

January 12, 2004

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

**Regular Meeting of
January 20, 2004**

SUBJECT: NONCONFORMING REMODEL 04-1

LOCATION: 2030 PROSPECT AVENUE

APPLICANT: KENDRA M. STAALBERG
2030 PROSPECT AVENUE
HERMOSA BEACH, CA 90254

REQUESTS: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY
DWELLING WITH NONCONFORMING USABLE OPEN SPACE, GUEST
PARKING, SIDE YARD AND GARAGE SETBACK 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	2,544 square feet
EXISTING FLOOR AREA	985 square feet
PROPOSED ADDITION	1,009 square feet 327 square feet deck
PERCENT INCREASE IN VALUATION	99.8 %
ZONING	R-1
GENERAL PLAN	Low Density Residential
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing one-story dwelling was constructed in 1953. The dwelling is nonconforming to current open space, side yard, garage setback and guest parking requirements as only 2 parking spaces are currently provided. The existing usable open space is 225 square feet rather than the 400 square feet required (with 300 square feet at grade), the southerly side yard is 2.67 feet rather than the required 3 feet, and the garage is setback 10.75 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 1,009 square feet with

a 20 square foot balcony and a 307 square foot roof deck. The proposed addition complies with the 25-foot height limit. Also, the existing deficient side yard will be continued on the second story. The expansion will increase the living area of the house from 985 square feet to 1,994 square feet. The expansion results in a 99.8% increase in valuation.

The proposal generally conforms to planning and zoning requirements, except a proposed bay window on the second floor covers a portion of the existing usable open space between the residence and the garage. Pursuant to Section 17.04.040, only minor obstacles such as telephone and power lines or similar obstacles, and obstructions such as eaves or entryway overhangs, a maximum of 30 inches wide, may encroach into open space areas in the R-1 zone. Therefore, though the existing usable open space is nonconforming to current requirements, the proposed bay window does not comply with the Zone Code by further reducing the existing amount of usable open space at grade. Removal of the bay window 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, usable open space, side yard and garage setbacks are not unusual conditions given that the subject property is a reversed corner lot, 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

NR2030



2030 Prospect Avenue

P.C.RESOLUTION NO. 04-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA APPROVING AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING WITH NONCONFORMING USABLE OPEN SPACE, GUEST PARKING, AND SIDE YARD AND GARAGE SETBACKS, RESULTING IN A GREATER THAN 50% INCREASE IN VALUATION AND EXTENSION OF AN EXISTING NONCONFORMING SIDE YARD AT 2030 PROSPECT AVENUE

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

Section 1. An application was filed by Kendra M. Staalberg, owner of real property located at 2030 Prospect 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 January 20, 2004, 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 1,009 square foot livable floor area expansion on the second floor of an existing 51-year-old single-family dwelling with nonconforming usable open space, guest parking, and side yard and garage setbacks, resulting in an increase of valuation of 99.8% 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:**

