

Council Meeting of
September 28, 2010

PUBLIC HEARING

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Community Development – Request for approval of a Zone Change from R-1 (Single Family Residential) to P-U (Public Use) for undeveloped Lomita Boulevard Right-of-Way property between Kathryn Avenue and Anza Avenue (APN # 7527-012-999 & 7527-013-999).

ZON10-00003: City of Torrance

Expenditure: None

RECOMMENDATION

Recommendation of the Planning Commission and the Community Development Director that the City Council take the following action for undeveloped Lomita Boulevard Right-of-Way property between Kathryn Avenue and Anza Avenue (APN # 7527-012-999 & 7527-013-999):

1. Adopt an **ORDINANCE** approving a Zone Change from R-1 (Single Family Residential) to P-U (Public Use) for undeveloped Lomita Boulevard Right-of-Way property between Kathryn Avenue and Anza Avenue (APN # 7527-012-999 & 7527-013-999):
2. Approve an Ordinance Summary for publication.

Funding: Not Applicable

BACKGROUND

The City of Torrance proposes a Zone Change of the subject property from R-1 (Single Family Residential) to P-U (Public Use) in order to bring consistency between the zoning and the land use designation of the General Plan. In practice, the General Plan is the overarching policy document that guides the type, intensity and location of development in the City. The Zoning Code is the implementing tool that provides the actual development standards needed for site design. In order to further the goals contained in the General Plan, it is important for the zoning to be consistent with the General Plan land use designations.

PRIOR HEARING AND PUBLICATIONS

The item was considered by the Planning Commission on July 7, 2010. On June 25, 2010, 177 notices were mailed to property owners within a 500 foot radius. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on July 25, 2010.

The item was subsequently scheduled for the City Council meeting of September 28, 2010. On September 17, 2010, 170 notices were mailed to property owners within a 500 foot radius. A notice of public hearing was posted at the site and a legal advertisement was published in the newspaper on September 18, 2010.

ENVIRONMENTAL FINDINGS: Environmental issues relative to revision of the Planning and Land Use Code, Division 9 of the Torrance Municipal Code, for purposes of implementing the 2009 General Plan are considered to be previously assessed by the Final Environmental Impact Report (EIR) for the 2009 Torrance General Plan Update (Notice of Determination, State Clearinghouse Number 2008111046) as certified by the Torrance City Council on April 6, 2010, by Resolution No. 2010-29. The General Plan EIR is a program EIR as provided for by the California Environmental Quality Act; as written its scope of environmental analysis specifically includes revision of the Planning and Land Use Code for implementation and consistency with the General Plan.

The subject zone changes will implement the General Plan by bringing consistency between zoning and the land use goals, objectives, policies and programs of the General Plan.

ANALYSIS

This public Right-of-Way is currently undeveloped and it extends between Kathryn Ave and Anza Ave. This parcel is trapezoidal in shape (523.88" by 100.00') and is approximately 52,388 square feet in size. This Zone Change will facilitate the conversion of this parcel for the future development of a park. Single family residences bound the park to the north and south. At this point, the park project has been presented and reviewed by the Parks and Recreation Commission at five different meetings. There have been two community meetings in the Sea Aire Park Building to discuss potential amenities and design features. Two meeting were also held with only the immediate neighboring residents. Three local schools, Seaside Elementary, Arnold Elementary, and Calle Mayor Middle School, were engaged in the process of finding a name for the park, Seaside Heroes Park.

Additionally, dozens of e-mails, phone calls, and letters regarding the community's interest and support of the park project have been received.

A Zone Change of this parcel would have no adverse impact on the properties that surround the site. Changing the zone to a Public Use designation will make the property conforming as to land use. The General Plan, which was approved by the City Council on April 6, 2010, designates this area for "Public/Quasi-Public/Open Space" use and calls for the area to be rezoned so that it is consistent with this designation. Staff notes that this Zone Change is only for areas that will comprise the resulting park. This Zone Change

does not affect the areas that are currently under contract to be sold to adjoining single family residences.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this item on July 7, 2010. No public testimony was received on the issue and the Planning Commission voted unanimously to recommend that the City Council approve a Zone Change from R-1 (Single Family Residential) to P-U (Public Use) for undeveloped Lomita Boulevard Right-of-Way property between Kathryn Avenue and Anza Avenue (APN # 7527-012-999 & 7527-013-999).

