

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. 02-25

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 NONCONFORMING FRONT AND SIDE YARDS AND A NONCONFORMING GARAGE SETBACK, AT 1557 GOLDEN AVENUE

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

Section 1. An application was filed by Rebecca and Tony Ferreira owners of real property located at 1557 Golden Avenue, requesting a greater than 50% expansion and remodel to an existing nonconforming 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 May 21, 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 1,378 square foot expansion to a single-family dwelling, resulting in an increase of valuation of 99.7% while maintaining nonconforming front and side yards and a nonconforming garage setback.
2. The project includes adding a second garage space and guest parking in front of the garage.

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

1. The existing nonconforming front and side yard to be maintained are not significant or unusual in regards to compatibility with neighboring properties;
2. The existing nonconforming garage setback is not unusual or severe and the proposed addition of a second garage will bring the property into conformance with current parking requirements for number of parking spaces.
3. 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;
4. Approval of the expansion/remodel is consistent with the intent and goals of Chapter 17.52 of the Zoning Ordinance;
5. 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. The roof plan and building elevations shall be corrected to indicate the maximum and proposed height at each critical point and to properly indicate corner point elevations.
3. 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.
4. 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.
5. A Deed Restriction shall be recorded prior to the issuance of building permits, limiting the use of the building to one dwelling unit.
6. Hook-ups for only one laundry facility shall be provided in the dwelling unit.
7. The internal stairway connecting the ground floor with the level above shall comply with the Uniform Building Code.

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

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 02-25 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 May 21, 2002

Sam Perrotti, Chairman

Sol Blumenfeld, Secretary

Date

Nrreso1557