

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 REAR AND SIDE YARD SETBACKS RESULTING IN AN EXTENSION OF EXISTING WALLS WITH NONCONFORMING SIDE YARDS AT 926 21ST STREET

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

Section 1. An application was filed by Glen and Lynne Johnson, owners of real property located at 926 21st 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 315 square foot livable floor area on the second floor and 217 square foot roof deck expansion of an existing 28-year-old single-family dwelling with nonconforming rear and side yard setbacks, resulting in an increase of valuation of 16.7% while extending a less than required side yard setback.

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) **Information shown on submitted plans must correspond with information shown on the topographic lot survey.**
 - b) **The roof plan shall be revised to show the proper location and information of the maximum height critical point on the roof, and include all property corner point elevations.**

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

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