PLANNING COMMISSION

By Harvey Horwich
Harvey Horwich, Chair

CONCUR:

Jeffery W. Gibson
Jeffery W. Gibson
Community Development Director

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By Gregg D. Lodan
Gregg D. Lodan, AICP
Planning Manager

NOTED:

LeRoy J. Jackson
LeRoy J. Jackson
City Manager

Attachments:

- A) Ordinance
- B) Ordinance Summary
- C) Location and Zoning Map
- D) Planning Commission Meeting Minutes from 07/07/10
- E) Previous Staff Report and Attachments
- F) Proofs of Publication and Notification
- G) Mayor's Script (Limited Distribution)

ORDINANCE _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A ZONE CHANGE FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO P-U (PUBLIC USE) FOR UNDEVELOPED LOMITA BOULEVARD RIGHT-OF-WAY PROPERTY BETWEEN KATHRYN AVENUE AND ANZA AVENUE (APN # 7527-012-999 & 7527-013-999).

ZON10-00003: CITY OF TORRANCE

THE CITY COUNCIL OF THE CITY OF TORRANCE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1

That the City Council of the City of Torrance does hereby find and determine that the Zone Change (ZON10-00003) more particularly described in section 3 hereof, is in the public interest; that said Zone Change will not be materially detrimental to the public welfare or to the property in the vicinity thereof; that said Zone Change will be consistent with the existing General Plan Land Use Designation of Public/Quasi-Public/Open Space, that notice has been given as required by Division 9 of the Torrance Municipal Code; that opportunity has been offered to interested parties as therein provided to protest the proposed Zone Change in the City of Torrance; and that hearings on the application have been held as therein provided.

SECTION 2

That said Zone Change reclassifying and changing the use of said property hereinafter described and more particularly indicated on the map marked Exhibit "A" known as the Land Use Map, which is an exhibit to and by reference made a part of Division 9 of the Torrance Municipal Code and which is on file in the office of the Community Development Director and the same is hereby approved that the said Land Use Map of the City of Torrance and substituted for a portion of the original Land Use Map covering the property herein reclassified.

SECTION 3

That the property to be reclassified is situated in the City of Torrance, County of Los Angeles, State of California:

Lot 127 of Tract 19245 as per map recorded in Book 494 pages 15 through 18 inclusive of Maps, in the Office of the County Recorder of said County.

Excepting therefrom the southerly two feet (2') of said Lot 127 east of the northerly prolongation of the westerly line of Lot 87 of said Tract 19245 and west of the northeasterly prolongation of the southeasterly line of Lot 80 of said Tract 19245.

Lot 189 of Tract 19108 as per map recorded in Book 479 pages 34 through 37 inclusive of Maps, in the Office of the County Recorder of said County.

Excepting therefrom the northerly three feet (3') of said Lot 189 west of the southerly prolongation of the easterly line of Lot 39 of said Tract.

SECTION 4

That said property described in Section 3, and the same is hereby reclassified from the existent zone to P-U: Public Use.

SECTION 5

That all ordinances of the City of Torrance, inconsistent herewith to the extent of such inconsistency and no further, are hereby repealed.

SECTION 6

This ordinance will take effect thirty (30) days after the date of its adoption and prior to the expiration of fifteen (15) days from the passage thereof shall be published at least once in the Daily Breeze, a daily newspaper of general circulation, published and circulated in the City of Torrance.

Introduced and approved this 28th day of September, 2010.

