

**P.C.RESOLUTION NO. 05-**

**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 RESULTING IN A GREATER THAN 50% INCREASE IN VALUATION AT 902 15<sup>th</sup> PLACE**

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

Section 1. An application was filed by Michael and Bente Martinez, owners of real property located at 902 15<sup>th</sup> Place, 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 April 19, 2005, 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 1,226 square foot basement, first and second floor addition to an existing 45-year-old single-family dwelling with nonconforming guest parking resulting in an increase of valuation of 72.3%.

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 conditions to 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, revised in accordance with the conditions below. Minor modifications to the plan not involving any further expansion or remodel may be reviewed and approved by the Community Development Director.**

**a) Side yards shall be a minimum of 4.25 feet.**

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- b) Stairs in side yards shall be a maximum of 4 feet above natural grade.
  - c) Fences in side yards shall be a maximum of 6 feet above natural grade.
  - d) Usable open space shall comply with the R-1 development standards pursuant to Section 17.08.030 of the Hermosa Beach Zoning Code.
  - e) Driveways providing access to any off-street parking space or garage shall have a slope no greater than 20%, provided that any ramp slope in excess of 12.5% includes transitions on each side with a minimum length of 8 feet and a maximum slope of 10%.
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. 05-   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 April 19, 2005.

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Ron Pizer, Chairman

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Sol Blumenfeld, Secretary

April 19, 2005

Date

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