

October 3, 2002

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

**Regular Meeting of
October 15, 2002**

SUBJECT: NONCONFORMING REMODEL 02-10

LOCATION: 924 BAYVIEW DRIVE

APPLICANT: SUSAN SCOTT
924 BAYVIEW DRIVE
HERMOSA BEACH

REQUESTS: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY DWELLING
RESULTING IN A GREATER THAN 50% INCREASE IN VALUATION.

Recommendation

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

Background

LOT SIZE:	1,250 square feet (25'x50')
EXISTING FLOOR AREA:	1,238 square feet
PROPOSED ADDITION:	490 square feet
PERCENT INCREASE IN VALUATION:	84%
ZONING:	R-3
EXISTING PARKING:	2-car garage
PROPOSED PARKING:	No Change
GENERAL PLAN:	High Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject lot is a "half-lot" which fronts on the alley (Bayview Drive). The existing building containing two stories and a roof deck was initially constructed in 1936

The building is currently nonconforming to lot coverage (66.8% rather than the maximum 65%) and open space requirements. The proposed project will bring open space into compliance by providing a 300 square foot deck on the third level.

Analysis

Chapter 17.52 of the Zoning Ordinance requires Planning Commission approval when an expansion/remodel of a nonconforming building exceeds 50%. The applicant is proposing to remodel

and expand the building by adding a third level which will be the new second floor of the building, as the applicant proposes to modify the grade around the perimeter of the building. The grade will be raised to make the ground floor qualify as a basement pursuant to the Building Code. The project includes a complete remodel of the interior, including relocation of interior stairs. The expansion will increase the house from 1,238 to 1,728 square feet. The expansion and remodel taken together results in a 84 increase in valuation, and can be accomplished by removing less than 30% of existing exterior walls.

The proposal generally conforms to planning and zoning requirements, as adequate open space is provided in the new second story deck adjacent to the living and kitchen areas. The building with the proposed addition will comply with all yard requirements and the maximum height limit at the critical point.

While the nonconforming lot coverage will be maintained, this nonconforming condition is not severe or out of character with the neighborhood. The proposal is reasonable in scope, and would not seem to warrant correcting this nonconformity.

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



**924
Bayview**

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 LOT COVERAGE, AT 924 BAYVIEW DRIVE.

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

Section 1. An application was filed by Susan Scott, owner of property located at 924 Bayview Drive, 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 October 15, 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 490 square foot expansion to a single family dwelling, while maintaining non-conforming lot coverage;

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

- 1. The nonconforming lot coverage 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-3 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 Categoricaly 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.**

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 October 15, 2002.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

Nrr924Bayview