

May 13, 2002

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

**Regular Meeting of  
May 21, 2002**

SUBJECT: NONCONFORMING REMODEL 02-5

LOCATION: 2716 Hermosa Ave.

APPLICANT: John Montandon  
2716 Hermosa Ave.  
Hermosa Beach

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

**Recommendation:**

Continue this request to the June 18, 2002 meeting in order to give the applicant opportunity to revise the proposed plans.

**Background:**

LOT SIZE:	2,550 square feet
EXISTING FLOOR AREA:	1,860 square feet
PROPOSED ADDITION:	1,265 square feet
PROPOSED REMODEL AREA:	320 square feet
PROPOSED DECKS:	1,143 square feet
PERCENT INCREASE IN VALUATION:	78.88%
ZONING:	R-3
GENERAL PLAN:	High Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

**Analysis:**

The following list the items that are either not in compliance with the Zoning Ordinance, or the Building Code.

*Building Code:*

- The third level recreation room and deck requires two exits separated by  $\frac{1}{4}$  the diagonal of area to be served. The proposed two staircases do not have the minimum distance of separation, and the spiral staircase cannot qualify as an exit.
- The shower on third level does not meet minimum access.

*Zoning Ordinance:*

- The proposed expansion will exceed the maximum lot coverage of 65% by 6%
- The building height will exceed the maximum of 30 feet by 2.11 feet. If the convex curve method of interpolating height is used, the height may not exceed the maximum. To use this method of calculating height, a survey with elevations at two foot intervals must be submitted.
- The retaining wall, deck, and handrail in the front setback exceed the maximum height of 42 inches by estimated 4 feet.
- The turning area behind the existing garage is less than the minimum distance of 20 feet by 2 feet.
- The proposed chimney exceeds the maximum encroachment into the side yard by  $\frac{1}{4}$  feet.
- A minimum of 100 square feet of required open space is not located at the floor level of the primary living area.

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Mike Schubach, City Planner

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

ATTACHMENTS

1. Photos
2. Zoning Analysis
3. Location Map

nr02-5