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P.C. RESOLUTION 06-26

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HERMOSA BEACH, CALIFORNIA, APPROVING VESTING TENTATIVE
PARCEL MAP NO. 66165 FOR A THREE LOT SUBDIVISION AT 590 18TH
STREET AND 1775 AND 1779 VALLEY DRIVE LEGALLY DESCRIBED AS A
PORTION OF LOT 10, BLOCK 71, SECOND ADDITION TO HERMOSA BEACH**

The Planning Commission does hereby resolve and order as follows:

Section 1. An application was filed by Bernard Murray owner of real property located at the southwest corner of 18th Street and Valley Drive, and known as 590 18th Street, 1175 Valley Drive, and 1779 Valley Drive seeking approval of Vesting Tentative Parcel Map No. 66165 to subdivide the property, currently one lot, into three lots.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for this subdivision on September 19, 2006, at which testimony and evidence, both written and oral, was 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 findings pursuant to Section 16.08.060 of the Subdivision Ordinance:

1. The proposed lots will contain 57, 57 and 59 feet of frontage with a 95-foot depth, and measure 5,415; 5,415; and 6,053 square feet, which are greater than the minimum lot width of 40 feet and the minimum lot size of 4,000 square feet.
2. The proposed lots, after being divided, front on public streets and do not front on any alleys;
3. The proposed subdivision will in no way be inconsistent with the prevailing lot pattern or reduce property values in the surrounding neighborhood area;
4. The size of the lots are not smaller than the prevailing lot size and lot frontage within the R-1 zone and Low Density general plan designation within a three hundred (300) foot radius within the neighborhood area, as demonstrated by an analysis of the 26 surrounding R-1 lots within this area.
5. The granting of the subdivision results in the creation of lots that are of a size and configuration, which would be in keeping with the standards of development specified by the zoning ordinance for the land use zone in which it is located;
6. The creation of the proposed lots would be in conformity with the intent and purpose of the comprehensive general plan for the city;
7. The tentative subdivision map complies with the requirements for approval set forth in the Subdivision Map Act of the state of California

