

P.C. RESOLUTION 02-46

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT MINOR AMENDMENT TO REPLACE A WINDOW WITH A SLIDING GLASS DOOR FOR A TWO-UNIT CONDOMINIUM PROJECT AT 644 10TH STREET AND LEGALLY DESCRIBED AS A PORTION OF LOT 5, BLOCK 78, 2ND ADDITION TO HERMOSA BEACH.

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

Section 1. An application was filed by Harold Anschel, owner of the rear unit of the two-unit condominium project located at 644 10th Street, seeking approval of a Conditional Use Permit Minor Amendment to replace a window with a sliding glass door for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on November 19, 2002, 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 replace a window with a sliding glass door on the basement level of the rear unit of a two-unit residential condominium project.

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 request sets a bad precedent in allowing the potential for an illegal dwelling unit;
2. The Planning Commission has previously denied similar requests on other condominium projects.

Section 5. Based on the foregoing, the Planning Commission hereby denies the subject Conditional Use Permit Minor Amendment.

VOTE:	AYES:	Hoffman, Kersenboom, Perrotti, Pizer, Tucker
	NOES:	None
	ABSTAIN:	None
	ABSENT:	None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 02-46 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 4, 2002.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

December 4, 2002
Date

Conr644 (02-14)