Adopted and passed this _____ day of _____, 2010.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

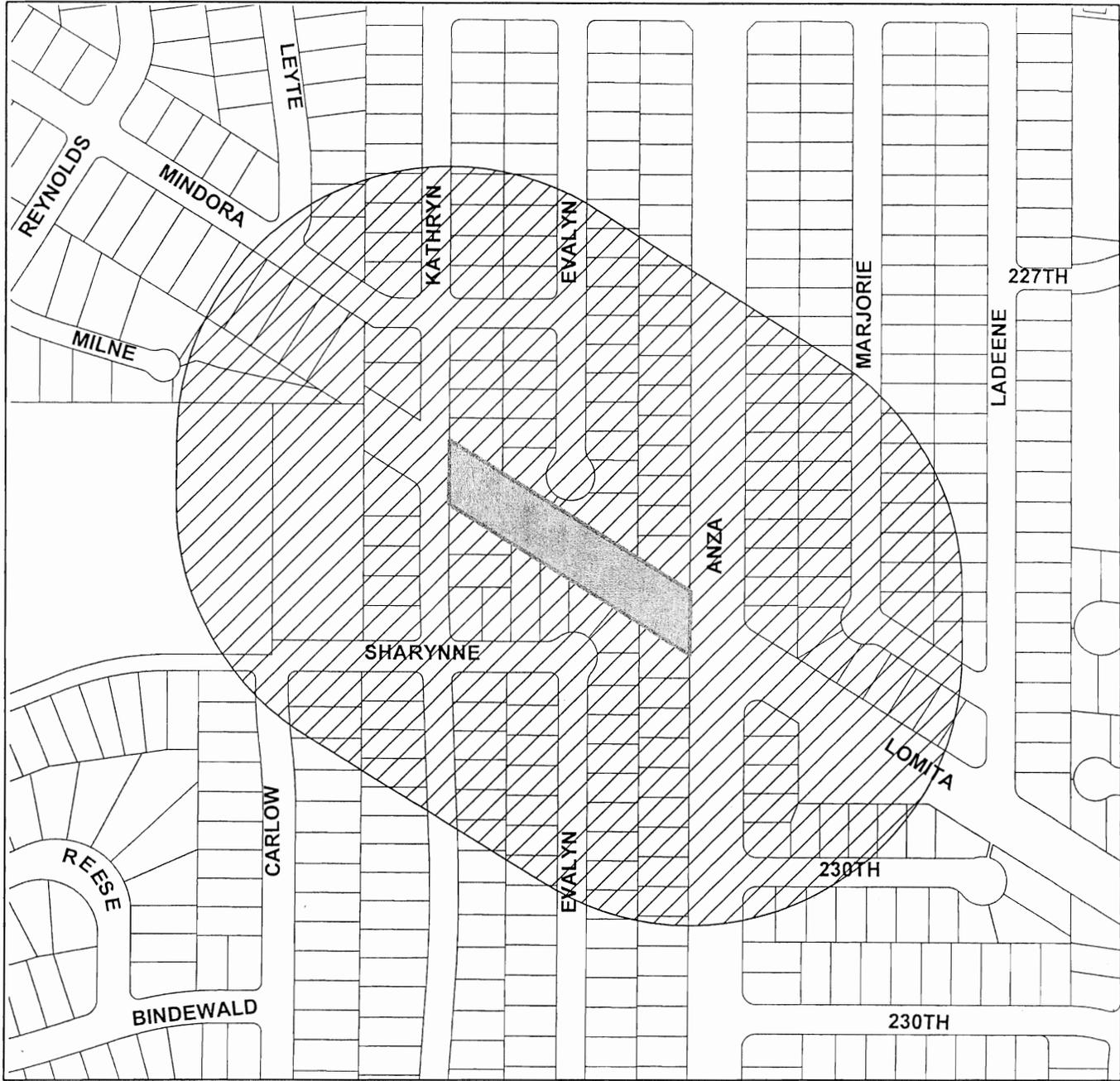
APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By _____

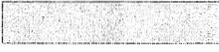
ORDINANCE _____**SUMMARY**

On _____, 2010, the City Council of the City of Torrance adopted an ordinance to reclassify certain property located in the City of Torrance. The new ordinance states that the City Council has proposed a Zone Change from R-1 (Single Family Residential) to P-U (Public Use) for undeveloped Lomita Boulevard Right-of-Way property between Kathryn Avenue and Anza Avenue (APN # 7527-012-999 & 7527-013-999).



