

July 8, 2003

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

**Regular Meeting of
July 15, 2003**

SUBJECT: NONCONFORMING REMODEL 03-6

LOCATION: 1246 24TH STREET

APPLICANT: JOHN-DAVID WARD
1246 24TH STREET
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	5,000 square feet
EXISTING FLOOR AREA	1,220 square feet
PROPOSED ADDITION:	330 square feet
PERCENT INCREASE IN VALUATION	25.8%
ZONING:	R-1
GENERAL PLAN:	Low Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The existing one-story dwelling was constructed in 1950. The dwelling is nonconforming to current side and rear yard requirements and to guest parking requirements as only 2 parking spaces are currently provided. The side yards are 3 feet rather than the required 5 feet for the primary residence, and the existing accessory building/recreation room is built along the rear and west side property lines.

The application for approval of the nonconforming remodel resulted from a stop work order issued for the subject property because the applicant started construction on the proposed addition without first obtaining the required permits. The applicant has since been cooperative and has worked with staff toward the goal of obtaining the necessary permits.

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 construct a single-story bathroom and bedroom addition of 330 square feet behind the existing attached garage.

The expansion will increase the living area of the house from 1,220 square feet to 1,550 square feet. The expansion results in a 25.8% increase in valuation.

The proposal generally conforms to planning and zoning requirements, as the proposed 7 foot separation between the habitable and accessory buildings on the lot exceeds the required 6 foot separation and lot coverage is 35.2%. The existing deficient side yard will be extended by approximately 30 feet, and the project complies with U.B.C. requirements.

The side yard setback of 3 feet is not an unusual condition for the street as the majority of the lots have nonconforming setbacks (based on visual inspection by staff), and the amount of expansion is moderate and is only one story. This appears to be consistent with the goals of the city related to the nonconformities that exists throughout the city as set forth in Section 17.52.010 of the Hermosa Beach Zone Code.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld
Community Development Director

Attachments

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

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1246 24th Street

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 1246 24TH 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-David Ward, owner of real property located at 1246 24th Street, 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 July 15, 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 330 square foot expansion to the livable floor area of an existing 53-year-old single-family dwelling, resulting in an increase of valuation of 25.8% 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.

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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 July 15, 2003.

Peter Hoffman, Chairman

Sol Blumenfeld, Secretary

Date

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