

April 8, 2002

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

**Regular Meeting of  
April 16, 2002**

SUBJECT: NONCONFORMING REMODEL 02-1

LOCATION: 802 The Strand

APPLICANT: Charles and Christine Reinagel  
802 The Strand  
Hermosa Beach

REQUESTS: REMODEL AND EXPANSION OF 250 SQUARE FEET TO AN  
EXISTING NONCONFORMING APARTMENT AND THE  
CONVERSION OF 4 DWELLING UNITS TO TWO DWELLING UNITS.

**Recommendation:**

Adopt the attached Resolution approving the request.

**Background:**

LOT SIZE	2,440 square feet
EXISTING FLOOR AREA	3,395 square feet
PROPOSED ADDITION:	250 square feet
ZONING:	R-2
GENERAL PLAN:	Medium Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

**Analysis:**

The existing 2 story apartment was constructed in 1953. The apartment is nonconforming to required parking, lot coverage, open space, height, front setback and to number of units. Five parking spaces are required and two are provided. 600 square feet of open space is required and 100 square feet of existing open space qualifies toward required open space. Lot coverage is 76% and maximum by the Zoning Ordinance is 65%. The southwest corner of the structure extends over the property line into the unused right-of-way. The roof deck access structure is over height, and the maximum number of units allowed is one.

The proposed expansion and remodel consists of adding a third level family-room of 250 square feet above the second floor Unit No. 1 with access to an existing roof deck, and conversion of Unit, No. 3, into two bedrooms, and a bathroom with interior access from Unit No. 1. Unit 2 and 4 on the first level will be converted into one unit. Chapter

17.44 .144B. of the Zoning Ordinance requires Planning Commission approval for any expansion of a nonconforming use. The Planning Commission may allow up to 250 square feet of additional floor area where there is at least one parking space for each dwelling unit. The proposed family room does appear to be slightly over height and a Condition of Approval has been included to limit the height to a maximum of 30 feet.

Staff believes that with the reduction of 4 units to 2 units, the existing nonconformity to the Zoning Ordinance 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,

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Michael Schubach, City Planner

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

Attachments

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

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**RESOLUTION NO. 02-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A TWO HUNDRED FIFTY SQUARE FOOT EXPANSION AND REMODEL TO AN EXISTING FOUR-PLEX AND CONVERSION TO A DUPLEX WHILE MAINTAINING NONCONFORMING PARKING, LOT COVERAGE, FRONT SETBACK, OPEN SPACE, HEIGHT, AND LAND USE AT 802 THE STRAND.**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Charles and Christine Reinagel, owners of real property located at 802 The Strand, requesting a 250 square foot expansion and remodel to an existing nonconforming four-plex and conversion to a duplex in order to expand and remodel pursuant to Chapter 17.44.140B. of the Zoning Ordinance

Section 2. The Planning Commission conducted a hearing to consider the application on April 16, 2002, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission.

Section 3 Based on the evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant is proposing a 250 square foot expansion while maintaining nonconformity with Zoning Ordinance standards.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings:

1. Nonconformity with the Zoning Ordinance is not unusual or severe.
2. The scale of the proposed expansion is reasonable, and is consistent with Planning and Zoning requirements for the R-2 zone and does not warrant requiring the nonconforming conditions to be brought into conformance;
3. Approval of the expansion/remodel is consistent with the intent and goals of Chapter 17.44.140B. of the Zoning Ordinance;
4. The project is Categorical Exempt from the requirements of the California Environmental Quality Act, pursuant to CEQA guidelines, Section 15301 e (2) with the finding that the project is in an area with available services and not in an environmentally sensitive area.

1            Section 5. Based on the foregoing, the Planning Commission hereby approves 250 square foot  
2 expansion, subject to the following **Conditions of Approval:**

- 3 **1. The project shall be consistent with submitted plans. Modifications to the plan which**  
4 **do not involve any further expansion shall be reviewed and may be approved by the**  
5 **Community Development Director.**
- 6 **2. Prior to issuance of building permits for demolition and construction, the contractor**  
7 **shall verify the structural integrity of the proposed walls to be retained with a**  
8 **structural inspection approved by the Community Development Director, with details**  
9 **incorporated on construction drawings. This may require further additional structural**  
10 **pest inspections and/or an inspection by a structural engineer.**
- 11 **3. Upon issuance of building permits the project shall proceed in compliance with the**  
12 **scope of work outlined on the plans and any further demolition or construction contrary**  
13 **to said plans will result in project delays in order for the City to review project**  
14 **modifications, and may require new plan submittals and Planning Commission review**  
15 **to proceed with construction work.**
- 16 **4. Revised roof and elevation plans shall be provided denoting corner elevations and both**  
17 **maximum allowed and proposed height at critical point, and a wet-stamp survey shall**  
18 **be provided.**

19            Section 6. Pursuant to the Code of Civil Procedures Section 1094.6, any legal challenge to the  
20 decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90  
21 days after the final decision by the City Council.

