

November 27, 2001

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
December 5, 2001**

SUBJECT: NONCONFORMING REMODEL 01-4

LOCATION: 608 1st Street

APPLICANT: Kimiaki Sato
3400 Palm Avenue
Manhattan Beach

REQUESTS: REMODEL AND EXPANSION TO AN EXISTING NONCONFORMING SINGLE
FAMILY DWELLING RESULTING IN A GREATER THAN 50% INCREASE IN VALUE

Recommendation/Alternatives:

Staff recommends the Planning Commission continue this matter to the January 15, 2002 meeting to give the applicant time to revise the proposed plans so that the project will not cause the loss of one required open parking space or so that the existing dwelling and proposed remodel and expansion will be conforming to the current zoning Ordinance and will no longer require Planning Commission approval.

Background:

LOT SIZE	5,030 square feet
EXISTING FLOOR AREA	1,489 square feet
PROPOSED ADDITION:	662 square feet
PROPOSED REMODEL	1,174 square feet
PERCENT INCREASE IN VALUATION	65%
ZONING:	R-2
GENERAL PLAN:	Medium Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

Analysis:

The existing two-story dwelling was constructed in 1978. The dwelling is nonconforming to current parking setback and driveway slope. The existing 2-car garage is set back 9.75 feet from the sidewalk and the driveway slope is approximately 34%. An open parking space is located on the west side of the garage. Although the driveway exceeds the maximum slope allowed, the garage spaces and the open parking space are accessible

Chapter 17.52 of the Zoning Ordinance requires Planning Commission approval when an expansion/remodel of a nonconforming building exceeds 50%. The Planning Commission may allow up 100% of the valuation of the existing dwelling garage and decks. The applicant is proposing to expand at the first and second floors and

renovate the existing interior at both levels. The expansion will increase the dwelling from 1,489 square feet to 2,151 square feet.

The project as proposed will eliminate the existing open parking space, making the dwelling more nonconforming which is prohibited by the Zoning Ordinance. The proposed remodeling and expansion also eliminates vehicle access to a large rear yard where a two-car garage or parking pad could be provided, making the dwelling in compliance with required parking. Thus, the nonconforming garage setback could also be eliminated and the existing garage could be converted to living space. The slope of the driveway leading to the open parking space, and rear yard could be modified without difficulty to be no more than the maximum slope of 12.5%. These revisions to the proposed project would make the dwelling conforming to the current Zoning Ordinance, and the limitation of remodeling and expanding to a maximum valuation of 100% would no longer apply.

Further, since this property is zoned for multiple dwellings and the lot size is large enough to have two dwellings, in the future a second unit with required parking could be built in the rear yard area.

Two problems with the submitted plans that will need to be corrected prior to obtaining Building Permits are that the critical point height elevation needs to be labeled on the plans "CP-1", and the property corner elevations on the south side need to be noted at the correct locations.

Mike Schubach, City Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Location Map
2. Photographs
3. Zoning Analysis

nr01-4final