

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A VESTING TENTATIVE PARCEL MAP #25665 FOR TWO (2) UNIT CONDOMINIUM PROJECT AT 32 8TH STREET AND LEGALLY DESCRIBED AS LOT 10, BLOCK 8, HERMOSA BEACH TRACT.

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

Section 1. An application was filed by Robert and Diane Newsome, owners, of property located at 32 8th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #25665 for a two (2) Unit Condominium project.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the subject application on October 19, 1999, 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 demolish the existing single dwelling unit and develop the property with a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 2,850 square feet, is designated High Density Residential on the General Plan Map, and designated R-3 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 Precise Development Plan, Conditional Use Permit, and Vesting Tentative Parcel Map:

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

2. The site is zoned R-3 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 subdivisions 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 Categorical Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) Class 3, 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 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:	Hoffman, Pizer, Tucker, Kersenboom, Perrotti
	NOES:	none
	ABSTAIN:	none
	ABSENT:	none

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 02-1 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 January 15, 2002.

Sam Perrotti, Chairman

Sol Blumenfeld, Secretary

Date _____