

August 7, 2002

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

**Regular Meeting of  
August 20, 2002**

SUBJECT: CONTINUED FROM THE JULY 16, 2002 MEETING  
NONCONFORMING REMODEL 02-8

LOCATION: 2408 Hermosa Avenue

APPLICANT: Patrick & Kim Forte  
2408 Hermosa Avenue

REQUESTS: ADDITION AND REMODEL TO AN EXISTING NONCONFORMING  
SINGLE FAMILY DWELLING RESULTING IN A GREATER THAN  
50% INCREASE IN VALUE AND REMOVAL OF 43% OF THE  
EXISTING EXTERIOR WALLS.

**Recommendation:**

At the request of the applicant, continue this project to the September 17, 2002 meeting.

**Background:**

LOT SIZE:	2,400 square feet
EXISTING FLOOR AREA:	1,634.66 square feet
PROPOSED ADDITION:	742.8 square feet
PROPOSED REMODEL AREA:	1,443 square feet
PERCENT OF VALUATION:	87%
ZONING:	R-2
GENERAL PLAN:	Medium Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

**Analysis:**

The existing dwelling was constructed prior to 1926, based on the earliest building permit on file which was for interior alterations, and is dated December 3, 1926. In 1950 and 1984 building permits were issued for more interior alterations. Also in 1984, a second story loft was constructed.

Chapter 17.52 of the Zoning Ordinance requires Planning Commission approval when remodeling and expansion exceeds more than 50% of the valuation of the existing improvements and/or when 30% or more (in linear feet) of the existing exterior walls is removed as proposed for an expansion/remodel of a

nonconforming structure. The applicant is proposing to remodel the existing first floor, add a second floor and add a two-car garage. The proposed demolition for the project results in 43% of the existing exterior walls being removed. The expansion will increase the livable area from 1,635 to 2,377 square feet.

The proposed project generally conforms to planning and zoning requirements except for the proposed height. However, the site appears to have a convex slope, which must be confirmed with a detailed topographical survey identifying the elevations at two-foot intervals. The Planning Commission may then consider the convex curve method of interpolating height for the project. The project would most likely conform to the height limit, or could be modified to meet the height limit. If the convex method is utilized, it will be referred to Commission for confirmation. The existing structure has nonconforming side yards, and will have no guest parking.

Staff's primary concern with the proposed project is the age of the existing dwelling and the potential for greater than expected demolition due to the age of the structure. It will be difficult to maintain the existing first floor walls, and much simpler to take down the walls to the floor level, since the existing dwelling is at least 75 years old. The possibility of dry-rot and termite damage is high and could result in the necessity to remove all or almost all of the existing structure. Some of the very old nonconforming remodel projects approved by the Commission have removed more than anticipated which is contrary to the intent and purpose of the nonconforming ordinance. Staff has included a Condition requiring a written report from a structural engineer certifying the integrity of the walls to remain prior to issuance of a building permit.

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 these nonconformities.

---

Mike Schubach, City Planner

CONCUR:

---

Sol Blumenfeld, Director  
Community Development Department

nr02-8r