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**RESOLUTION P.C. 02-14**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA APPROVING THE EXPANSION AND REMODEL OF A NONCONFORMING USE RESULTING IN A GREATER THAN 10% STRUCTURAL REMOVAL OF EXISTING LINEAR FEET OF EXTERIOR WALLS WHILE MAINTAINING NONCONFORMING SIDE AND REAR YARDS, AND GARAGE SETBACK AT 3130 HERMOSA AVENUE.**

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

Section 1. An application was filed by Lloyd King, owner of real property located at 3130 Hermosa Avenue, requesting a greater than 10% structural removal of existing linear feet of exterior walls of an existing nonconforming use 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 March 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 739 square foot expansion to a nonconforming duplex use resulting in a 42% structural removal of existing linear feet of exterior walls and an increase of valuation of 48.9% while maintaining nonconforming side and rear yards, and garage setback.

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-3 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;
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 10% structural removal of existing linear feet of exterior walls, 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. The driveway slope shall be no greater than the 12.5% maximum allowable.**
- 3. Any newlot perimeter fences and walls shall comply with current maximum height requirements for front, rear and side yards.**
- 4. The existing 440 square feet of usable open space shall be replaced by qualifying areas of usable open space as per Section 17.16.080 of the Zoning Ordinance.**
- 5. The existing wooden exterior stair and landing for the rental unit shall be removed.**
- 6. Revised roof plan shall be provided denoting property corner point elevations.**
- 7. 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.**
- 8. 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.**

**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.

<b>AYES:</b>	Hoffman, Kersenboom, Pizer, Chairman Perrotti
<b>NOES:</b>	Tucker
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 02-14 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 March 19, 2002.

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Sam Perrotti, Chairman

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Sol Blumenfeld, Secretary

\_\_\_\_\_  
Date

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