

May 6, 2003

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

**Regular Meeting of  
May 20, 2003**

SUBJECT: NONCONFORMING REMODEL 03-2

LOCATION: 845 14<sup>TH</sup> STREET

APPLICANT: JOHN G. LIPSCOMBE  
845 14<sup>TH</sup> STREET  
HERMOSA BEACH, CA 90254

REQUEST: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY DWELLING  
WITH NONCONFORMING SIDE YARDS AND GARAGE SETBACK RESULTING  
IN A GREATER THAN 50% INCREASE IN VALUATION

**Recommendation**

To approve the expansion subject to conditions.

**Background**

|                                |   |
|--------------------------------|---|
| LOT SIZE                       | 3,719 square feet                           |
| EXISTING FLOOR AREA            | 1,004 square feet<br>325 square feet garage |
| PROPOSED ADDITION:             | 1,041 square feet                           |
| PERCENT INCREASE IN VALUATION: | 98.7%                                       |
| ZONING:                        | R-1   |
| GENERAL PLAN:                  | Low Density Residential                     |
| ENVIRONMENTAL DETERMINATION:   | Categorically Exempt                        |

The existing one-story dwelling was originally constructed in 1952. The dwelling is nonconforming to current side yard, guest parking and garage setback requirements. The side yards are 2.9 feet (west) and 3.6 feet (east) rather than the required 5 feet, no guest parking is provided, and the garage setback from the nearest public improvement is 7.5 feet rather than the required 17 feet.

**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 to the rear of the lot by adding a great room and dining room on the first floor,

and a master bedroom and bath on a new second floor. The expansion results in a 98.7% 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 back yard area and new deck. Lot coverage is 58% and the addition will comply with yard requirements. The building with the proposed addition will be below the maximum height limit at the critical points. However, the plans do not specify the internal dimensions of the existing garage. In order to meet the parking requirement of 2 parking spaces for a greater than 50% expansion of an existing nonconforming building, the interior dimensions of the garage must be a minimum of 17 feet (width) by 18 feet (depth). When scaled on the plans, the garage size does not meet the minimum width dimension required (16.5 feet as opposed to 17 feet required) for 2 parking spaces. Staff believes this problem can be resolved as a Condition of Approval that states the interior dimensions of the garage shall be clearly noted on plans and that the garage shall be enlarged if it does not meet the minimum size required per Section 17.44.140 of the Zone Code.

The side yard and garage setbacks are not severe or unusual conditions, the garage dimensions can be resolved as a Condition of Approval, and the amount of expansion is reasonable given the lot size, and the age, size, and condition of the existing structure.

CONCUR:

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Scott Lunceford  
Planning Assistant

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Photographs
4. Zoning Check List/Nonconforming worksheet/Height calculations

nr845



845 14<sup>th</sup> Street

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**RESOLUTION NO. 03-**

**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 SIDE YARDS, GUEST PARKING AND GARAGE SETBACK AT 845 14<sup>TH</sup> STREET**

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

Section 1. An application was filed by John G. Lipscombe, owner of real property located at 845 14<sup>th</sup> Street, requesting a greater than 50% expansion and remodel to an existing nonconforming single family dwelling, pursuant to Chapter 17.52 of the Zoning Ordinance

Section 2. The Planning Commission conducted a hearing to consider the application on May 20, 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 1,041 square foot expansion to a single-family dwelling, a 51-year old structure, resulting in an increase of valuation of 98.7% while maintaining nonconforming side yards, guest parking and garage setback.

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

1. The existing nonconforming side yards, guest parking and garage setback are not significant or unusual in regards to compatibility with neighboring properties;
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 conditions to 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 a greater than 50% expansion, subject to the following **conditions of approval:**

- 1. The project shall be consistent with submitted plans. Minor 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. **Plans shall show the interior dimensions of the garage. If the garage does not meet the minimum dimensions required for two parking spaces pursuant to Section 17.44.140 of the Zoning Ordinance, then the garage shall be enlarged to satisfy the minimum size requirement.**
- 3. **A termite and structural inspection report verifying the structural integrity of the building must be submitted prior to issuance of building permit.**
- 4. **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.**
- 5. **Prior to issuance of building permits for demolition and construction, the contractor shall verify the structural integrity of the proposed walls to be retained with a structural inspection approved by the Community Development Director, with details incorporated on construction drawings. This may require further additional structural pest inspections and/or an inspection by a structural engineer.**

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. 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 May 20, 2003.

\_\_\_\_\_  
Peter Hoffman, Chairman

\_\_\_\_\_  
Sol Blumenfeld, Secretary

May 20, 2003  
Date

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