

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. 02-34

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 PARKING, AT 2716 HERMOSA AVE.

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

Section 1. An application was filed by John Montandom, owner located at 2716 Hermosa Avenue, requesting a greater than 50% expansion and remodel to an existing nonconforming single family dwelling in order to expand and remodel, pursuant to Chapter 17.52 of the Zoning Ordinance

Section 2. The Planning Commission conducted a hearing to consider the application on August 20, 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 1,077 square foot expansion to a single family dwelling, while maintaining non-conforming parking and roof overhang;
2. The applicant has submitted a survey with two-foot contour intervals which shows a convex slope condition on the westerly portion of the subject property.

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-3 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 Planning Commission confirms that a convex slope condition exists on the subject property pursuant to Section 17.04.040 of the Hermosa Beach 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
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

- 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.**
 - a) **The submitted topographical survey of the property shall contain the required information for determining the convex slope, and shall be wet-stamped by a state licensed land surveyor or civil engineer.**
- 2. **Prior to issuance of building permits for demolition and construction, a structural engineer shall provide a certified report on the structural integrity of the walls to be retained with a structural inspection approved by the Community Development Director. Details shall be incorporated into the construction drawings.**
- 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. **The garage door shall be a minimum width of 19 feet.**
- 5. **The proposed architectural feature on the south side shall not exceed a maximum encroachment of 6 inches into the required setback.**
- 6. **The roof plan shall be revised correctly noting maximum height allowed and maximum height proposed.**

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
 NOES: Tucker
 ABSENT: None
 ABSTAIN: None

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 02-34 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 August 20, 2002.

 Ron Pizer, Chairman

 Sol Blumenfeld, Secretary

 Date
 nrr02-5