

June 10, 2002

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

**Regular Meeting of
June 18, 2002**

SUBJECT: NONCONFORMING REMODEL 02-7

LOCATION: 420 29th Street

APPLICANT: Kelly P. West
420 29th Street
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 July 16, 2002 meeting in order to give the applicant opportunity to revise the proposed plans.

Background:

LOT SIZE:	2,405 square feet
EXISTING FLOOR AREA:	1,365 square feet
PROPOSED ADDITION:	1,163 square feet
PROPOSED REMODEL AREA:	201.5 square feet
PERCENT INCREASE IN VALUATION:	94%
PREVIOUS REMODEL	21%
ZONING:	R-2
GENERAL PLAN:	Medium Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

Analysis:

The following list the items that are not in compliance with the Zoning Ordinance:

- The proposed expansion will exceed the maximum lot coverage of 65% by 3.4%
- The turning area behind the existing garage is less than the minimum distance of 20 feet by 3.5 feet.
- A minimum of 100 square feet of required open space is not directly accessible to the primary living area.
- The garage width is not the minimum dimension of 17 feet, by 6 inches.
- The proposed expansion and remodel added to the previous remodel will exceed the maximum of 100% by 15%.

Mike Schubach, City Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

ATTACHMENTS

1. Photos
2. Zoning Analysis
3. Location Map

nr02-7