RESOLUTION NO. 02-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A
GREATER THAN 50% EXPANSION AND REMODEL TO AN
EXISTING DUPLEX AND CONVERSION TO A SINGLE-
FAMILY DWELLING WHILE MAINTAINING
NONCONFORMING OPEN SPACE AT 255 29TH STREET**

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

Section 1. An application was filed by Lei Hanaoka, owner of real property located at 255 29th Street, requesting a greater than 50% expansion and remodel to an existing nonconforming duplex and conversion to a single family dwelling in order to expand and remodel the first and second floors, 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 1,047 square foot expansion to a duplex, resulting in an increase of valuation of 78.6% while maintaining nonconforming open space.

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

1. The nonconforming open space is not unusual or severe.
2. The scale of the proposed expansion is reasonable, and is consistent with planning and zoning requirements for the R-2 zone and does not warrant requiring the nonconforming condition to be brought into conformance;
3. Approval of the expansion/remodel is consistent with the intent and goals of Chapter 17.52 of the Zoning Ordinance;
4. The project is Categorically Exempt from the requirements of the California Environmental Quality Act, pursuant to CEQA guidelines, Section 15301 e (2) with the finding that the project is in an area with available services and not in an environmentally sensitive area.

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

1. **The project shall be consistent with submitted plans. Modifications to the plan which do not involve any further expansion shall be reviewed and may be approved by the Community Development Director.**

2. **Prior to issuance of building permits for demolition and construction, the contractor shall verify the structural integrity of the proposed walls to be retained with a structural inspection approved by the Community Development Director, with details incorporated on construction drawings. This may require further additional structural pest inspections and/or an inspection by a structural engineer.**

3. **Upon issuance of building permits the project shall proceed in compliance with the scope of work outlined on the plans and any further demolition or construction contrary to said plans will result in project delays in order for the City to review project modifications, and may require new plan submittals and Planning Commission review to proceed with construction work.**

4. **Revised roof and elevation plans and survey shall be provided denoting property lines, property corner point elevations, and exact location of height critical point of roof with both maximum allowed height and proposed height denoted.**

5. **Steps encroaching into the front setback shall be a minimum of 3 feet from property line.**

Section 6. Pursuant to the Code of Civil Procedures 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.

AYES:
NOES:
ABSENT:
ABSTAIN:

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 02-   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 February 19, 2002.

_____   _____
Sam Perrotti, Chairman   Sol Blumenfeld, Secretary

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Date

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