

June 13, 2005

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

**Regular Meeting of  
June 21, 2005**

SUBJECT: NONCONFORMING REMODEL 05-9

LOCATION: 1910 HILLCREST

APPLICANT: LISA GIEBLER  
1910 HILLCREST DRIVE  
HERMOSA BEACH, CA 90254

REQUESTS: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY DWELLING  
WITH A NONCONFORMING GARAGE SETBACK, GUEST PARKING, AND  
SIDEYARD, RESULTING IN A GREATER THAN 50% INCREASE IN VALUE

**Recommendations**

To approve the expansion and remodel.

**Background**

LOT SIZE	3900 square feet
EXISTING FLOOR AREA	2846 square feet
PROPOSED ADDITION:	305 square feet
PERCENT INCREASE IN VALUATION:	78.2% (cumulative 2000 project and current project)
ZONING:	R-1
GENERAL PLAN:	Low Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject property is located on the east side of Hillcrest Drive between 18<sup>th</sup> and 21<sup>st</sup> Street. The existing structure was constructed in 1962, and the Planning Commission approved an addition of 1078 square feet in 1999. The 1999 addition resulted in a 59% increase in valuation. The building is nonconforming to garage setback requirements (10 feet rather than 17 feet), guest parking (no guest parking rather than one space required), and side yard requirements (the side yard at an existing stairway is 3 feet rather than 4.96 feet along the south property line).

**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.B.2, the calculation of the increased valuation is cumulative of all expansion/remodels that have occurred since October 26, 1989. The applicant is proposing to add 305 square feet of livable area to add a media room and expand the existing dining room, and 382 square feet of deck on the second floor. The expansion, including the 1,078 square feet added in 1999, will increase the living area of the house from 1,768 square feet to 3,151 square feet. The current project in addition to the 1999 project cumulatively results in a 78.2% increase in valuation.

The proposed expansion areas conform to planning and zoning requirements; the new second floor livable and deck areas comply with all yard requirements; adequate open space is provided in the rear yard; lot coverage is at 54%; and the building complies with the maximum 25-foot height limit.

The garage setback is not an unusual condition because the majority of the properties on the east side of Hillcrest Drive have similar garage setbacks. The stairway, while encroaching into the minimum 5-foot side yard, is setback 3-feet from the south property line in conformance with the Uniform Building Code. The rest of the structure conforms with the yard requirement. The amount of expansion and remodel is reasonable given the lot size, and the age, size, and condition of the existing structure. Therefore, the project is consistent with the goals and objectives of Chapter 17.52 of the Zoning Ordinance.

CONCUR:

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Scott Lunceford  
Associate Planner

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Sol Blumenfeld  
Community Development Director

Attachments

1. Proposed Resolution
2. Location Map
3. Zoning Analysis
4. Photographs

NR1910



1910 Hillcrest Drive

## **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 1910 HILLCREST DRIVE**

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

Section 1. An application was filed by Lisa Giebler, owner of real property located at 1910 Hillcrest Drive, 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 June 21, 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 to add 305 square feet of livable area on the first and second floors, and 382 square feet of deck on the second floor, to an existing single-family dwelling with nonconforming conditions with respect to garage setback and side yard requirements. The expansion, including the 1078 square feet added in 1999, will increase the living area of the house from 1,768 square feet to 3,151 square feet. The current project in addition to the 1999 project cumulatively results in a 78.2% 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-1 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 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 single-family residence resulting in a greater than 50% increase in valuation, 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. 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 June 21, 2005.

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Ron Pizer, Chairman

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Sol Blumenfeld, Secretary

June 21, 2005

Date

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