

July 12, 2004

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

**Regular Meeting of  
July 20, 2004**

SUBJECT: NONCONFORMING REMODEL 04-5

LOCATION: 760 LOMA DRIVE

APPLICANT: MARK HANNA  
760 LOMA DRIVE  
HERMOSA BEACH, CA 90254

REQUESTS: ADDITION AND REMODEL 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

**Recommendation**

Direct staff as deemed appropriate.

**Background**

LOT SIZE	1,957 square feet
EXISTING FLOOR AREA	915 square feet
PROPOSED ADDITION	686 square feet 400 square feet deck
PERCENT INCREASE IN VALUATION	73%
ZONING	R-2
GENERAL PLAN	Medium Density Residential
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing one-story dwelling was constructed in 1923. The dwelling is nonconforming to current garage setback, front, rear and side yard standards, and parking requirements as only 2 parking spaces are currently provided. The existing building encroaches 1 foot into the public right-of-way rather than having a required front yard of 5 feet, the existing building encroaches 2 inches into the public right-of-way rather than having a required northerly side yard of 3 feet, the southerly side yard is 2.2 feet rather than the required 3 feet, and the garage is setback 13 feet from the street rather than the required 17 feet pursuant to Section 17.44.090 of the Zone Code.

**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 an addition of 686 square feet on the second floor,

and a roof deck addition totaling 400 square feet. The proposed addition complies with the 30-foot height limit. The expansion will increase the living area of the house from 915 square feet to 1,601 square feet. The expansion and remodel results in a 73% increase in valuation. The proposal conforms to all planning and zoning requirements.

Planning staff issued a memo to both the Building Division of the Community Development Department and the Public Works Department for review of the subject project. The comments provided by the Building Division will not significantly affect the proposed project design. However, the comments submitted by the Public Works Department will significantly affect the existing building enough to affect the proposed project. Based on Public Works staff comments, all existing encroachments onto the public right-of-way would need to be removed and new curbs, gutters and sidewalks be constructed on Loma Drive and 8<sup>th</sup> Street. This includes all fences, railings, planters and building encroachments. The entire front of the dwelling would need to be cut off and pushed back approximately 1 foot, as would a small portion of the building encroaching on 8<sup>th</sup> Street. With the removal of the existing railing and portion of the existing landing and steps, the existing main entrance to the dwelling will need to be relocated or pushed in from the north property line to provide a code required minimum landing depth of 3 feet as well as new steps leading to the entrance. With a sidewalk installed on 8<sup>th</sup> Street, the new garage setback would be 5.8 feet, which is more nonconforming than the existing garage setback of 13 feet.

One of the general goals of nonconforming ordinance is to encourage the use of the ordinance to meet current and future minimum requirements for parking, open space, setbacks, height, and other development standards. Though the amount of expansion is moderate, the nonconforming front yard and northerly side yard are severe and unusual conditions. With the existing building encroachments there is no front yard for the entire frontage on Loma Drive, and also no north side yard for approximately 25% of the existing building. The project is therefore not completely consistent with Chapter 17.52 of the Hermosa Beach Zone Code, and given the scope of the project it may warrant bringing some or all of these conditions into conformance. Staff will return with a resolution based on the direction of the Planning Commission.

CONCUR:

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Scott Lunceford  
Planning Associate

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Sol Blumenfeld, Director  
Community Development Department

Attachments

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

NR760