

July 12, 2004

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

**Regular Meeting of
July 20, 2004**

SUBJECT: NONCONFORMING REMODEL 04-6

LOCATION: 949 13TH STREET

APPLICANT: JOHN & CAMILLE KYD
949 13TH STREET
HERMOSA BEACH, CA 90254

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

Recommendation

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

Background

LOT SIZE	3,720 square feet
EXISTING FLOOR AREA	1,186 square feet
PROPOSED ADDITION	950 square feet 218 square feet deck
PERCENT INCREASE IN VALUATION	78.2 %
ZONING	R-1
GENERAL PLAN	Low Density Residential
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing one-story dwelling was constructed in 1928. The dwelling is nonconforming to current garage setback, rear and side yard standards, building separation requirements, and guest parking requirements as only 2 parking spaces are currently provided. The westerly side yard is 2.75 feet at the existing roof deck rather than the required 5 feet, the main building and garage are 4 feet apart rather than having the required 6 feet of separation between a main building and accessory building, and the garage is setback 12 feet from the alley rather than the required 3 feet, 9 feet or 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%. The applicant is proposing to construct an addition of 950 square feet on the second floor, and a deck addition on the second floor totaling 218 square feet. The project also entails remodeling 270 square feet of existing livable floor area. The expansion will increase the living area of the house from 1,186 square feet to 2,136 square

feet. The expansion and remodel results in a 78.2% increase in valuation. The existing roof deck will be removed as part of the second floor addition, making the nonconforming westerly side yard comply with current yard standards.

The proposal conforms to all planning and zoning requirements. The proposed addition complies with the 25-foot height limit. Lot coverage will be increased from 48.6% to 55.4%, which is still below the 65% maximum lot coverage allowed.

Upon review of the submitted survey and visual inspection of the site, staff believes that space can be provided for a code compliant parallel guest parking space (9 feet wide by 22 feet long) in front of the garage by widening the existing driveway by a minor amount (up to 1.5 feet at the easterly property line). The widening of the driveway will only affect an existing landscaped area (which will need to be removed) along the northerly property line between the garage and alley. Currently the applicant parks vehicles in the driveway in such a way that the vehicles encroach into the public right-of-way (please see attached photographs). Staff believes this issue can be resolved as a condition of approval.

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 and Public Works Department will not significantly affect the proposed project design.

The remaining nonconforming conditions (garage setback and building separation) that will be maintained after completion of the proposed expansion are minor and not unusual given the age of the subject dwelling, 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

NR949