

June 8, 2004

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

**Regular Meeting of
June 15, 2004**

SUBJECT: NONCONFORMING REMODEL 04-3

LOCATION: 2019 AVA AVENUE

APPLICANT: CLAIRE MILLER
P.O. BOX 1912
LAWRENCEVILLE, GEORGIA

REQUESTS: ADDITION AND REMODEL TO AN EXISTING NONCONFORMING SINGLE
FAMILY DWELLING RESULTING IN A GREATER THAN 50% INCREASE IN
VALUATION

Recommendation

To approve the expansion and remodel, subject to conditions.

Background

The Planning Commission, at their meeting of January 15, 2002, approved the same request, subject to conditions. The project has since expired, and the applicant has filed the same project and since that time there have been no changes in the zoning requirements that affect the project.

LOT SIZE	3719 square feet
EXISTING FLOOR AREA	763 square feet
PROPOSED ADDITION:	511 square feet
PERCENT INCREASE IN VALUATION	80%
ZONING:	R-1
GENERAL PLAN:	Low Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The existing one-story dwelling and detached garage were constructed in 1947. The lot is a through lot, and pursuant to Section 17.46.152, Ava Avenue is considered the front yard. The dwelling is nonconforming to current front yard and side yard requirements, and the parking setback and guest parking requirements. The front yard is 8.7 feet rather than the required 10 feet, and the north side yard is 2.45 feet rather than 10% of the lot width (3.14 feet). The garage setback on Ardmore Avenue is 5 feet rather than 17 feet. Currently there is no guest parking, although guest parking is shown to the side of the garage to replace an existing fenced in yard area. The proposed guest parking would not meet standard dimensions to qualify as a guest space. Additionally, a nonconforming chain link fence, covered in ivy, is located along the north property line

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 existing first floor and add floor area in the sub-floor area below. The expansion will increase the house from 763 to 1,274 feet. The expansion and remodel taken together results in a 80% 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 rear yard and new deck . Lot coverage is 52% and the addition will comply with the side yard requirement. The building with the proposed addition will be 7 feet lower than the maximum height limit at the critical point. Staff is including a condition that the roof plan be revised to clearly show the maximum and proposed height at the critical point, and that the survey clearly label all corner point elevations.

Planning staff transmitted a memo to both the Building Division of the Community Development Department and the Public Works Department for review of the subject project. The Building Division has provided comments that will not significantly affect the proposed project design. The Public Works Department notes that existing entry steps along the Ava Avenue frontage extend over the property line. These steps may have to be relocated or modified in connection with standard improvements required for sidewalk, curb and gutter, which are required pursuant to the Municipal Code when additions exceed 400 square feet.

While several nonconforming elements of the building and the garage will be maintained, none are severe enough to warrant a correction for a project this size. The proposal is very reasonable in scope, and involves only a modest expansion to a very small home.

Ken Robertson
Senior Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Photographs
4. Zoning Check List/Nonconforming worksheet/height calcs
5. Minutes 1/15/02

RESOLUTION NO. 04-

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 FRONT AND SIDE YARDS; A NONCONFORMING GARAGE SETBACK, AND TWO EXISTING PARKING SPACES WITHOUT A STANDARD SIZED GUEST SPACE AT 2019 AVA AVENUE

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

Section 1. An application was filed by Claire Miller owners of real property located at 2019 Ava Avenue, requesting a greater than 50% expansion and remodel to an existing nonconforming single family dwelling in order to remodel and expand the, pursuant to Chapter 17.52 of the Zoning Ordinance

Section 2. The Planning Commission conducted a hearing to consider the application on June 15, 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 511 square foot expansion to a single-family dwelling, resulting in an increase of valuation of 80% while maintaining nonconforming front and side yards; a nonconforming garage setback, and two existing parking spaces without guest parking.

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

1. The existing nonconforming front and side yard to be maintained are not significant or unusual in regards to compatibility with neighboring properties;
2. The existing nonconforming garage setback and lack of guest parking is typical for this street, and is not unusual or severe and a substandard guest space is available to accommodate guest parking.
3. 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;
4. Approval of the expansion/remodel is consistent with the intent and goals of Chapter 17.52 of the Zoning Ordinance;

1 5. The project is Categorical Exempt from the requirements of the California Environmental
2 Quality Act, pursuant to CEQA guidelines, Section 15301 e(2) with the finding that the project
3 is in an area with available services and not in an environmentally sensitive area.

4 Section 5. Based on the foregoing, the Planning Commission hereby approves a greater than
5 50% expansion, subject to the following **conditions of approval:**

- 6 1. **The project shall be consistent with submitted plans. Modifications to the plan which
7 do not involve any further expansion shall be reviewed and may be approved by the
8 Community Development Director.**
- 9 2. **The roof plan shall be corrected to indicate the maximum and proposed height at the
10 critical point and include property lines and corner point elevations. The survey shall
11 clearly label the elevations at the corner points.**
- 12 3. **Prior to issuance of building permits for demolition and construction, the contractor
13 shall verify the structural integrity of the proposed walls to be retained with a
14 structural inspection approved by the Community Development Director, with details
15 incorporated on construction drawings. This may require further additional structural
16 pest inspections and/or an inspection by a structural engineer.**
- 17 5. **Upon issuance of building permits the project shall proceed in compliance with the
18 scope of work outlined on the plans and any further demolition or construction contrary
19 to said plans will result in project delays in order for the City to review project
20 modifications, and may require new plan submittals and Planning Commission review
21 to proceed with construction work.**

22 AYES:

23 NOES:

24 ABSENT:

25 ABSTAIN:

26 CERTIFICATION

27 I hereby certify that the foregoing Resolution P.C. 04- is a true and complete record of the action
28 taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of
29 June 15, 2004

30 _____
31 Langley Kersenboom, Chairman

32 _____
33 Sol Blumenfeld, Secretary

34 _____
35 Date

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