

P.C. RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN AMENDMENT TO EXTEND THE BUILDING PERMIT EXPIRATION DATE, PURSUANT TO SECTION 15.04.050 OF THE MUNICIPAL CODE, FOR A 30-ROOM HOTEL CURRENTLY UNDER CONSTRUCTION AT 1429 HERMOSA AVENUE AND DETERMINATION THAT THE PROJECT IS NOT A PROJECT UNDER CEQA

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

Section 1. An application for an amendment to Precise Development Plan No.15-11 was filed by the property owner, 1429 Hermosa Avenue LLC, requesting extension of the building permit expiration for a 30-room hotel project at 1429 Hermosa Avenue.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on February 19, 2019, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission

Section 3. Pursuant to Hermosa Beach Municipal Code 15.04.050, pertaining to building permit expiration, the Planning Commission may establish a different permit expiration date for discretionary projects. The subject project was granted a discretionary Precise Development Plan in October of 2015. (Planning Commission Resolution 15-25)

Section 4. The Planning Commission considered the staff report, testimony and evidence, both written and oral, presented to the Commission. Due to the project's size and complexity and challenges of a constrained site, the Planning Commission finds that a longer than two year period for the building permit is appropriate for this project.

Section 5. The proposed extension is not a project under the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15378(a), because the extension of time to complete a construction project that is already near completion will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Section 6. Based on the foregoing, the Planning Commission **hereby approves an amendment to Precise Development Plan**, as set forth in Planning Commission Resolution 15-25 to add a new condition to read as follows. All other parts of resolution 15-25 remain unchanged. :

31. Under Hermosa Beach Municipal Code 15.04.050, the Building Permits for the subject project shall expire on July 31, 2020.

Section 7. 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:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 19-XX 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 June 17, 2019.

David Pederson, Chairperson

Ken Robertson, Secretary

Date