

January 11, 2005

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

**Regular Meeting of
January 18, 2005**

SUBJECT: NONCONFORMING REMODEL 05-1

LOCATION: 64 10TH STREET

APPLICANT: AKBAR HUSAIN
64 10TH STREET

REQUESTS: ADDITION AND REMODEL TO AN EXISTING NONCONFORMING SINGLE
FAMILY DWELLING IN A COMMERCIAL ZONE RESULTING IN A
GREATER THAN 10% REMOVAL OF EXTERIOR WALLS

Recommendation

To approve the Nonconforming Remodel subject to conditions as contained in the attached Resolution.

Background

LOT SIZE	1,957 square feet
EXISTING FLOOR AREA	1,134 square feet
PROPOSED ADDITION	462 square feet 338 square feet deck
PERCENT INCREASE IN VALUATION	48.5%
ZONING	C-2
GENERAL PLAN	Restricted Commercial
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing one-story dwelling was constructed in 1930. The dwelling is a nonconforming residential use on a commercially zoned property.

Analysis

Section 17.52.030.A (Expansion, Remodeling, and Alteration of Buildings Containing Nonconforming Uses) of the Zoning Ordinance requires Planning Commission approval when an expansion/remodel of a building containing a nonconforming use results in the removal of over 10% of the existing exterior walls. The applicant is proposing to construct a livable floor area addition of 462 square feet and a deck addition totaling 338 square feet on the second floor. Because the project includes removal of 479 square feet of existing livable space for a new garage and driveway, the total living area of the house will decrease from 1,134 square feet to 1,117 square feet. The expansion and remodel results in the removal of 12% of the existing exterior walls and a 48.5% increase in valuation. The proposed addition complies with the 30-foot height limit. The proposal conforms to all other planning and zoning requirements.

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. The proposed garage addition increases the available parking on the subject property from none to two standard garage spaces and two guest spaces, and the proposed expansion conforms to the same development standards as the adjacent residential zone (R-2). Also, the existing nonconforming use is not severe or unusual given that the lot is fronting on a predominately residentially zoned (R-2) street and there are other existing legal nonconforming residential uses in the downtown commercial area. Therefore, the project is consistent with Chapter 17.52 of the Hermosa Beach Zone Code.

CONCUR:

Scott Lunceford
Planning Associate

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs
4. Height Calculation
5. Valuation Worksheet

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