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**RESOLUTION NO. 02-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A TWO HUNDRED FIFTY SQUARE FOOT EXPANSION AND REMODEL TO AN EXISTING FOUR-PLEX AND CONVERSION TO A DUPLEX WHILE MAINTAINING NONCONFORMING PARKING, LOT COVERAGE, FRONT SETBACK, OPEN SPACE, HEIGHT, AND LAND USE AT 802 THE STRAND.**

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

Section 1. An application was filed by Charles and Christine Reinagel, owners of real property located at 802 The Strand, requesting a 250 square foot expansion and remodel to an existing nonconforming four-plex and conversion to a duplex in order to expand and remodel pursuant to Chapter 17.44.140B. of the Zoning Ordinance

Section 2. The Planning Commission conducted a hearing to consider the application on April 16, 2002, 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 250 square foot expansion while maintaining nonconformity with Zoning Ordinance standards.

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

1. Nonconformity with the Zoning Ordinance is not unusual or severe.
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 nonconforming conditions to be brought into conformance;
3. Approval of the expansion/remodel is consistent with the intent and goals of Chapter 17.44.140B. 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.



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