

P.C.RESOLUTION NO. 04-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA APPROVING AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING WITH NONCONFORMING GUEST PARKING, BUILDING SEPARATION, AND SIDE YARD AND GARAGE SETBACKS RESULTING IN A GREATER THAN 50% INCREASE IN VALUATION AT 949 13TH STREET

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

Section 1. An application was filed by John and Camille Kyd, owners of real property located at 949 13th Street, requesting an addition to an existing nonconforming single-family residence pursuant to Chapter 17.52 of the Zoning Ordinance.

Section 2. The Planning Commission conducted a hearing to consider the application on July 20, 2004, 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 950 square foot livable floor area and 218 square foot deck expansion on the second floor of an existing 76-year-old single-family dwelling with nonconforming guest parking, building separation, and side yard and garage setbacks, resulting in an increase of valuation of 78.2%.

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

- 1. The existing nonconformities are not severe or unusual.
- 2. 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 side yard be brought into conformance;
- 3. Approval of the expansion 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 an extension of a nonconforming side yard, subject to the following **Conditions of Approval:**

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- 1. **The project shall be consistent with submitted plans. Modifications to the plan not involving any further expansion shall be reviewed by the Planning Commission.**
 - a) **The existing driveway shall be widened to 22 feet to accommodate a parallel guest parking space pursuant to Section 17.44.100 of the Hermosa Beach Zoning Ordinance.**
 - b) **Plans shall be revised to show the interior garage dimensions to verify compliance with minimum parking space size requirements.**
- 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.**

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 04- 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 July 20, 2004.

 Sam Perrotti, Chairman

 Sol Blumenfeld, Secretary

 Date

NRR949