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**P.C. RESOLUTION 01-29**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A VESTING TENTATIVE PARCEL MAP #25454 FOR TWO, TWO (2) UNIT CONDOMINIUM PROJECTS AT 940-942 AND 944-946 5th STREET AND LEGALLY DESCRIBED AS EAST AND WEST 52.5 FEET OF LOTS 1 AND 2, OF THE HOPKINS TRACT.**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Richard Strom, owner, of property located at 940-42 and 944-46 5th Street, seeking approval of a Vesting Tentative Parcel Map #25454 for two, Two (2) Unit Condominium projects.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the subject application on September 18, 2001 at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant has developed the property with two, two-unit residential condominiums.

2. The subject properties contain a total of 9,608 square feet, are designated Medium Density Residential on the General Plan Map, and designated R-2B on the Zoning Map.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Vesting Tentative Parcel Map:

1. The map is consistent with applicable general and specific plans;

2. The site is zoned R-2B and is physically suitable for the type and density of proposed development;

3. The subdivision or type of improvements is not likely to cause serious public health problems;

4. The subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;

5. .Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with immediate environment

6 The project will conform to all zoning and condominium laws and criteria and will be compatible with neighboring residential properties;

1 7. The project is Categorically Exempt from the requirement for an environmental  
2 assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b)  
and 15315 with the finding that the project is in an area with available services.

3 Section 5. Based on the foregoing, the Planning Commission hereby approves the  
4 subject Vesting Tentative Parcel Map subject to the following Conditions of Approval:

5 **The Vesting Tentative Parcel Map shall become null and void twenty-four months from the date of**  
6 **approval unless the map is finalized. The applicant may apply in writing for an extension of time to**  
7 **the Planning Commission prior to the date of expiration.**

8 VOTE: AYES: Hoffman, Pizer, Tucker, Chairman Perrotti  
9 NOES: none  
10 ABSTAIN: Kersenboom  
11 ABSENT: none  
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### 14 CERTIFICATION

15 I hereby certify the foregoing Resolution P.C. 01-29 is a true and complete record of the action  
16 taken by the Planning Commission of the City of Hermosa Beach, California, at their regular  
meeting of September 18, 2001.  
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Sam Perrotti, Chairman

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Sol Blumenfeld, Secretary

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Date  
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