

February 7, 2002

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

**Regular Meeting of  
February 19, 2002**

SUBJECT: NONCONFORMING REMODEL 02-2

LOCATION: 255 29<sup>th</sup> Street

APPLICANT: Lei Hanaoka  
255 29<sup>th</sup> Street  
Hermosa Beach

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

**Recommendation:**

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

**Background:**

LOT SIZE	2,415 square feet
EXISTING FLOOR AREA	1,553 square feet
PROPOSED ADDITION:	1,047 square feet
ZONING:	R-2
GENERAL PLAN:	Medium Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

**Analysis:**

The existing 2 story duplex was constructed in 1955. After conversion from a duplex to a single family dwelling, there will be compliance with all zoning standards including required parking, setback, lot coverage, open space except that the amount of required open space on the roof deck will exceed the maximum of 100 square feet.

The proposed expansion and remodel consists of adding a second floor and attic over the one story front dwelling unit and conversion of the second floor rear unit over the garage to be part of the front unit by creating interior access to the front unit. The existing front unit kitchen will be converted to part of a proposed media/game room. Proposed steps leading to a new entry encroach into the front setback and a Condition of Approval has been included requiring a minimum setback of 3 feet. Although the height of the proposed second level appears to be under the maximum height of 30 feet based on the information provided, the required submittal information regarding corner point elevations,

location of critical elevation point on roof, and location of property lines on the roof plan and elevation plans has not been provided. A Condition of Approval has been included requiring the submittal of revised plans and survey with the required information.

Chapter 17.44 of the Zoning Ordinance requires Planning Commission approval for any expansion and remodel of a nonconforming structure that exceeds 50% in valuation. The Planning Commission may allow up to 100% of the valuation of the existing dwelling. The proposed expansion and remodel will be a 78.6% increase in valuation.

Staff believes the remaining nonconforming open space after the proposed expansion and remodel 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-2 zone.

---

Mike Schubach, City Planner

CONCUR:

---

Sol Blumenfeld, Director  
Community Development Department

Attachments

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

nr02-2