

P.C. RESOLUTION 07-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PRECISE DEVELOPMENT PLAN, TO MODIFY THE ARCHITECTURAL FINISHES AND FEATURES OF A MIXED USE CONDOMINIUM BUILDING WITH THREE RESIDENCES ABOVE COMMERCIAL ON THE GROUND FLOOR AT 30-44 HERMOSA AVENUE, LEGALLY DESCRIBED AS LOTS 1,2 AND 3, BLOCK 41, 1ST ADDITION TO HERMOSA BEACH TRACT

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

Section 1. An application was filed by Manhattan Corners LLC, owners of real property located at 30-44 Hermosa Avenue seeking to amend the Precise Development Plan to modify the architectural features and finishes as shown on the plans approved on April 20, 2004, as referenced in P.C. Resolution 04-14.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on May 15, 2007, 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 April 20, 2004, the Planning Commission approved a Precise Development Plan and Conditional Use Permit for the subject project (P.C. Resolution 04-14) which contains three residential condominium units above three commercial condominiums on the ground floor. The Commission approved the project subject to several conditions of approval, including two related to the architectural appearance. Condition No. 1 requires that the development be conformance with submitted plans, and No. 4 requires that architectural treatment shall be as shown on building elevations and site and floor plans.

2. The applicant is requesting an amendment to the Precise Development Plan in order to modify architectural features instead of finishing the project consistent with the original approval. The architect has submitted revised exterior elevations and revised rendering to show the proposed modifications as compared with the original plans.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following finding pertaining to the application to amend the Precise Development Plan.

1. The proposed modifications to the exterior architecture are generally consistent with the architectural theme of the project as depicted on the plans as originally approved, and do not detract from the overall appearance of the project.

