

January 3, 2002

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

**Regular Meeting of
January 15, 2002**

SUBJECT: NONCONFORMING REMODEL 01-7

LOCATION: 1242 6th Street

APPLICANT: Holly Evans
1242 6th Street
Hermosa Beach

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

Recommendation:

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

Background:

LOT SIZE	4,000 square feet
EXISTING FLOOR AREA	836 square feet
PROPOSED ADDITION:	567.25 square feet
PROPOSED REMODEL	240 square feet
PERCENT INCREASE IN VALUATION	82%
ZONING:	R-1
GENERAL PLAN:	Low Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

Analysis:

The existing two-story dwelling was constructed in 1954. The dwelling is nonconforming to required parking. Three spaces are required and two are provided. All other minimum Zoning requirements, i.e. open space, setbacks, lot coverage, and height are met for both the existing and remodeled dwelling unit. The proposed expansion and remodel consists of adding a master bedroom and bath to the rear of the existing dwelling and converting the existing bedroom into a living room.

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. The expansion and remodel will increase the dwelling from 836 square feet to 1403 square feet in size and cause an 82% increase in valuation.

Staff believes the existing nonconforming is not severe or unusual, and the scale of the proposed expansion is reasonable and is consistent with planning and zoning requirements for the R-1 zone, and does not warrant requiring the current nonconforming parking to be brought into conformance.

Mike Schubach, City Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

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

nr01-7