

P.C. RESOLUTION 06-9

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A VESTING TENTATIVE TRACT MAP #54429 FOR A SEVEN-UNIT CONDOMINIUM PROJECT, AT 801-813 20TH STREET (PREVIOUSLY KNOWN AS 2006, 2014 AND 2024 PACIFIC COAST HIGHWAY), LEGALLY DESCRIBED AS LOT 4, 5 AND 6, TRACT 8476.

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

Section 1. An application was filed by 2024 PCH HB, L.P., owner of real property located at 801-803 20th Street, seeking approval of a Vesting Tentative Tract Map #65805 for a seven-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on February 21, 2006, 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. On August 19, 2003, the Planning Commission approved a Conditional Use Permit, Precise Development Plan and Vesting Tentative Tract Map for a seven-unit condominium project, the Vesting Tentative Tract Map has expired on August 19, 2005.

2. The applicant has demolished the existing three single family dwellings on the property, and is developing a seven-unit residential condominium project.

3. The subject property proposed for condominium development contains 13,188 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2 Two Family Residential 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 Vesting Tentative Parcel Map:

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

2. The site is zoned R-2 and is physically suitable for the type and density of proposed development;

3. The subdivision or types of improvements are 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 subdivision 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 Planning Commission concurred with the Staff Environmental Review Committee's recommendation, based on their environmental assessment/initial study that this project will result in a less than significant impact on the environment, and therefore qualifies for a Negative Declaration.

Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Vesting Tentative Parcel Map subject to the following **Conditions of Approval:**

- 1. The Vesting Tentative Tract Map shall be null and void twenty-four months from the date of approval unless the map is finalized and the project implemented. The applicant may apply in writing for an extension of time to the Planning Commission prior to the dates of expiration.**
- 2. Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy, outstanding assessments must either be paid in full or apportioned to any newly created parcels. Notice of same shall be provided to the Community Development Director. Assessment payoff amounts may be obtained by calling the City's Assessment Administrator at (800) 755-6864. Applications for apportionment may be obtained in the Public Works Department.**

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:	None
	NOES:	None
	ABSTAIN:	None
	ABSENT:	None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 06-9 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 February 21, 2006.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

February 21, 2006
Date

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