

October 8, 2001

**Honorable Chairman and Members of the  
Hermosa Beach Planning Commission**

**Regular Meeting of  
October 16, 2001**

**SUBJECT: VESTING TENTATIVE PARCEL MAP # 25351**  
CONDOMINIUM 99-18  
PRECISE DEVELOPMENT PLAN 99-20

**LOCATION:** 322-26 Ocean View

**APPLICANT:** Olguin Development Company  
326 S. PCH #104  
Hermosa Beach

**REQUEST:** TO APPROVE A TENTATIVE PARCEL MAP IN PLACE OF THE EXPIRED MAP TO  
ALLOW A TWO-UNIT CONDOMINIUM

**Recommendations:**

Approve Vesting Tentative Tract Map #25351

**Background**

**PROJECT INFORMATION**

GENERAL PLAN:	Medium Density Residential
ZONING:	R-2B
EXISTING USE:	2 newly constructed condominiums

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Pursuant to Section 15303, Class 3(b) and 15315 of the California Environmental Quality Act Guidelines with the finding that the project is in an area with available services.

**Analysis**

The two newly constructed condominiums meet all the current Zoning and Subdivision Ordinances. The need to approve another tentative tract map for the project is because Resolution 99-40, Condition No. 12, causes the previously approved Vesting Tentative Parcel Map to expire two years from the date the Planning Commission approved the map (June 1999). The map could have been extended if a request to the Planning Commission had been made prior to the expiration date. The applicant has noted that because of the slow-down in the market for selling homes, and an oversight by his contracted staff member, the map expired before it was submitted for final approval.

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Michael Schubach, City Planner

**CONCUR:**

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Sol Blumenfeld, Director  
Community Development Department

convtm99-18

**\_\_deP.C. RESOLUTION 01-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A VESTING TENTATIVE PARCEL MAP #25351 FOR A TWO (2) UNIT CONDOMINIUM PROJECT AT 322-326 OCEAN VIEW AVENUE AND LEGALLY DESCRIBED AS LOT 9, OF HURDS OCEAN VIEW TRACT.**

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

Section 1. An application was filed by Jerry Olguin, owner of property located at 322-326 Ocean View Avenue seeking approval of a Vesting Tentative Parcel Map #25351 for a Two (2) Unit Condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on October 16, 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 demolished a single family dwelling unit and developed the property with a two-unit residential condominium project.

2. The subject property contains 4,467 square feet, is 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 do not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;

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

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

7. The project is Categorically Exempt from the requirement for an environmental 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.

Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Conditional Use Permit, Precise Development Plan, Vesting Tentative Parcel Map subject to the following **Conditions of Approval:**

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

Section 6. Pursuant to the Code of Civil Procedures Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE:                   AYES:  
                              NOES:  
                              ABSTAIN:  
                              ABSENT:

#### CERTIFICATION

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

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Sam Perrotti, Chairman

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Sol Blumenfeld, Secretary

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Date