-3 to R-1.

This request is similar to the zone change for the adjacent parcel on the east of the subject site, which was approved by the City Council at their January 9, 2018 meeting.

Environmental Determination

In accordance with Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guideline Sections 15162 and 15168(c)(2), this rezone is consistent with the General Plan designation for the property and 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. Pursuant to CEQA, no additional analysis is required.

General Plan Consistency:

PLAN Hermosa, the City's General Plan, was adopted by the City Council in August 2017. According to PLAN Hermosa, "The purpose of the Low Density Residential land use designation is to provide for the retention, maintenance, and investment in single-family residential neighborhoods and protect residential uses from potential nuisances of nonresidential uses. This low density designation is intended to provide the lowest levels of density, offer a high quality environment for family life, and ensure the preservation of residential property values." PLAN Hermosa additionally states, "Land use designations and zoning districts must be compatible, but need not be exactly the same. Zoning districts must be within the range of the allowed intensity and uses found in this Plan." The R-1 zone allows densities that are within the range for the Low Density Residential designation.

The site is also within the Hermosa Hills Neighborhood character area. PLAN Hermosa states, "The

intent is to improve key pedestrian connectivity and access while preserving the single-family development pattern of this area.” Approval of the zone change will limit the future use of the site to those uses allowed in the R-1 zone, such as the existing single-family home.

This action will implement PLAN Hermosa since the R-1 zone is compatible with and allows the types and density of uses outlined in the Low Density Residential land use designation. It will also insure that future development will be consistent with the Hermosa Hills Neighborhood character area, as outlined in the General Plan

Fiscal Impact:

This action will not have a fiscal impact.

Attachments:

1. Draft Ordinance
2. General Plan Map
3. Existing Zoning Map
4. Proposed Zoning Map
5. Planning Commission Resolution 19-12
6. Planning Commission Staff Report, dated July 16, 2019

Respectfully Submitted by: David Blumenthal, AICP, Senior Planner

Concur: Ken Robertson, Community Development Director

Noted for Fiscal Impact: Viki Copeland, Finance Director

Legal Review: Mike Jenkins, City Attorney

Approved: Suja Lowenthal, City Manager