

March 11, 2002

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

**Regular Meeting of
March 19, 2002**

SUBJECT: NONCONFORMING REMODEL 02-4

LOCATION: 3130 HERMOSA AVENUE

APPLICANT: LLOYD KING
3130 HERMOSA AVENUE
HERMOSA BEACH

REQUESTS: ADDITION AND REMODEL TO AN EXISTING NONCONFORMING SINGLE FAMILY DWELLING AND RENTAL UNIT WITH REMOVAL OF MORE THAN 10% OF THE EXISTING EXTERIOR WALLS

Recommendation

To approve the expansion and remodel, subject to conditions.

Background

LOT SIZE:	2,397 square feet
EXISTING FLOOR AREA:	2,796 square feet
PROPOSED ADDITION:	739 square feet
PERCENT INCREASE IN VALUATION:	48.9%
ZONING:	R-3
GENERAL PLAN:	High Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The existing two-story structure was initially constructed in 1913. The property was determined to legally have two units in 1977. The duplex is nonconforming to rear yard requirements (0.63 feet rather than 3 feet), side yard requirements (0.75 feet along the South side and 1.2 feet along the North side rather than 3 feet), and is nonconforming to parking because it currently has only a two-car garage with a setback of 1.2 feet (rather than 17 feet). The project includes adding a 2-car garage with driveway guest parking at the basement level to bring parking into conformity.

Analysis

Chapter 17.52 of the Zoning Ordinance requires Planning Commission approval when more than 10% (in linear feet) of the existing exterior walls is removed as proposed for an expansion/remodel of a nonconforming use. The applicant is proposing to remodel and expand the existing first and second floors, and add a garage at the basement level and several decks (including a roof deck). The proposed

demolition for the project results in 42% of the existing exterior walls being removed. The expansion will increase the livable area from 2,796 to 3,535 square feet. The expansion and remodel taken together results in a 48.9% increase in valuation. The existing lot coverage will be reduced from 72.4% to 71.9%.

The proposal generally conforms to planning and zoning requirements except for usable open space requirements. The existing open space for both units is 440 square feet provided in the front yard, which will be removed due to the new driveway and added livable and deck area above. Although the proposed deck adjacent to the living room exceeds the minimum 100 square feet of deck area required adjacent to a primary living area, it is also almost completely covered by a deck above thereby disqualifying it as usable open space because it is over 50% covered. Also the deck above, which is adjacent to the master bedroom, does not meet the minimum dimension requirement of 7 feet. Thus the only usable open space provided is on the proposed roof deck (100 square feet maximum countable). Staff believes that the project can still be approved with the condition that the existing open space be replaced with qualifying areas of usable open space as per Section 17.16.080 of the Zone Code.

The existing wooden exterior stair and landing for the rental unit that encroaches into the South side yard is in disrepair and should be replaced with non-combustible materials as a condition of approval. Otherwise the proposal is very reasonable in scope and provides a conforming number of parking spaces for two dwelling units.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Photographs
4. Zoning check list/Nonconforming worksheet/Height calculations

nr02-4