

January 31, 2002

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

**Regular Meeting of
February 19, 2002**

SUBJECT: NONCONFORMING REMODEL 01-3

LOCATION: 1124 1st Street

APPLICANT: John Mason
1124 1st Street
Hermosa Beach

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

Recommendation:

Adopt attached Resolution

Background:

| | |
|-------------------------------|-------------------------|
| LOT SIZE | 2,119 square feet |
| EXISTING FLOOR AREA | 1,331 square feet |
| PROPOSED ADDITION: | 1,269 square feet |
| PROPOSED REMODEL | 774 square feet |
| PERCENT INCREASE IN VALUATION | 100% |
| ZONING: | R-1 |
| GENERAL PLAN: | Low Density Residential |
| ENVIRONMENTAL DETERMINATION: | Categorically Exempt |

At the October 16, 2001 meeting the Planning Commission meeting continued this project and directed staff to work with the applicant to resolve the lack of compliance with the Zoning Ordinance and to bring back a resolution if the project can be approved.

Analysis:

The project did not comply with the Zoning Ordinance regarding height, lot coverage, and maximum valuation allowed for a nonconforming remodel. It also did not comply with the Building Code as to minimum floor to ceiling height on the first level. Revised plans were submitted for building permit issuance that comply with both the Zoning Ordinance, and the Building Code.

Mike Schubach, City Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

nr01-3r