

February 5, 2002

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

**Regular Meeting of
February 19, 2002**

SUBJECT: NONCONFORMING REMODEL 01-5

LOCATION: 2222 MONTEREY BOULEVARD

APPLICANT: KATHLEEN BRISCOE AND STEVE PLENGE
2222 MONTEREY BOULEVARD
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW AN EXPANSION AND REMODEL TO A
NONCONFORMING STRUCTURE, INCLUDING CONVERTING THE
NONCONFORMING DUPLEX USE TO A SINGLE FAMILY
DWELLING, RESULTING IN A GREATER THAN 30% STRUCTURAL
REMOVAL OF EXISTING LINEAR FEET OF EXTERIOR WALLS AND
A GREATER THAN 50% INCREASE IN VALUATION

Recommendation

To approve the request subject to the conditions as contained in the attached resolution.

Background

Existing Floor Area:	2439 square feet (livable) 216 square feet (decks)
Proposed Area of Addition:	1576 square feet (livable) 865 square feet (decks)
Proposed Area of Remodel:	1576 square feet (livable)
Percentage Increase in Valuation:	98.8%
Percent Exterior Walls to be Removed:	52%
Lot Size:	5606 square feet
Zoning:	R-1
General Plan:	Low Density Residential
Environmental Determination:	Categorically Exempt

The existing structure is a legal nonconforming duplex with a small rental unit on the ground floor at the rear of the property. The main structure was originally constructed in 1938, and the City approved the rental unit in 1950.

Analysis

Chapter 17.52 of the Zoning Ordinance requires Planning Commission approval when an expansion/remodel of a nonconforming building exceeds 50%. The applicant is proposing to connect the main unit to the rental unit, thereby converting the structure to a single-family dwelling and eliminating the

nonconforming use. Also, the applicant proposes to significantly expand the dwelling at the second floor and to expand the interior of the existing first floor. The applicant also proposes to replace the existing garage with a new garage with two levels of deck area above. The expansion will increase the livable area of the building from 2439 to 4015 square feet and to remodel most of the interior, which calculates to be a 98.8% increase in valuation. Also, the expansion requires the removal of 52.4% existing linear feet of the structure's exterior walls.

The structure is nonconforming due to substandard front yard (4 feet instead of 10 feet, including a nonconforming porch with roof encroaching to within 1 foot of the property line) and a substandard side yard (3 feet instead of 5 feet). Otherwise, the proposed expansion conforms to planning and zoning requirements, as adequate grade level open space is available in the back yard; lot coverage is 50%; and the new expanded areas comply with the front, rear and side yard requirements. Three parking spaces are provided by a new detached garage and an exterior parking space. With the proposed addition, the house extends to 25 feet in height, which conforms to the 25-foot height maximum.

The existing substandard front yard is not severe or unusual, especially in consideration of the extra wide right-of-way width of Monterey Boulevard, and the encroachment into the west side yard only involves a 15 foot segment of the building. The amount of expansion and remodel is reasonable given the lot size and the age, size, and condition of the existing structure. Therefore, staff is recommending approval of the subject request.

Scott Lunceford
Planning Assistant

CONCUR:

Michael Schubach
City Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Valuation Worksheet/Zoning Analysis
4. Photographs

NR01-5