

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA APPROVING AN ADDITION TO AN EXISTING NONCONFORMING SINGLE FAMILY DWELLING RESULTING IN A GREATER THAN 50% INCREASE IN VALUATION AND GREATER THAN 30% DEMOLITION AT 250 33<sup>RD</sup> STREET**

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

Section 1. An application was filed by Ian McDonald, owner of real property located at 250 33<sup>rd</sup> Street, requesting a remodel and 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 existing dwelling is nonconforming to several current zoning requirements, as follows:
  - Rear yard: 2'4" rather than the required 5 feet
  - Side yards: North 0' at the entry stair and 1' at upper level rather than 3.4' South 1' at the upper level deck and stair to roof deck
  - Garage setback: 3'6" rather than required 17-feet
  - Parking: The existing garage space only has a ceiling clearance of 5.5' rather than 7-feet. No guest parking.
  - Open Space: 244 square feet rather than required 300 square feet, with none adjacent to primary living area instead of 100 square feet

2. The applicant is proposing to remodel and expand the structure, including a significant demolition and reconstruction of the portion of the structure over the garage, increasing the livable floor area from 1224 square feet to 1410 square feet resulting in an increase of valuation of 72%.

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

1. The existing nonconforming conditions to remain are not severe or unusual.
2. The proposed project includes reconstructing the floors above the garage in order to make it more usable, and to comply with interior clearance requirements for a garage.
3. The scale of the proposed expansion is reasonable, and is consistent with planning and zoning requirements for the R-2, and while several nonconforming conditions will remain, the project scope does not warrant requiring all the current nonconforming conditions to be brought into conformance;

4. Approval of the expansion is consistent with the intent and goals of Chapter 17.52 of the 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 an extension of a nonconforming side yard, subject to the following **Conditions of Approval:**

- 1. The project shall be consistent with submitted plans. Minor modifications to the plan not involving any further expansion or remodel may be reviewed and approved by the Community Development Director.**
- 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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