

May 9, 2005

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

**Regular Meeting of
May 17, 2005**

SUBJECT: NONCONFORMING REMODEL 05-7

LOCATION: 650 8TH STREET

APPLICANT: BRAD WHITAKER
650 8TH STREET

REQUESTS: ADDITION AND REMODEL TO AN EXISTING NONCONFORMING
DUPLEX IN THE R-2 ZONE WITH ONE PARKING SPACE PER UNIT

Recommendation

To approve the expansion subject to conditions as contained in the attached resolution.

Background

LOT SIZE	2,508 square feet
EXISTING FLOOR AREA	2,082 square feet
PROPOSED ADDITION	162 square feet 363 square feet deck
PERCENT INCREASE IN VALUATION	9.8%
ZONING	R-2
GENERAL PLAN	Medium Density Residential
ENVIRONMENTAL DETERMINATION	Categorically Exempt

The existing two-story duplex was constructed in 1964. The duplex is a nonconforming residential use on a R-2 zoned property with less than 3,500 square feet of lot area. The duplex is also nonconforming to current parking, open space, garage setback, driveway slope, and side yard requirements as follows:

Side Yard: east side yard of 3.24 feet and west side yard of 3.1 feet rather than required 3.3 feet

Open Space: 387 square feet of usable open space rather than the required 600 square feet

Garage Setback: 10 feet rather than required 17 feet

Driveway Slope: 16% along the western driveway edge rather than the 12.5% maximum allowable

Parking: Two spaces rather than four spaces plus one guest

Analysis

Section 17.52.030.A (Expansion, Remodeling, and Alteration of Buildings Containing Nonconforming Uses) of the Zoning Ordinance requires Planning Commission approval for any expansion/remodel of 250 square feet or less for a building containing a nonconforming use with one parking space per dwelling unit. The applicant is proposing to add 162 square feet of livable floor area addition to the upper unit and a roof deck addition of 363 square feet. The project includes removal of 13 square feet of existing livable space from the upper unit for deck access

from ground level. The total living area of the duplex will increase from 2,082 square feet to 2,244 square feet. The expansion and remodel results in the removal of 8.6% of the existing exterior walls and a 9.8% increase in valuation.

The proposed addition complies with the 30-foot height limit at the critical height point as identified on the roof plan. However, the submitted topographical survey does not label the property corner points. This issue can be resolved as a Condition of Approval.

The usable open space for the duplex will remain nonconforming to current requirements, but will increase from 387 square feet existing to 392 square feet. Also, the applicant proposes to provide stair access to the usable open space areas from the ground level for both units. Currently, the usable open space is only accessible from the upper unit.

The proposed expansion conforms to the residential development standards of the R-2 zone. Based on visual inspection by staff, the nonconforming garage and side yard setbacks are not unusual conditions given the age of the subject dwelling. Also, the scope of the project is reasonable, allowing the owner to add another bedroom on the second floor and a roof deck. The project is therefore consistent with the goals and objectives of 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

NR650



650 8th 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 DUPLEX IN THE R-2 ZONE WITH ONE PARKING SPACE PER DWELLING UNIT AT 650 8TH STREET

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

Section 1. An application was filed by Brad Whitaker, owner of real property located at 650 8th Street, requesting an addition to an existing nonconforming duplex in the R-2 zone 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 162 square foot livable floor area addition on the second floor and a 363 square foot roof deck addition for an existing 41-year-old nonconforming duplex on a R-2 zoned property with nonconforming parking, open space, garage setback, driveway slope, and side yards, resulting in a 9.8% increase in valuation.

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. The proposed deck addition increases the usable open space on the subject property from 387 square feet to 392 square feet with access for both dwelling units, and the proposed expansion conforms to the same development standards as the R-2 zone;
4. Approval of the expansion is consistent with the intent and goals of Chapter 17.52 of the Zoning Ordinance;
5. The project is Categorically 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 addition to an existing nonconforming duplex in the R-2 zone with one parking space per dwelling unit, subject to the following **Conditions of Approval:**

- 1. The project shall be consistent with submitted plans, revised in accordance with the conditions below. Minor modifications to the plan not involving any further expansion or remodel may be reviewed and approved by the Community Development Director.**
 - a) A detailed topographical lot survey with the property corner points and elevations shown, and wet-stamped and signed by a licensed surveyor or civil engineer, shall be submitted.**
- 2. 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.**
- 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. 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- 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.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

May 17, 2005
Date

NRR650