

P.C.RESOLUTION NO. 04-28

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, AND FRONT YARD, SIDE YARD AND GARAGE SETBACKS RESULTING IN A GREATER THAN 50% INCREASE IN VALUATION AT 760 LOMA DRIVE

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

Section 1. An application was filed by Mark Hanna, owner of real property located at 760 Loma Drive, requesting an addition to an existing nonconforming single-family residence, which results in a greater than 50% increase in valuation, 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 686 square foot livable floor area expansion of an existing 81-year-old single-family dwelling with nonconforming guest parking, and front yard, side yard and garage setbacks resulting in an increase of valuation of 73%.

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-2 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:**

- 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.**

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a) A roof plan shall be submitted showing all property corner point elevations and all critical height point information, including location and elevation.

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: Allen, Koenig, Pizer, Perrotti
 NOES: None
 ABSTAIN: None
 ABSENT: Hoffman

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 04-28 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

July 20, 2004
Date

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