

April 12, 2005

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

**Regular Meeting of
April 19, 2005**

SUBJECT: NONCONFORMING REMODEL 05-4

LOCATION: 841 19th STREET

APPLICANT: HEATHER AND CRAIG SCHNEIDER
841 19TH STREET
HERMOSA BEACH, CA 90254

REQUESTS: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY
DWELLING WITH NONCONFORMING GARAGE SETBACK AND 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 | 1,902 square feet |
| EXISTING FLOOR AREA | 1,152 square feet |
| PROPOSED ADDITION | 730 square feet 396 square feet deck |
| PERCENT INCREASE IN VALUATION | 65 % |
| ZONING | R-1 |
| GENERAL PLAN | Low Density Residential |
| ENVIRONMENTAL DETERMINATION | Categorically Exempt |

The existing one story building, containing a basement garage was constructed in 1960. The dwelling is nonconforming to the current garage setback requirement, since it is setback 11'6" from the edge of the required sidewalk. Section 17.44.090(C) of the Zoning Ordinance requires a 17-foot garage setback from the nearest public improvement, and states that on streets where public sidewalks have not been constructed, the setback shall be measured from the planned or required sidewalk. In this case, the owner will be required to construct the sidewalk as part of the project. Because the sidewalk will be constructed 11'6" from the garage, the unit is also nonconforming to the guest-parking requirement.

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 add 730 square feet within a new second story, and a 396 square foot deck. The expansion will increase the living area of the house from 1,152 square feet to 1,882 square feet. The expansion and results in a 65% increase in valuation.

The proposal conforms to all other planning and zoning requirements. The proposed addition complies with the 25-foot height limit, all required setbacks are provided and the lot coverage is 62.5%. Since the lot is less than 2100 square feet it qualifies for the small lot exception for open space requirements, which allows the required open space to be provided in the new second story deck.

The submitted plans also show the required location and alignment for the sidewalk, as determined by the Public Works Department, consistent with the sidewalk segments already constructed on the street. Pursuant the Municipal Code, when a project addition exceeds 400 square feet the sidewalk improvement is required as part of the project.

Based on visual inspection by staff, the nonconforming garage setback is not unusual given the age of the subject dwelling, and the age and pattern of surrounding development. Also, the scope of the project is reasonable, allowing the owner to add a master bedroom and family room on the second floor. Therefore, staff believes the project is consistent with the goals and objectives Chapter 17.52 of the Zoning Ordinance.

CONCUR:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Photographs
4. Zoning Checklist & Height Calculation
5. Valuation Worksheet

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