LOCATION AND ZONING MAP
 APN:7527-013-999 & 7527-012-999
 ZON10-00003

LEGEND

-  500 ft. Notification Area
-  Subject Parcels




11B. ZON10-00003: CITY OF TORRANCE

Planning Commission consideration for approval of a Zone Change from R-1 (Single-family Residential) to PU (Public Use) for undeveloped Lomita Boulevard right-of-way property between Kathryn Avenue and Anza Avenue (APN# 7527-013-999 & 7527-012-999).

Recommendation

Approval.

Planning Manager Lodan reported that the City of Torrance was proposing this Zone Change so the parcels would be consistent with the recently adopted General Plan and to facilitate their conversion to a future park.

Commissioner Weideman noted the lack of parking for the proposed park.

Planning Manager Lodan advised that through the workshop process, nearby residents indicated their preference for a passive park for neighborhood use rather than a park that would accommodate organized sports and potentially create parking problems so it was designed with walkways and benches and only a small play area.

In response to Commissioner Skoll's inquiry, Planning Manager Lodan confirmed that the City will be seeking grant funding for both this park and the expansion of Pueblo Park.

MOTION: Commissioner Weideman moved to recommend that the City Council approve ZON10-00003. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

AGENDA ITEM NO. 11B**CASE TYPE AND NUMBER:** Zone Change: ZON10-00003**NAME:** City of Torrance**PURPOSE OF APPLICATION:** Request for approval of a Zone Change from R-1 (Single-Family Residential) to PU (Public Use) for undeveloped Lomita Boulevard Right-of-Way property between Kathryn Ave and Anza Ave**LOCATION:** APN: 7527-013-999 & 7527-012-999**ZONING:** Existing: R-1 (Single Family Residential)
Proposed: P-U (Public Use)**ADJACENT ZONING AND LAND USE:**

North: R-1: Single Family Residential District, Single family Homes.
 South: R-1: Single Family Residential District, Single family Homes.
 East: Anza Avenue Public Right-of-Way.
 West: Kathryn Avenue Public Right-of-Way

EXISTING IMPROVEMENTS AND OR/NATURAL FEATURES:

This parcel is currently undeveloped. The site is relatively flat and has no distinct natural features.

COMPLIANCE WITH GENERAL PLAN: The proposed Zone Change from R-1 / Single Family Residential to P-U / Public Use is consistent with the Public/Quasi-Public/Open Space land use designation. This Zone Change will facilitate the conversion of this parcel for the future development of a park.

ENVIRONMENTAL FINDINGS: Environmental issues relative to revision of the Planning and Land Use Code, Division 9 of the Torrance Municipal Code, for purposes of implementing the 2009 General Plan are considered to be previously assessed by the Final Environmental Impact Report (EIR) for the 2009 Torrance General Plan Update (Notice of Determination, State Clearinghouse Number 2008111046) as certified by the Torrance City Council on April 6, 2010, by Resolution No. 2010-29. The General Plan EIR is a program EIR as provided for by the California Environmental Quality Act; as written its scope of environmental analysis specifically includes revision of the Planning and Land Use Code for implementation and consistency with the General Plan.

The subject zone changes will implement the General Plan by bringing consistency between zoning and the land use goals, objectives, policies and programs of the General Plan.

BACKGROUND AND ANALYSIS:

The City of Torrance proposes a Zone Change of the subject property from R-1 (Single Family Residential) to P-U (Public Use) in order to bring consistency between the zoning and the land use designation of the General Plan. In practice, the General Plan is the overarching policy document that guides the type, intensity and location of development in the City. The Zoning Code is the implementing tool that provides the actual development standards needed for site design. In order to further the goals contained in the General Plan, it is important for the zoning to be consistent with the General Plan land use designations.

