

RESOLUTION NO. 07-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO DENY THE PROPOSED VARIANCES TO ALLOW A 2.7-FOOT SIDE YARD SETBACK AND A 4.7-FOOT GARAGE SETBACK AT THE PROPERTY ADDRESSED AS 1144 2ND STREET AND LEGALLY DESCRIBED LOT 91, TRACT NO. 733

The Planning Commission does hereby resolve and order as follows:

Section 1. An application was filed by David and Kelly Trudgen, owners of the property located at 1144 2nd Street, seeking Variances to allow for the expansion of an existing garage with a 2.7-foot side yard rather than the required 3 feet and a 4.7-foot garage setback rather than the required 17 feet.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for the Variance on January 16, 2007, at which testimony and evidence, both written and oral, was 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 subject lot is a "through lot" fronting on 2nd Street with garage access from 1st Place.
2. The lot is currently developed with a one-story single-family dwelling which has the following nonconformities:
 - A substandard garage width of 15.9' feet as opposed to the required 17 feet to qualify as two spaces;
 - No guest parking space as required for the R-1 zone;
 - A garage setback of 4.7' feet rather than the required 17 feet; and
 - A side yard setback of 2.7' feet along the west property line rather than the required 3 feet.
3. The applicant's objective is to widen the existing garage into a qualifying two-car garage, thus allowing for a 100% addition in floor area as permitted in the Non-Conforming Ordinance (H.B.M.C. 17.52.030 (B)(2)(a)).
4. Therefore, the applicant is requesting Variances to allow a 2.7-foot side yard rather than required 10% of lot width (3 feet), and a substandard garage setback of 4.7 feet rather than the required 17 feet. The nonconforming westerly side yard is proposed to be maintained at the basement/1st floor, and continued for the garage expansion.

Section 4. Based on the factual findings, the Planning Commission makes the following findings pertaining to the application for the Variances:

1. That the 25' x 90' lot, a common R-1 lot size on this block, is not exceptional and extraordinary as compared to other properties in the vicinity and zone.
2. The applicant has not demonstrated that the Variances are necessary for the preservation and enjoyment of a substantial property right.

1 Section 5. Based on the foregoing, the Planning Commission hereby denies the requested Variances.

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3 VOTE: AYES: K. Allen, S. Perotti, R. Pizer, P. Hoffman
4 NOES: L. Kershenboom
5 ABSTAIN: None
6 ABSENT: None

7 CERTIFICATION

8 I hereby certify that the foregoing Resolution P.C. 07-2 is a true and complete record of the action taken by
9 the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of January 16,
10 2007.

11 _____
12 Kent Allen, Chairman

13 _____
14 Sol Blumenfeld, Secretary

15 _____
16 February 20, 2007

17 _____
18 Date

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