

September 9, 2002

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

**Regular Meeting of  
September 17, 2002**

SUBJECT: NONCONFORMING REMODEL 02-10

LOCATION: 241 LONGFELLOW AVENUE

APPLICANT: ROBERT W. SCHONBERGER  
214 LONGFELLOW AVENUE  
HERMOSA BEACH

REQUESTS: ADDITION AND REMODEL TO AN EXISTING NONCONFORMING USE  
DUPLEX WITH ONE PARKING SPACE PER UNIT, RESULTING IN A 232  
SQUARE FOOT EXPANSION AND GREATER THAN 10% DEMOLITION OF  
EXTERIOR WALLS.

**Recommendation**

To approve the expansion and remodel subject to the conditions in the attached resolution.

**Background**

LOT SIZE:	2,490 square feet
EXISTING FLOOR AREA:	1,616 square feet
PROPOSED ADDITION:	232 square feet
PERCENT INCREASE IN VALUATION:	49%
ZONING:	R-2
EXISTING PARKING:	2-car garage (1 space per unit)
PROPOSED PARKING:	No Change
GENERAL PLAN:	Medium Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The two-story building contains a separate dwelling unit on each floor and a detached garage on the front of the lot facing Longfellow Avenue. The two-story structure was initially constructed as a single dwelling in 1936 and the detached garage was added in 1962. Its not clear from the record when the structure was converted to two units, however, the property was determined to have two legal units in 1977 by the City by action of the Board of Zoning Adjustments.

The duplex is currently nonconforming to the lot area per dwelling unit requirements, which is considered a nonconforming use. The duplex is also nonconforming to parking requirements as only

one space is provided for each unit in the two-car garage. The duplex is also nonconforming to current open space requirements.

### Analysis

Section 17.44.140(B) allows a 250 square foot addition to property nonconforming to parking with at least one parking space per unit, however, nonconforming uses seeking this expansion require Planning Commission approval. Also Chapter 17.52 requires Planning Commission approval when more than 10% (in linear feet) of the existing exterior walls is removed as proposed for an expansion/remodel of a nonconforming use. The applicant is proposing to remodel and expand the existing first and second floors, and add a roof deck. The area for expansion is located in the southwest corner of the building, and results in approximately 25% of the existing exterior walls being removed to accommodate the expansion. Also the second level deck and stairway access to the second level, which are currently in need of repair because of termite damage, will be replaced. The expansion will increase the livable area from 1,616 to 1,848 square feet. Additionally, a deck is proposed on the roof of the existing garage. The expansion and remodel taken together, results in a 49% increase in valuation for the project.

The proposal generally conforms to planning and zoning requirements except for some corrections relating to yard areas and distance between the main and accessory structures noted below. Sufficient open space is provided for each unit on decks and on the ground so as not to increase the nonconformity to open space. For the upper unit, the open space is located on a new deck on the second level to replace the existing deck, and on a roof deck. For the lower unit open space is provided on the roof of the garage. The additional 100 square feet that can be counted on each roof deck more than makes up for the open space lost by adding square footage to the building.

The project and proposed improvements are fairly substantial for a remodel to a nonconforming use, and bring up the question if the property should be brought into compliance with current parking and use requirements as part of this project. However, the applicant desires to maintain the duplex use and has designed a project consistent with the requirements of the Zoning Ordinance. Further, the duplex is consistent with surrounding properties, which are also developed with several nonconforming duplexes.

### PLAN CORRECTIONS

1. A minimum 6-foot separation is required between the main building and the garage. Therefore, plans must be corrected to provide a 6-foot clearance between the second story deck of the main building and the garage and proposed deck railing.
2. The new fireplace must provide a minimum 30" clearance to the side property line.

CONCUR:

---

Ken Robertson  
Associate Planner

---

Sol Blumenfeld, Director  
Community Development Department

### Attachments

1. Proposed Resolution

2. Location Map
3. Photographs/Zoning check list/Nonconforming worksheet/Height calculations

nr241longfellow



**RESOLUTION NO. 02-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A 232 SQUARE FOOT EXPANSION AND REMODEL TO AN EXISTING DUPLEX WITH DEMOLITION OF EXTERIOR WALLS EXCEEDING 10%, WHILE MAINTAINING NONCONFORMING PARKING, AND LAND USE AT 241 LONGFELLOW AVENUE**

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

Section 1. An application was filed by Robert Schonberger, owner of real property located at 241 Longfellow Avenue, requesting a 232 square foot expansion and remodel to an existing nonconforming duplex pursuant to Section 17.44.140B of the Zoning Ordinance, and to demolish more than 10% the existing exterior walls pursuant to Section 17.52.030.

Section 2. The Planning Commission conducted a hearing to consider the application on September 17, 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 subject property is zoned R-2 and contains two dwelling units, determined to be legal dwellings in 1977. The existing duplex is nonconforming to parking as one parking space per unit is available, and nonconforming to the lot area per dwelling unit requirements of the R-2 zone, meaning the existing duplex is a nonconforming use.

2. The applicant is proposing a 232 square foot expansion while maintaining only one parking space per unit, and pursuant to Section 17.44.140B of the Zoning Ordinance, up to 250 square feet may be added when 1 parking space is available per unit, subject to Planning Commission approval for nonconforming uses.

3. The plans include demolition of greater than 10% of the existing exterior walls (approximately 25% demolition), and Section 17.52.030 of the Zoning Ordinance requires Planning Commission approval to exceed 10% demolition on buildings containing nonconforming uses.

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

1. The nonconformities with the Zoning Ordinance pertaining to parking and use are not unusual or severe for this area of the City.

2. The scale of the proposed expansion and remodel is reasonable, and is consistent with Planning and Zoning requirements for the R-2 zone and Chapter 17.52 pertaining to nonconforming uses and does not warrant requiring the nonconforming conditions to be brought into conformance;

3. Approval of the expansion/remodel is consistent with the intent and goals of Chapter 17.52 and Section 17.44.140B. 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.

