

RESOLUTION P.C. 154-1043

A RESOLUTION OF THE CITY PLANNING COMMISSION OF HERMOSA BEACH  
GRANTING A CONDITIONAL USE PERMIT FOR TWO-UNIT PLANNED UNIT  
DEVELOPMENT AT 160 AND 168 HILL STREET

WHEREAS, the City Planning Commission of Hermosa Beach at a public hearing held July 14, 1975, considered the request of Mr. George F. Rickert for a conditional use permit in order to construct two three-story, single family dwellings under planned unit development on Lots 5 and 6, Tract 29641, known as 160 and 168 Hill Street; and

WHEREAS, the project had been continued from the Planning Commission meeting of May 29, 1975, where the applicant had originally planned for three units under planned unit development; and

WHEREAS, at said public hearing, no one in the audience spoke in opposition to said request; and

WHEREAS, after due consideration, it is the opinion of the Planning Commission that the proposed project meets the requirements of the General Plan for density, exceeds the recreation and open space requirements, and is better use of open space than the R-1 zone requires;

NOW, THEREFORE, BE IT RESOLVED that the City Planning Commission of Hermosa Beach does hereby approve the preliminary development plan and grant the conditional use permit for construction of two three-story single family dwellings under planned unit development at 160 and 168 Hill Street subject to the following conditions:

1. That there be a tree screening of 10-gallon trees on the north side of both residences open area to provide a buffer from the street and from each other. There also be landscaping across the front of the Hill Street project.
2. There should be appropriate fencing and/or hedges around the parameter of the site.
3. All exterior design and major landscaping subject to Hermosa Improvement Commission approval.
4. Curbs, gutters, and sidewalks be subject to the approval of the City Engineer.
5. Final Development Plan and tentative tract map be submitted within six months.
6. Subject to City Council approval of final development plan, tentative tract map, and Coastal Zone Commission approval.
7. The downstairs room be redesigned to insure that it cannot be blocked off as a single unit.
8. Side yard setback be increased from 5 feet to 8 feet.

VOTE:


AYES: Comm. Burt, Collis, Loosli, Haller, and Hough  
NOES: Chmn. Rosenberger  
ABSENT: None  
ABSTAIN: Comm. Learned

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 154-1043 was adopted by the City Planning Commission of Hermosa Beach at a public hearing held July 14, 1975.

DATE 7/28/75

  
JIM ROSENBERGER, CHAIRMAN

  
GLORIA HOUGH, SECRETARY