

RESOLUTION NO. 02-3

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF HERMOSA BEACH, CALIFORNIA APPROVING A
GREATER THAN 50% EXPANSION AND REMODEL TO AN
EXISTING SINGLE-FAMILY DWELLING WHILE
MAINTAINING A NONCONFORMING GARAGE SETBACK,
AT 608 1st Street**

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

Section 1. An application was filed by Kimiaki Sato, owner of real property located at 608 1st Street, requesting a greater than 50% expansion and remodel to an existing nonconforming 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 January 3, 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 662 square foot expansion and remodel to a single-family dwelling, resulting in an increase in valuation of 65%, while maintaining a nonconforming garage setback.

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

1. The existing nonconforming garage setback 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 current 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.**

