

January 3, 2002

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

**Regular Meeting of
January 15, 2002**

CONTINUED FROM 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:

Approve the project subject to the Conditions in the attached Resolution.

Alternative: Deny the Nonconforming Remodel, and require the proposed plans be revised to meet all Zoning standards.

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

The Planning Commission continued this matter to the January 15, 2002 meeting to give the applicant time to revise the proposed plans so that the project would 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.

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 to 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 proposed project as revised will maintain the existing open parking space along the west side of the dwelling unit, but is proposed with less than the 17 foot setback required for parking spaces. The project can be modified so that the required 17 foot setback can be met. A Condition of Approval has been included in the Resolution to require the minimum 17 foot setback for the existing parking pad. The revised remodeling and expansion continues to eliminate vehicle access to a large rear yard where a two-car garage or parking pad could be provided. Thus, the nonconforming garage setback to the existing garage 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 would make the proposed remodeled and expanded dwelling conforming to the current Zoning Ordinance.

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.

The proposed remodeling and expansion meets minimum Zoning requirements in regard to open space, setbacks, lot coverage, parking and height.

Mike Schubach, City Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Location Map
2. Photographs
3. Zoning Analysis
4. Correspondence

