

May 5, 2005

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

**Regular Meeting of  
May 17, 2005**

SUBJECT: NONCONFORMING REMODEL 05-6

LOCATION: 3320 HIGHLAND AVENUE

APPLICANT: DEANNA BRADSHAW  
3320 HIGHLAND AVENUE  
HERMOSA BEACH, CA 90254

REQUESTS: ADDITION AND REMODEL TO AN EXISTING NONCONFORMING SINGLE  
FAMILY DWELLING 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	3,000 square feet
EXISTING FLOOR AREA	1,870 square feet
PROPOSED ADDITION	331 square feet
PERCENT INCREASE IN VALUATION	85.9 % (cumulative 1995 project and current project)
ZONING	R-1
GENERAL PLAN	Low Density Residential
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing two-story building, containing a basement garage was constructed in 1947, and a second story addition of 617 square feet was completed in 1995. The 1995 addition resulted in a 48% increase in valuation, and was allowed by right since it was less than 50%. The dwelling is nonconforming to the following zoning requirements:

Guest parking: no guest parking is available

Garage setback requirement: 2' from the edge of the sidewalk rather than the required 17 feet

Side Yard: 2' along the north side yard rather than the required 3 feet

Rear Yard: 1.4 feet rather than the required 3 feet abutting the alley

**Analysis**

Chapter 17.52 of the Zoning Ordinance requires Planning Commission approval when an expansion/remodel of a nonconforming building exceeds 50% increase in valuation. Pursuant to Section 17.52.030 B2, the calculation of the increased valuation is cumulative of all expansion/remodels that have occurred since 1989. The applicant is proposing to add 331 square feet on the first and second story, and proposes some interior alterations. The expansion will increase the living area of the house from 1,870 square feet to 2,201 square feet. The current project in addition to the 1995 project cumulatively results in a 85.9% increase in valuation.

The proposal conforms to all other planning and zoning requirements. The proposed addition complies with the 30-foot height limit, all required setbacks are provided and the lot coverage is 64.9%. Open space is provided on grade adjacent to the primary living level and on a new roof deck, for a total of 430 square feet.

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 another bedroom on the second floor, add a roof deck, and remodel the first floor living/dining areas. Therefore, staff believes the project is consistent with the goals and objectives Chapter 17.52 of the Zoning Ordinance.

CONCUR:

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Ken Robertson  
Senior Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

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

NR3320





650 8<sup>th</sup> Street

**P.C.RESOLUTION NO. 05-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA APPROVING AN ADDITION TO AN EXISTING NONCONFORMING SINGLE FAMILY DWELLING RESULTING IN A GREATER THAN 50% INCREASE IN VALUATION AT 3320 HIGHLAND AVENUE**

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Deanna Bradshaw, owner of real property located at 3320 Highland Avenue, requesting an addition to an existing nonconforming single-family residence, which results in a greater than 50% increase in valuation, pursuant to Chapter 17.52 of the Zoning Ordinance.

Section 2. The Planning Commission conducted a hearing to consider the application on May 17, 2005, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission.

Section 3. Based on the evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant is proposing a 331 square foot addition and remodel to an existing single-family dwelling with nonconforming conditions with respect to guest parking, garage setbacks and side and rear yard requirements. The project, in addition to a 1995 project to add 617 square feet, results in a cumulative increase in valuation of 84.9%.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings:

1. The existing nonconformities are not severe or unusual.
2. The scale of the proposed expansion is reasonable, and is consistent with planning and zoning requirements for the R-2 zone and does not warrant requiring the current nonconforming conditions to be brought into conformance;
3. Approval of the expansion is consistent with the intent and goals of Chapter 17.52 of the Zoning Ordinance.
4. The project is Categorical Exempt from the requirements of the California Environmental Quality Act, pursuant to CEQA guidelines, Section 15301 e(2) with the finding that the project is in an area with available services and not in an environmentally sensitive area.

Section 5. Based on the foregoing, the Planning Commission hereby approves an extension of a nonconforming side yard, subject to the following **Conditions of Approval**:

- 1. The project shall be consistent with submitted plans. Minor modifications to the plan not involving any further expansion or remodel may be reviewed and approved by the Community Development Director.**
- 2. The roof plan and elevations shall properly depict maximum heights at the critical points along the roof deck railing, and distances to the corner points.**
- 3. The applicant shall submit all required plans and reports to comply with the City's construction debris recycling program including manifests from both the recycler and County landfill.**
- 4. Prior to issuance of building permits for demolition and construction, the contractor shall verify the structural integrity of the proposed walls to be retained with a structural inspection approved by the Community Development Director, with details incorporated on construction drawings. This may require further additional structural pest inspections and/or an inspection by a structural engineer.**
- 5. Upon issuance of building permits the project shall proceed in compliance with the scope of work outlined on the plans and any further demolition or construction contrary to said plans will result in project delays in order for the City to review project modifications, and may require new plan submittals and Planning Commission review to proceed with construction work.**

VOTE:           AYES:

**NOES:**  
**ABSTAIN:**  
**ABSENT:**

**CERTIFICATION**

I hereby certify that the foregoing Resolution P.C. 05-6 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of May 17, 2005.

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Ron Pizer, Chairman

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Sol Blumenfeld, Secretary

May 17, 2005

Date

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