

May 14, 2002

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

**Regular Meeting of  
May 21, 2002**

SUBJECT: NONCONFORMING REMODEL 02-6

LOCATION: 1557 GOLDEN AVENUE

APPLICANT: REBECCA AND TONY FERREIRA  
1557 GOLDEN AVENUE

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

**Recommendation**

To approve the expansion and remodel, subject to conditions.

**Background**

LOT SIZE	3,000 square feet
EXISTING FLOOR AREA	1,434 square feet
PROPOSED ADDITION:	1,378 square feet
PERCENT INCREASE IN VALUATION	99.7%
ZONING:	R-1
GENERAL PLAN:	Low Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The existing two-story dwelling was constructed in 1953, and expanded and remodeled in 1964. The dwelling is nonconforming to current front yard and side yard requirements, and the parking setback and parking requirements. The front yard is 7'7" feet rather than the required 10 feet, and the north side yard is 2.8 feet rather than 10% of the lot width (3 feet). The existing parking consists of a one-car garage with a setback of 13'7" rather than 17 feet.

**Analysis**

Chapter 17.52 of the Zoning Ordinance requires Planning Commission approval when an expansion/remodel of a nonconforming building exceeds 50%. The applicant is proposing to remodel and expand the building by adding a third floor, expanding the den/guest room area on the ground floor, and remodeling the kitchen area on the existing second floor. Also, a second garage space is proposed

with a 17-foot setback to bring parking requirements up to current requirements. The expansion will increase the house from 1,434 to 2,812 square feet. The expansion and remodel taken together results in a 99.7% increase in valuation, and can be accomplished by removing less than 30% of existing exterior walls.

The proposal generally conforms to planning and zoning requirements, as adequate open space is provided in the rear yard and new deck. Lot coverage is 55% and the addition will comply with the side yard requirement. The building with the proposed addition will comply with the maximum height limit at the critical points. Staff is including a condition that the roof plan be revised to clearly show the maximum and proposed height at the critical points.

The applicant is proposing to add a second garage space, stepped back from the existing single-car garage to comply with the 17-foot setback requirement. While the nonconforming setback at the existing one-car garage will remain, this improvement will bring the property into conformance with parking and guest parking requirements.

The existing den/guest room on the ground floor has separate exterior access, and is proposed to be expanded to include a wet-bar and a separate set of laundry facilities. The only interior connection to the rest of the dwelling, as required by the Zoning Ordinance, is by an open spiral stairway. The spiral stair is not considered a code complying stairway pursuant to the U.B.C., meaning the only legal means of access to this room is through the exterior doorway. Staff is seeking direction from the Commission on whether this existing condition can be maintained with the expansion, or if the internal access should be upgraded to a U.B.C. complying interior stairway. Further, the Commission may wish to impose a condition to regarding the laundry facilities, and/or require a deed restriction to prevent conversion of this area for a second unit.

While nonconforming elements of the building and the garage will be maintained, none are severe or out of character with the neighborhood. The proposal is reasonable in scope, and would not seem to warrant correcting these nonconformities.

CONCUR:

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Ken Robertson  
Associate Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Photographs
4. Zoning Check List/Nonconforming worksheet/height calcs

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