

August 4, 2003

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

**Regular Meeting of  
August 19, 2003**

SUBJECT: NONCONFORMING REMODEL 03-7

LOCATION: 2540 MANHATTAN AVENUE

APPLICANT: DEREK B. DOUGLAS  
2540 MANHATTAN AVENUE  
HERMOSA BEACH, CA 90254

REQUESTS: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY  
DWELLING WITH NONCONFORMING GUEST PARKING AND FRONT  
YARD, SIDE YARDS AND GARAGE SETBACKS RESULTING IN A  
GREATER THAN 50% INCREASE IN VALUATION AND EXTENSION OF  
EXISTING WALLS WITH NONCONFORMING SIDE YARDS

**Recommendation**

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

**Background**

LOT SIZE	3,396 square feet
EXISTING FLOOR AREA	1,274 square feet
PROPOSED ADDITION	1,356 square feet 771 square feet deck
PERCENT INCREASE IN VALUATION	97.3%
ZONING	R-1
GENERAL PLAN	Low Density Residential
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing one-story dwelling was constructed in 1936. The dwelling is nonconforming to current side and front yard requirements, garage setback requirements and to guest parking requirements as only 2 parking spaces are currently provided. The side yards are 2.93 and 2.96 feet (north and south respectively - as measured from the building finish material) rather than the required 3.4 feet, the front yard is 8 feet rather than the required 10 feet, and the garage is setback 12 feet from the nearest public improvement 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%. 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 second-story addition of 952 square feet and



**2540 Manhattan Avenue**

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 WITH NONCONFORMING GUEST PARKING, AND FRONT YARD, SIDE YARD, AND GARAGE SETBACKS, RESULTING IN A GREATER THAN 50% INCREASE IN VALUATION AND EXTENSION OF AN EXISTING NONCONFORMING SIDE YARD AT 2540 MANHATTAN AVENUE

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

Section 1. An application was filed by Derek B. Douglas, owner of real property located at 2540 Manhattan Avenue, requesting an addition to an existing nonconforming single-family residence, which results in a greater than 50% increase in valuation and 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 August 19, 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 1,356 square foot livable floor area expansion on the first floor of an existing 67-year-old single-family dwelling with nonconforming guest parking, and front yard, side yard, and garage setbacks, resulting in an increase of valuation of 97.3% 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  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

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.
  - a) The parapet wall around the proposed roof deck shall be relocated or redesigned to comply with the allowable height limit.
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 August 19, 2003.

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

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

\_\_\_\_\_  
Date

NRR2540 (03-7)

convert 404 square feet of basement storage area into livable floor area. Also, the existing deficient side yards will be continued on the second story. The expansion will increase the living area of the house from 1,274 square feet to 2,630 square feet. The applicant is also proposing to add a deck over the existing garage and a roof deck with exterior stair access. The addition of the exterior stair increases the lot coverage to 46%. The expansion results in a 97.3% increase in valuation.

The proposal generally conforms to planning and zoning requirements, except the proposed height of the parapet wall around the proposed roof deck is 0.2 feet higher than the maximum allowable height of 25 feet. A minor relocation of the parapet wall towards the higher rear portion of the lot alleviates this problem, and staff believes this problem can be resolved as a Condition of Approval.

Based on visual inspection by staff, the nonconforming guest parking, and front yard, side yard and garage setbacks are not unusual conditions for the street as the majority of the lots seem to have similarly nonconforming setbacks, and the amount of expansion is moderate. The project is therefore consistent with Chapter 17.52 of the Hermosa Beach Zone Code.

CONCUR:

---

Scott Lunceford  
Planning Associate

---

Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Photographs
4. Zoning Checklist & Height Calculation
5. Valuation Worksheet

nr2540 (03-7)