

P.C. RESOLUTION 01-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT, PRECISE DEVELOPMENT PLAN, AND VESTING TENTATIVE PARCEL MAP #26483 FOR A TWO (2) UNIT CONDOMINIUM CONVERSION PROJECT AT 1015-17 17TH STREET PURSUANT TO SECTION 17.22.160 OF THE ZONE CODE, LEGALLY DESCRIBED AS LOT 9, J.M. FLOORES SUBDIVISION.

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

Section 1. An application was filed by Michael Roughen, owner in escrow of property located at 1015-17 17th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #25678 for a Two (2) Unit Condominium Conversion project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on December 5, 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 is proposing to convert the existing 2 dwelling units into a two-unit residential condominium project.

2. The subject property proposed for condominium conversion contains 5,606 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2B on the Zoning Map.

3. Pursuant to Section 17.22.260 of the Hermosa Beach Zoning Ordinance, the Planning Commission must make the following findings in order to approve a project and grant a permit:

A. Proposed project is consistent with the general plan;

B. All provisions of this title and referenced codes have been met;

C. The overall design, physical condition and amenities of the project provide for livability and safety, and the project will not be a physical or financial burden to the city or neighborhood;

D. Project provides an adequate program of tenant purchase and relocation assistance.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Precise Development Plan, Conditional Use Permit, and Vesting Tentative Parcel Map:

1. Design of the proposed subdivision is not compatible and consistent with applicable elements of the City's General Plan nor with the immediate environment;

2. The project does not conform to zoning and condominium laws and criteria in respect to maximum allowable height, and will be over height in comparison with neighboring residential properties;

Section 5. Based on the foregoing, the Planning Commission hereby denies the subject Conditional Use Permit, Precise Development Plan, Vesting Tentative Parcel Map.

Section 6. Pursuant to the Code of Civil Procedure 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 December 5, 2001.

Sam Perrotti, Chairman

Sol Blumenfeld, Secretary

Date

Conr01-14