

March 10, 2003

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

**Regular Meeting of
March 18, 2003**

SUBJECT: NONCONFORMING REMODEL 03-1

LOCATION: 658 GOULD AVENUE

APPLICANT: MR. DUNHAM STEWART
658 GOULD AVENUE
HERMOSA BEACH, CA 90254

REQUESTS: ADDITION TO AN EXISTING SINGLE FAMILY DWELLING THAT
EXTENDS AN EXISTING NONCONFORMING SIDE YARD

Recommendation

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

Background

LOT SIZE	5,314 square feet
EXISTING FLOOR AREA	1,177 square feet
PROPOSED ADDITION:	256 square feet
PERCENT INCREASE IN VALUATION	19.8%
ZONING:	R-1
GENERAL PLAN:	Low Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

At the February 15, 2000 meeting, the Planning Commission approved the proposed plans. The permit for the nonconforming remodel expired on March 21, 2002. The current applicant is resubmitting the same plans that the Planning Commission previously approved. The existing one-story dwelling was constructed in 1952. The dwelling is nonconforming to current side yard requirements. The side yard is 3 feet rather than the required 5 feet.

Analysis

Pursuant to Section 17.52.030.B (Expansion, Remodeling, and Alteration of Nonconforming Buildings) of the Zoning Ordinance, existing nonconforming side yards may be continued and extended subject to Planning Commission approval. The applicant is proposing to convert approximately half of the existing garage into livable floor area, and add 213 square feet of garage area to maintain two parking spaces. The expansion will increase the living area of the house from 1,177 square feet to 1,433 square feet. The expansion results in a 19.8% increase in valuation.

The proposal generally conforms to planning and zoning requirements, as the proposed front yard setback is the required 10 feet and lot coverage is 31%. The existing deficient side yard will be extended by approximately 10.5 feet, and the project complies with U.B.C. requirements.

The side yard setback is not an unusual condition, and the amount of expansion is reasonable given the lot size, and the age, size, and condition of the existing structure.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld
Community Development Director

Attachments

1. Proposed Resolution
2. Location Map
3. Photographs
4. Valuation Worksheet

nr658 (03-1)

P.C.RESOLUTION NO. 03-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF HERMOSA BEACH, CALIFORNIA APPROVING AN
ADDITION TO AN EXISTING SINGLE FAMILY DWELLING
WHICH EXTENDS AN EXISTING NONCONFORMING SIDE
YARD AT 658 GOULD AVENUE**

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

Section 1. An application was filed by Dunham Stewart, owner of real property located at 658 Gould Avenue, requesting an addition to an existing single-family residence, which extends an existing nonconforming side yard, pursuant to Chapter 17.52 of the Zoning Ordinance.

Section 2. The Planning Commission conducted a hearing to consider the application on March 18, 2003, 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 256 square foot expansion to the livable floor area of an existing 51-year-old single-family dwelling, resulting in an increase of valuation of 19.8% while extending a less than required side yard setback.

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

1. The existing nonconformities are not severe or unusual.
2. The scale of the proposed expansion is reasonable, and is consistent with planning and zoning requirements for the R-1 zone and does not warrant requiring the current nonconforming side yard be brought into conformance;
3. Approval of the expansion 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 an extension of a nonconforming side yard, subject to the following **Conditions of Approval**:

- 1. The project shall be consistent with submitted plans. Modifications to the plan not involving any further expansion shall be reviewed by the Planning Commission.**
- 2. A termite and structural inspection report verifying the structural integrity of the building must be submitted prior to issuance of building permit.**

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.

VOTE: AYES:
NOES:
ABSTAIN:
ABSENT:

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 03- 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 March 18, 2003.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date _____

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