

RESOLUTION NO. 05-66

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, VALIDATING THE LEGALITY OF TWO ADDITIONAL UNITS, FOR A TOTAL OF ELEVEN DWELLING UNITS ON THE PROPERTY, WITH EIGHT IN THE FRONT BUILDING AND THREE IN THE REAR BUILDING, AT 66 11TH STREET

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

Section 1. An application was filed by A & A Builders seeking a determination pursuant to Chapter 17.60 of the Zoning Ordinance, of whether two dwelling units on the property are legal nonconforming in addition to the nine (9) other units on the property within two two-story buildings at 66 11th Street.

Section 2. The Planning Commission conducted a hearing to consider the application on November 15, 2005, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission.

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

1. The subject property is in the C-2 zone and contains two detached two story structures, the rear building on the alley contains three dwelling units consistent with the permit record for the building, and the building in question fronting on 11th Street contains 6 units based permit record and the 1957 Sanborn Maps, with three units on each floor.

2. The applicant purchased the property in 2004 with the understanding it had eleven total units, with eight in the front building and has provided various historical documents and testimony to support that the front building has been used as 8-units since prior to 1951.

3. The applicant's records conflict with City records, which show that the front building contains six units.

Section 4. Based on the foregoing factual findings and the available evidence of City records and provided by the applicant, the Planning Commission makes the following findings:

1. The available evidence and testimony from the property owner, and former owners supported by evidence found in the structure under remodel, indicates that the front building has been used as 8 units for probably at least 50 years.

2. Pursuant to Section 17.60.020 when it is determined that the units in question were constructed prior to 1959 in accordance with then applicable laws, the units shall be declared legal nonconforming.

Section 5. Based on the foregoing, the Planning Commission hereby determines that the two additional units are legal nonconforming, and the continued use of the property for eleven (11) total dwelling units is a legal nonconforming use.

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

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 05-66 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 November 15, 2005.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

December 7, 2005

Date

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