

RESOLUTION P.C. 81-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A COMMERCIAL CONDOMINIUM & TENTATIVE PARCEL MAP #14734 LOCATED AT 2202 PACIFIC COAST HIGHWAY.

WHEREAS, the Planning Commission of Hermosa Beach held a public hearing on July 27, 1981 to consider a commercial condominium and tentative parcel map 14734 located at 2202 Pacific Coast Highway; and

WHEREAS, the Commission considered the project in terms of location, layout and design, the general plan, zoning, and the Condominium Ordinance; and

WHEREAS, the Commission found the project to be consistent with the General Plan and the existing development standards at the time of approval; and

WHEREAS, this project has been exempted from the commercial condominium moratorium by the City Council of Hermosa Beach; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hermosa Beach, California, does hereby approve a commercial condominium and tentative parcel map #14734 located at 2202 Pacific Coast Highway subject to the following conditions:

1. That one month's current rent be utilized for relocation assistance to all current tenants of the rental units to be demolished in the form of cash or free rent at a minimum of \$250.00 and that all specifications of the Residential Condominium Ordinance Sections 9.5-43 & 9.5-44 be met.
2. Project shall meet all construction standards in the City Zoning Code, Article 8.
3. Submission of final CC & R's shall contain all declarations in Section 9.5-46 of the Condominium Ordinance upon filing of the tentative map.
4. Provision of smoke detectors in each unit.
5. All meters, utility service connections, roof vents, chimneys, pipes or structures shall be integrated with the design of the building.
6. A final map shall be filed within 18 months from the date of the tentative map approval or it shall become null and void.

7. Construction of all public improvements such as curbs, gutters, sidewalks, drains and drives, to be approved by a registered civil engineer to be procured by the City at applicant's expense.
8. Project shall conform with the Condominium Ordinance Section 9.5-23 for new construction.
9. A landscaping plan will be submitted to be approved by the Hermosa Improvement Commission.
10. All utilities to be underground.

VOTE:

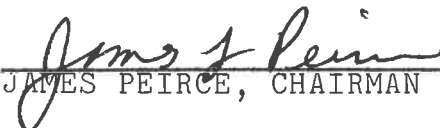
AYES: Comms. Cummings, Donnelly, Izant, Loosli, Smith,  
Warfel, Chmn. Peirce


NOES: None

ABSENT: None

Certification

I hereby certify that the foregoing Resolution P.C. 81-26 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach at their regular meeting of July 27, 1981.

  
JAMES PEIRCE, CHAIRMAN

  
EDWARD LOOSLI, SECRETARY

9-1-81  
DATE