

August 5, 2002

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

**Regular Meeting of
August 20, 2002**

CONTINUED FROM July 16, 2002 MEETING
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:

Approve the attached Resolution approving the proposed addition and remodel.

Background:

LOT SIZE:	2,550 square feet
EXISTING FLOOR AREA:	1,860 square feet
PROPOSED ADDITION:	1,077 square feet
PROPOSED REMODEL AREA:	320 square feet
PROPOSED DECKS:	100 square feet
PERCENT INCREASE IN VALUATION:	63%
ZONING:	R-3
GENERAL PLAN:	High Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

Analysis:

The proposed project originally was non-conforming to the Zoning Ordinance in regard to lot coverage, building height, front yard wall height, chimney height, garage turning area, and access to open space. Also, the proposed project was non-conforming to the requirements of the Building Code regarding third floor exiting, and shower access.

The revised project is in compliance with both the Building Code and Zoning Ordinance, except the garage door width is 1 foot less than the required 19 feet and a proposed architectural feature on the south side exceeds the allowed maximum encroachment of 6 inches into the side-yard. Conditions have been included to address these two items and corrections to the roof plan and building elevations.

In addition the owner has submitted a survey at two-foot contour intervals which appears to indicate that the building conforms to the height limit. If the Commission confirms the convex slope condition, staff will use the convex method for calculating the project height taking into consideration the rake of the slope westerly edge of the property.

While nonconforming elements of the project 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 the existing nonconformities.

Mike Schubach, City Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

ATTACHMENTS

1. Resolution
2. Photos
3. Zoning Analysis
4. Location Map
5. Height calculation

nr02-5r