

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

**RESOLUTION NO. 02-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A  
TWO HUNDRED FIFTY SQUARE FOOT EXPANSION AND  
REMODEL TO AN EXISTING FOUR-PLEX AND  
CONVERSION TO A DUPLEX WHILE MAINTAINING  
NONCONFORMING PARKING, LOT COVERAGE, FRONT  
SETBACK, OPEN SPACE, HEIGHT, AND LAND USE AT 802  
THE STRAND.**

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

Section 1. An application was filed by Charles and Christine Reinagel, owners of real property located at 802 The Strand, requesting a 250 square foot expansion and remodel to an existing nonconforming four-plex and conversion to a duplex in order to expand and remodel pursuant to Chapter 17.44.140B. of the Zoning Ordinance

Section 2. The Planning Commission conducted a hearing to consider the application on April 16, 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 250 square foot expansion while maintaining nonconformity with Zoning Ordinance standards.

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

1. Nonconformity with the Zoning Ordinance 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 conditions to be brought into conformance;
3. Approval of the expansion/remodel is consistent with the intent and goals of Chapter 17.44.140B. 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 250 square foot 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 shall be provided denoting corner elevations and both maximum allowed and proposed height at critical point, and a wet-stamp survey shall be provided.

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:	Hoffman, Kersenboom, Perrotti, Pizer, Tucker
NOES	none
ABSENT:	none
ABSTAIN:	none

#### CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 02-21 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 April 16, 2002.

\_\_\_\_\_  
Sam Perrotti, Chairman

\_\_\_\_\_  
Sol Blumenfeld, Secretary

\_\_\_\_\_  
Date

nrr02-1

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29