

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA APPROVING THE EXPANSION AND REMODEL A NONCONFORMING STRUCTURE, INCLUDING CONVERTING THE NONCONFORMING DUPLEX USE TO A SINGLE FAMILY DWELLING, RESULTING IN A GREATER THAN 30% STRUCTURAL REMOVAL OF EXISTING LINEAR FEET OF EXTERIOR WALLS AND A GREATER THAN 50% INCREASE IN VALUATION WHILE MAINTAINING NONCONFORMING FRONT AND SIDE REAR YARDS AT 2222 MONTEREY BOULEVARD**

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

Section 1. An application was filed by Kathleen Briscoe and Steve Plenge, owners of real property located at 2222 Monterey Boulevard, requesting a greater than 30% structural removal of existing linear feet of exterior walls and a greater than 50% expansion and remodel to an existing nonconforming structure in order to expand and remodel the first and second floors, and convert the existing nonconforming duplex use into a single family dwelling pursuant to Chapter 17.52 of the Zoning Ordinance

Section 2. The Planning Commission conducted a hearing to consider the application on February 19, 2002, at which testimony and evidence, both written and oral, were 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 factual findings:

1. The applicant is proposing a 1,576 square foot expansion and converting a duplex to a single-family dwelling, resulting in a 52.4% structural removal of existing linear feet of the exterior walls and an increase of valuation of 98.8% while maintaining nonconforming front and side yards.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings:

1. The existing nonconforming yards to be maintained are not significant or unusual in regards to compatibility with neighboring properties;
2. The scale of the proposed expansion is reasonable, and is consistent with planning and zoning requirements for the R-1 zone and does not warrant requiring the current nonconforming conditions to be brought into conformance;
3. Approval of the expansion and remodel is consistent with the intent and goals of Chapter 17.52 of the Zoning Ordinance;

- 1 4. The project is Categorically Exempt from the requirements of the California Environmental  
2 Quality Act, pursuant to CEQA guidelines, Section 15301 e(2) with the finding that the project  
3 is in an area with available services and not in an environmentally sensitive area.

4 Section 5. Based on the foregoing, the Planning Commission hereby approves a greater than  
50% expansion, subject to the following **conditions of approval:**

- 5 1. The project shall be consistent with submitted plans. Modifications to the plan which do not involve any  
6 further expansion shall be reviewed and may be approved by the Community Development Director.
- 7 2. The driveway slope shall be no greater than the 12.5% maximum allowable.
- 8 3. Any new lot perimeter fences and walls shall comply with current maximum height requirements for front,  
9 rear and side yards.
- 10 4. Prior to issuance of building permits for demolition and construction, the contractor shall verify the  
11 structural integrity of the proposed walls to be retained with a structural inspection approved by the  
12 Community Development Director, with details incorporated on construction drawings. This may require  
13 further additional structural pest inspections and/or an inspection by a structural engineer.
- 14 5. Upon issuance of building permits the project shall proceed in compliance with the scope of work outlined  
15 on the plans and any further demolition or construction contrary to said plans will result in project delays  
16 in order for the City to review project modifications, and may require new plan submittals and Planning  
17 Commission review to proceed with construction work.

15 Section 6. Pursuant to the Code of Civil Procedures Section 1094.6, any legal challenge to the  
16 decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90  
17 days after the final decision by the City Council.

17 AYES:

18 NOES:

19 ABSENT:

20 ABSTAIN:

21 CERTIFICATION

22 I hereby certify that the foregoing Resolution P.C. \_\_\_\_ is a true and complete record of the action  
23 taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of  
24 February 19, 2002.

25 \_\_\_\_\_  
26 Sam Perrotti, Chairman

25 \_\_\_\_\_  
26 Sol Blumenfeld, Secretary

27 \_\_\_\_\_  
28 Date

29 NRR01-5