

RESOLUTION NO. 05-67

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, VALIDATING THE LEGALITY OF ONE ADDITIONAL UNIT, FOR A TOTAL OF FIVE UNITS ON THE PROPERTY, WITH TWO IN THE FRONT BUILDING AT 668 AND 670 4TH STREET AND THREE IN THE REAR BUILDINGS, 672, 674, AND 674A 4TH STREET

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

Section 1. An application was filed by Mr. and Mrs. Karl Parker 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 four other units on the property within three buildings at 668-674 4th 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 R-2 zone and contains three structures, a two-story building in the front portion, and a one and two-story building in the rear portion of the property.

2. The building fronting on 4th Street (668, 668A & 670 4th) contains two dwelling units of approximately 550 square feet each constructed sometime in 1960-61 (the permit record is incomplete). These units are built above a four-car garage that also contains a storeroom and a rumpus room with a bath. The area in dispute (668A: the rumpus room) which does not have a kitchen, is being occupied as a separate rental. The use as a separate rental is inconsistent with Affidavit 4372 filed February 10, 1961, which allowed a rumpus room with shower and lavatory – no separate rental.

3. The buildings at the rear of the lot, 672 & 674 4th Street were built in 1924 and contain a 380 square foot unit in the one-story building to the west, and a 280 square foot unit on the second floor of the building to the east, and a small “storage room and bathroom” of 200 square-feet on the first floor, installed by permit in 1951. This first floor area in dispute (known as 674A) also contains a kitchen, and is being used as a separate rental.

4. The applicant purchased the property in 1965 with the understanding it had six units based on purchase and escrow documents

5. The applicant’s records conflict with City records, which show that the property contains four units.

