

July 12, 2005

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

**Regular Meeting of
July 19, 2005**

SUBJECT: NONCONFORMING REMODEL 05-11

LOCATION: 319 HOLLOWELL AVENUE

APPLICANT: VITALY SOKOL
319 HOLLOWELL AVENUE
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	2499 square feet
EXISTING FLOOR AREA	1225 square feet
PROPOSED ADDITION:	626 square feet
PERCENT INCREASE IN VALUATION:	52.9%
ZONING:	R-1
GENERAL PLAN:	Low Density Residential
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject property is located on the west side of Hollowell Avenue between Prospect Avenue and 3rd Street. The existing structure was constructed in 1961. The building is nonconforming to garage setback requirements (10 feet rather than 17 feet), parking (one space rather than two required, and no guest parking rather than one space required), and side yard requirements (the north and south side yards are 2.7 and 2.8 feet rather than 3 feet).

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. The applicant is proposing to add 626 square feet of livable area to add a family room on the first floor and a master bedroom on the second floor. The expansion will increase the living area of the house from 1,225 square feet to 1,851 square feet. The current project results in a 52.9% increase in valuation.

The proposed expansion areas generally conform to planning and zoning requirements, as there is adequate open space provided in the rear yard, lot coverage is at 52%, and the building complies with the maximum 25-foot height limit. The applicant also proposes to move the existing garage entrance back to be 18 feet from the front property line in order to provide two parking spaces (one

interior and one exterior). Though the dwelling will still be nonconforming to guest parking, the number of standard parking spaces will increase from one to two. However, the dwelling was built slightly askew of the property lines, and in order to continue the existing exterior wall of the dwelling along the north side yard (adjacent to Prospect Avenue), the side yard setback must be reduced from 2.7 feet to 2.6 feet. Pursuant to Section 17.52.030 existing nonconforming side yards may be continued and extended subject to Planning Commission approval.

The side yard setbacks are not an unusual condition given the relatively narrow width of the lot (25 feet). 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:

Scott Lunceford
Associate Planner

Sol Blumenfeld
Community Development Director

Attachments

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

NR319



319 Hollowell Avenue – front view



319 Hollowell Avenue – view of rear yard from Prospect Avenue

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 319 HOLLOWELL
AVENUE**

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

Section 1. An application was filed by Vitaly Sokol, owner of real property located at 319 Hollowell 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 July 19, 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 626 square feet of livable area, on the first and second floors, to an existing single-family dwelling with nonconforming conditions with respect to parking, garage setback and side yard requirements. The applicant also proposes to increase the existing garage setback to 18 feet to comply with current garage setback requirements and to increase the available parking from one to two spaces in tandem. The expansion will increase the living area of the house from 1,225 square feet to 1,851 square feet. The project results in a 52.9% 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 July 19, 2005.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

July 19, 2005
Date

NRR319