

July 12, 2004

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

**Regular Meeting of
July 20, 2004**

SUBJECT: NONCONFORMING REMODEL 04-7

LOCATION: 926 21ST STREET

APPLICANT: GLEN & LYNNE JOHNSON
926 21ST STREET
HERMOSA BEACH, CA 90254

REQUESTS: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY
DWELLING WITH NONCONFORMING REAR AND SIDE YARD SETBACKS
RESULTING IN AN EXTENSION OF EXISTING WALLS WITH
NONCONFORMING SIDE YARDS

Recommendation

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

Background

LOT SIZE	3,560 square feet
EXISTING FLOOR AREA	1,922 square feet
PROPOSED ADDITION	315 square feet 217 square feet deck
PERCENT INCREASE IN VALUATION	16.7 %
ZONING	R-1
GENERAL PLAN	Low Density Residential
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing two-story dwelling was constructed in 1976. The dwelling is nonconforming to current rear and side yard requirements. The subject dwelling unit is attached to the existing dwelling unit on the adjacent property (separated by a common party wall) so that the westerly side yard is 0 feet rather than the required 4.5 feet. The rear yard is 4.8 feet rather than the required 5 feet.

Analysis

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 315 square feet by enclosing an existing second floor deck, and construct a 217 square foot roof deck above. The existing deficient westerly side yard will be continued on the second floor and the roof deck, but the existing party wall will remain unchanged. The expansion

will increase the living area of the house from 1,922 square feet to 2,237 square feet. The expansion results in a 16.7% increase in valuation.

The proposal conforms to planning and zoning requirements. However, the submitted site/roof plan does not show the existing building in the same location on the property in comparison to that shown on the submitted topographic lot survey. Although staff believes the proposed expansion will be below the 25-foot height limit given the information shown on the lot survey, an accurate critical height point calculation cannot be made using the plans as submitted. Staff believes this problem can be resolved as a Condition of Approval.

Based on visual inspection by staff, the nonconforming rear and side yard setbacks are not unusual conditions given that the age of the subject dwelling, and the amount of expansion is minimal. 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
5. Valuation Worksheet

NR926