

July 10, 2002

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

**Regular Meeting of
July 16, 2002**

CONTINUED FROM JUNE 18, 2002 MEETING

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:

Approve the proposed project subject to the Conditions of Approval in the attached Resolution.

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 proposed project is an 894 square foot addition consisting of a basement bonus room and two bedrooms at the 1st floor level. The building conforms to the maximum height limit as it is proposed to be 23.1 feet in height.

The revised project is more in compliance with the Zoning Ordinance. However the following modifications are necessary to be completely in compliance:

- The turning area behind the proposed new garage is 3 feet less than the minimum distance of 23 feet. To resolve this problem the garage can be widened to an inside dimension of 20 feet with a 19-foot wide door.
- The proposed expansion and remodel added to the previous remodel will exceed the maximum of 100% by 3%. A reduction in the proposed deck size could reduce the valuation by 3%.
- The proposed roof overhang exceeds the maximum of .5 feet by 1.25 feet.

Conditions of Approval have been included in the attached Resolution to address the non-compliance with the Zoning Ordinance noted above.

Mike Schubach, City Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

ATTACHMENTS

1. Photos
2. Zoning Analysis
3. Location Map

nr02-7

RESOLUTION NO. 02-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A GREATER THAN 50% EXPANSION AND REMODEL TO AN EXISTING SINGLE-FAMILY DWELLING WHILE MAINTAINING NONCONFORMING PARKING AND ROOF OVERHANG AT 420 29TH STREET

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

Section 1. An application was filed by Kelly P. West, owner of real property located at 420 29th Street, requesting a greater than 50% expansion and remodel to an existing nonconforming single family dwelling in order to expand and remodel, pursuant to Chapter 17.52 of the Zoning Ordinance

Section 2. The Planning Commission conducted a hearing to consider the application on July 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 894 square foot expansion to a single family dwelling, while maintaining non-conforming parking and roof overhang.

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

- 1. The nonconforming open space 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 condition to be brought into conformance;
- 3. Approval of the expansion/remodel is consistent with the intent and goals of Chapter 17.52 of the Zoning Ordinance;
- 4. The project is Categorically 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.

Section 5. Based on the foregoing, the Planning Commission hereby approves a greater than 50% expansion, subject to the following Conditions of Approval:

- 1. The project shall be consistent with submitted plans. Modifications to the plan which do not involve any further expansion shall be reviewed and may be approved by the Community Development Director.

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- 2. Prior to issuance of building permits for demolition and construction, a structural engineer shall provide a certified report on the structural integrity of the walls to be retained with a structural inspection approved by the Community Development Director. Details shall be incorporated into the construction drawings.
- 3. Upon issuance of building permits the project shall proceed in compliance with the scope of work outlined on the plans and any further demolition or construction contrary to said plans will result in project delays in order for the City to review project modifications, and may require new plan submittals and Planning Commission review to proceed with construction work.
- 4. Revised roof and elevation plans shall be provided denoting correct property corner point elevations, and exact location of height critical point elevations on roof with both maximum allowed height and proposed height denoted.
- 5. The remodel and expansion valuation shall be reduced to a maximum of 100% of the valuation of the existing dwelling and accessory structures.
- 6. The maximum proposed roof overhang shall be .5 feet along the side yards.
- 7. The minimum inside dimensions of the proposed garage shall be 20 feet in width and 20 feet in depth with a minimum garage door width of 19 feet, or a 23 foot in depth turning area shall be provided.

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

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 July 16, 2002.

 Ron Pizer, Chairman

 Sol Blumenfeld, Secretary

 Date