This public Right-of-Way is currently undeveloped and it extends between Kathryn Ave and Anza Ave. This parcel is trapezoidal in shape (523.88' by 100.00') and is approximately 52,388 square feet in size. This Zone Change will facilitate the conversion of this parcel for future development of a park. At this point, the park project has been presented and reviewed by the Parks and Recreation Commission four times, with a fifth meeting scheduled in the month of July. There have been two community meetings in the Sea Aire Park Building to discuss potential amenities and design features. Two meetings were also held with only the immediate neighboring residents. Three local schools, Seaside Elementary, Arnold Elementary, and Calle Mayor Middle School, were engaged in the process of finding the best name for the park, and a recommendation will be made to the Parks and Recreation Commission in July. Additionally, dozens of e-mails, phone calls, and letters regarding the community's interest and support of the park project have been received.

A Zone Change of this parcel would have no adverse impact on the properties that surround the site. Changing the zone to a Public Use designation will make the property conforming as to land use. The General Plan, which was approved by the City Council on April 6, 2010, designates this area for "Public/Quasi-Public/Open Space" use and calls for the area to be rezoned so that it is consistent with this designation. After the Planning Commission has reviewed this item, it will automatically be presented to the City Council for approval.

PROJECT RECOMMENDATION: Staff recommends that the Planning Commission recommend to the City Council approval of the Zone Change from R-1 / Single Family Residential to P-U / Public Use.

FINDINGS OF FACT IN SUPPORT OF APPROVAL: Findings of fact in support of approval will be set forth in the draft Ordinance going to City Council.

