

April 11, 2005

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

**Regular Meeting of
April 19, 2005**

SUBJECT: NONCONFORMING REMODEL 05-2

LOCATION: 1224 10TH STREET

APPLICANT: JOSEPH & ALISON DIAZ
1224 10TH STREET

REQUESTS: ADDITION AND REMODEL TO AN EXISTING NONCONFORMING
DUPLEX IN THE R-1 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	4,999 square feet
EXISTING FLOOR AREA	1,952 square feet
PROPOSED ADDITION	930 square feet 144 square feet deck 557 square feet garage
PERCENT INCREASE IN VALUATION	50%
ZONING	R-1
GENERAL PLAN	Restricted Commercial
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing one-story duplex was constructed in 1957. The duplex is a nonconforming residential use on a lower density residentially zoned property. The duplex is also nonconforming to current parking, and side and rear yard requirements as follows:

Side Yard: east side yard of 2.67 feet and west side yard of 3.08 feet rather than required 5 feet.

Rear Yard: 3.93 feet rather than required 5 feet.

Parking: Three spaces rather than four spaces plus one guest.

All the proposed expansion and remodeling will be done on the front unit of the duplex, and the rear unit of the duplex will not be a part of the proposed project.

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 add 930 square feet of livable floor area addition of and a deck addition of 144 square feet on the second floor of the front unit. The project includes removal of 177 square feet of existing livable space from the front unit for a new garage. The total living area of the duplex will increase from 1,952 square feet to 2,705 square feet. The expansion and remodel results in the removal of 15% of the existing exterior walls and a 50% increase in valuation. The proposed addition complies with the 25-foot height limit.

Proposed parking will be provided as two tandem parking spaces in a new garage and two tandem exterior parking spaces adjacent to the new garage. The existing garage will be converted to a workshop, storage and laundry space, and will have an open connection to the new garage area. The existing curb cut will not be enlarged as part of the proposed project, and no on-street parking will be eliminated as a result.

The usable open space for the duplex will increase from 509 square feet existing to 548 square feet. However, a proposed trellis covers approximately 8% of the usable open space provided at grade, which does not comply with the requirement that all usable open space in the R-1 zone be completely open to the sky above with the exception of such obstructions as eaves or entryway overhangs that are a maximum of 30 inches in depth. Staff believes this issue can be resolved as a condition of approval.

One of the general goals of nonconforming ordinance is to encourage conformance to 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 three to four parking spaces, and the proposed expansion conforms to the residential development standards of the R-1 zone. Based on visual inspection by staff, the nonconforming rear and side yard setbacks are not unusual conditions 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. Resolution
2. Location Map
3. Zoning Checklist & Height Calculation
4. Valuation Worksheet
5. Photographs

NR1224