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AYES:  
NOES  
ABSENT:  
ABSTAIN:

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 02-    is a true and complete record of the action  
taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of  
April 16, 2002.

\_\_\_\_\_  
Sam Perrotti, Chairman

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Sol Blumenfeld, Secretary

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Date

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**RESIDENTIAL ZONING ANALYSIS**

Project Address: 802 The Strand

Type of Project: Non Conforming Remodel No. Units: 4

Date of Plans: 4/3/02 Analysis Prepared by: MAS

Zoning: R-2 General Plan Designation: MD

**MAXIMUM DWELLING UNITS PER ACRE ALLOWED (DU/AC):**

R-1	13 DU/AC	1 Dwelling Unit per Lot
R-2	25 DU/AC	1 Unit per 1750 sq. ft. of Land
R-3	33 DU/AC	1 Unit per 1320 sq. ft. of Land

Lot Area: 2415 Proposed Density-Dwelling Units/Acres 2

**MAXIMUM ALLOWABLE LOT COVERAGE: 65%**

Proposed Lot Coverage: 76%

**MINIMUM UNIT SIZE:**

- a) 1 bedroom 900 sq. ft.
- b) 2 bedroom 1100 sq. ft.
- c) 3 bedroom 1400 sq. ft.
- d) 4 bedroom 1600 sq. ft.

Proposed Units Size(s): na

**USABLE OPEN SPACE REQUIRED:**

- a) R-1 - 400 sq. ft., minimum dimension of 10' (75% ground - 25% balconies, open to the sky)
- b) R-2 & R-2B - 200 sq. ft., minimum dimension of 7'
- c) R-3 - 200 sq. ft., minimum dimension of 7'
- d) R-P - 200 sq. ft., minimum dimension of 7'

Condominium developments requires 100 sq. ft. of additional private open space, minimum dimension 7'.

Each condominium development of five (5) units or more requires 100 sq. ft. of common open space per unit.

Open Space per Unit:

	REQUIRED	PROPOSED
PRIVATE	<u>600</u>	<u>100</u>
COMMON	_____	_____
TOTAL	<u>600</u>	<u>100</u>

**MAXIMUM ALLOWABLE HEIGHT**

R-1 & R-1A - 25 feet                      R-2, R-2B, R-3 & R-P - **30 feet**

Condominium developments located along walk streets shall not exceed the maximum height of 25 feet within the front half of the lot.

Proposed Building Height: 30'

**BUILDING SETBACKS**

	REQUIRED	PROPOSED
FRONT	<u>5'</u>	<u>0'</u>
REAR	<u>3'</u>	<u>3'</u>
SIDE	<u>3'</u>	<u>3'</u>

**PARKING SETBACKS**

Where garages or parking stalls front on a public street, the minimum setback shall be 17 feet provided roll-up doors are installed; a minimum of 20 feet shall be required where standard doors are installed.

Where garages or parking stalls front on an alley the setback shall be 3 feet, 9 feet, or 17 feet.

STREET \_\_\_\_\_ ALLEY \_\_\_3' \_\_\_\_\_

**PARKING SPACES AND TURNING AREA**

- a) Two parking spaces per unit, minimum dimension of 8 1/2 feet wide by 20 feet deep-enclosed, 8 1/2 feet wide by 18 feet-open.

Total Required: \_\_\_\_\_ 4 \_\_\_\_\_

- b) One guest space for each two units (round up; e.g. 3 unit site must provided 2 guest spaces). One guest space shall also be required for each on-street parking space eliminated because of new driveways or curb cuts.

Total Required: \_\_\_\_\_ 1 \_\_\_\_\_

Parking Proposed: Regular Spaces: \_\_\_\_\_ 2 \_\_\_\_\_ Guest Spaces \_\_\_\_\_ 0 \_\_\_\_\_

Required Turning Area: \_\_\_\_\_ 23' \_\_\_\_\_ Proposed Turning Area: \_\_\_\_\_ 23' \_\_\_\_\_

**SOUND INSULATION (CONDOS ONLY) :**

- a) The minimum wall insulation rating between units shall be 52 STC.
- b) The minimum floor/ceiling rating between stacked units shall be 58 STC.

Proposed Sound Insulation - \_\_\_\_\_ na \_\_\_\_\_

Note: Sound Insulation requirement shall be verified by the Community Development Department, Building Division, during plan check.

**STORAGE AREA REQUIRED PER UNIT:**

- a) 200 cubic feet of storage area per unit Storage Area Proposed per Unit: \_\_\_\_\_ 400+ \_\_\_\_\_ Cu. Ft.

**TRASH FACILITIES REQUIRED**

Proposed: Yes?x\_\_\_\_\_ No?\_\_\_\_\_

**C,C&R'S REQUIRED**

CORRECT FORM na Yes?\_\_\_\_ No?\_\_\_\_

**STAFF COMMENTS:** \_\_\_\_\_  
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