

April 11, 2005

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

**Regular Meeting of
April 19, 2005**

SUBJECT: NONCONFORMING REMODEL 05-3

LOCATION: 902 15TH PLACE

APPLICANT: MICHAEL & BENTE MARTINEZ
902 15TH PLACE
HERMOSA BEACH, CA 90254

REQUESTS: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY
DWELLING WITH NONCONFORMING GUEST PARKING 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	3,491 square feet
EXISTING FLOOR AREA	1,904 square feet
PROPOSED ADDITION	1,226 square feet 280 square feet deck
PERCENT INCREASE IN VALUATION	72.3 %
ZONING	R-1
GENERAL PLAN	Low Density Residential
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing one-story dwelling was constructed in 1960. The dwelling is nonconforming to current guest parking requirements as only 2 parking spaces are currently provided.

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 1,226 square feet on the basement level, and first and second floors, and deck additions on the first and second floors totaling 280 square feet. The project also entails remodeling 234 square feet of existing livable floor area. The expansion will increase the living area of the house from 1,904 square feet to 3,130 square feet. The expansion and remodel results in a 72.3% increase in valuation.

The proposed addition complies with the 25-foot height limit. Lot coverage will be increased from 36% to 44.3%, which is still below the 65% maximum lot coverage allowed. However, the proposed eastern side yard is 3 feet rather than the required 4.25 feet. Also, the proposed stair in the

eastern side yard and a portion of the proposed fence along the eastern property line exceed the maximum allowable height requirements for stairs and fences in required side yards. Staff believes these issues can be resolved as conditions of approval.

The proposed project reduces the usable open space provided from 730 square feet to 378 square feet, which is below the minimum open space requirement of 400 square feet. Though the applicant proposes deck additions on the first and second floors, the proposed decks do not comply with the minimum dimension requirement of ten feet, and therefore do not count as usable open space. Staff believes this issue can be resolved as a condition of approval.

Pursuant to Section 17.44.120 of the Zone Code a driveway may have a maximum slope of 20% with 10% transitions on both sides (each segment with a minimum run of 8 feet). The proposed driveway a segment that is 25 feet long with a slope of 20%, but the transitions on either side are only 6 feet long with 12% proposed slopes. 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. No comments have been provided by the Building Division or Public Works Department at this time.

The nonconforming guest parking condition that will be maintained after completion of the proposed expansion is 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. Zoning Checklist & Height Calculation
4. Valuation Worksheet
5. Photographs

NR902