Prepared by,



Oscar Graham
Planning Assistant

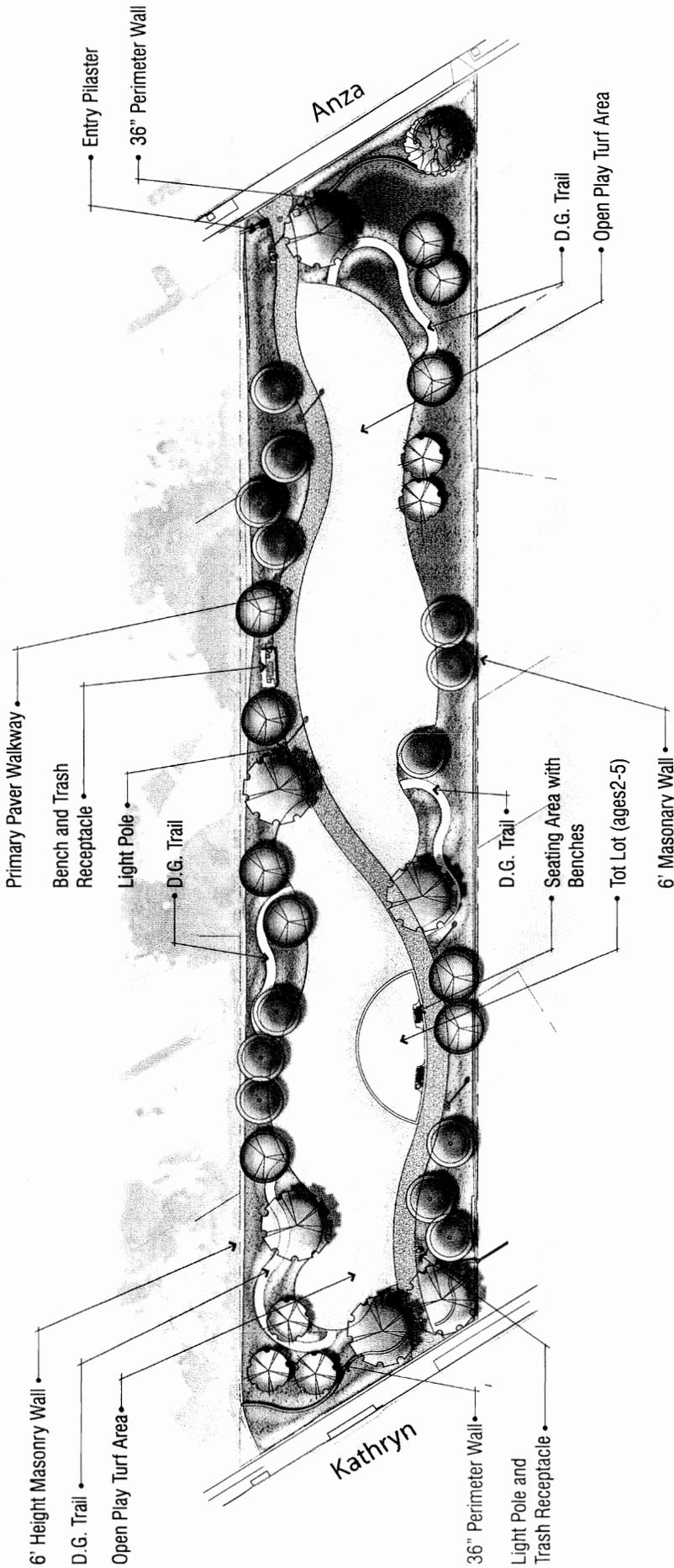
Respectfully submitted,



Gregg Lodan
Planning Manager

Attachments:

1. Location and Zoning Map
2. Renderings to illustrate the development of the future park.



Conceptual Landscape Plan
(OPTION 2)

LOMITA PARK

Torrance, California



City of Torrance

1/26/10



Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 398

PROOF OF PUBLICATION (201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published _____

in the City of Torrance*
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of _____

June 10, 1974

Case Number SWC7146

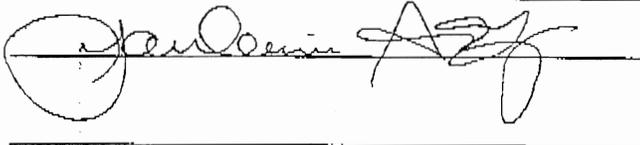
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

September 18,

all in the year 2010

the foregoing is true and correct.
Dated at Torrance

California, this 18 September 2010



*The Daily Breeze circulation includes the following cities:
Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

This space is for the County Clerk's Filing Stamp

Proof of Publication of

DB 9-85

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., September 28, 2010 in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

ZON10-00003, City of Torrance; City Council consideration of a request for approval of a Zone Change from R-1 (Single Family Residential) to P-U (Public Use) for undeveloped Lomita Boulevard Right-of-Way property between Kathryn Avenue and Anza Avenue (APN # 7527-012-099 & 7527-012-999).

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2870. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title I].

For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

SUE HERBERS
CITY CLERK

Pub: September 18, 2010

PROOF OF SERVICE BY MAIL

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On **September 17, 2010**, I caused to be mailed **170** copies of the within notification for **ZON10-00003: CITY OF TORRANCE** to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed **September 17, 2010**, at Torrance, California.

A handwritten signature in black ink, appearing to be "C. J. ...", written over a horizontal line.

(signature)

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at **7:00 p.m., September 28, 2010** in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

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For further information, contact the **DEVELOPMENT REVIEW DIVISION** of the Community Development Department at (310) 618-5990.

Publish: **September 18, 2010**

SUE HERBERS
CITY CLERK

CITY OF TORRANCE

NOTICE

Of Public Hearing

NOTICE IS HEREBY GIVEN that the **CITY COUNCIL** will hear a request for **approval of a Zone Change from R-1 (Single Family Residential) to PU (Public Use) for undeveloped Lomita Boulevard Right-of-Way property between Kathryn Avenue and Anza Avenue.**

Applicant: **City of Torrance** Case Type & Case no.(s): **ZON10-00003**

Location: **APN # 7527-013-999 & 7527-012-999**

Hearing date: **September 28, 2010** Time: **7:00 PM**

Place of hearing: **Council Chambers, City Hall, 3031 Torrance Boulevard**

FOR INFORMATION CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 618-5990

CITY OF TORRANCE
POSTED BY
O.G
DATE: *9/17/10*

