# Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of August 16, 2005

SUBJECT: NONCONFORMING REMODEL 05-13

LOCATION: 1256 OWOSSO AVENUE

APPLICANT: PETER & LISA GUSTAFSON

1256 OWOSSO AVENUE

HERMOSA BEACH, CA 90254

REQUESTS: ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY

DWELLING WITH NONCONFORMING PARKING, AND FRONT AND SIDE YARDS, RESULTING IN AN EXTENSION OF EXISTING WALLS WITH A

NONCONFORMING SIDE YARD

## Recommendations

To approve the expansion and remodel.

# **Background**

LOT SIZE 4989 square feet

EXISTING FLOOR AREA 1295 square feet

PROPOSED ADDITION: 566 square feet

PERCENT INCREASE IN VALUATION: 42.4%

ZONING: R-1

GENERAL PLAN: Low Density Residential

ENVIRONMENTAL DETERMINATION: Categorically Exempt

The subject property is located on the east side of Owosso Avenue between Aviation Boulevard and 14<sup>th</sup> Street. The existing structure was constructed in 1915. The building is nonconforming to parking (no parking space rather than two spaces and a guest space as required), front yard (7.4 feet rather than 10 feet), and side yard requirements (2.6 feet rather than 5 feet along the north property line).

### Analysis

The applicant is proposing to add 566 square feet of livable area to expand the existing dining room and kitchen on the first floor and add a bathroom and master suite (bedroom and bathroom) on the second floor, and push back and expand the existing garage by 46 square feet to provide two parking spaces (one garage space and one exterior space). The expansion will increase the living area of the house from 1,295 square feet to 1,861 square feet. The proposed expansion results in a 42.4% increase in valuation. The proposed garage expansion is not included in the valuation increase because Section 17.52.030.B (Expansion, Remodeling, and Alteration of Nonconforming

Buildings) of the Zoning Ordinance states that garage expansion for parking shall not be included in the allowed expansion.

The existing deficient northerly side yard will be continued only for the garage expansion, otherwise the proposed first and second floor livable floor area additions will comply with the required side yard setback of 5 feet. Pursuant to Section 17.52.030.B, existing nonconforming side yards may be continued and extended subject to Planning Commission approval. The proposed project conforms to all other planning and zoning requirements; the new livable areas comply with all yard requirements; a large open space area is provided in the rear yard; lot coverage is at 24.4%; and the building complies with the maximum 25-foot height limit.

Based on visual inspection by staff, the nonconforming parking and side yard setback are not unusual conditions given the age of the subject dwelling, and the amount of expansion is minimal. The rest of the structure conforms with all zoning requirements. 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

NR1256

#### 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 REAR AND SIDE YARD SETBACKS RESULTING IN AN EXTENSION OF EXISTING WALLS WITH A NONCONFORMING SIDE YARD AT 1256 OWOSSO AVENUE

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

<u>Section 1</u>. An application was filed by Peter and Lisa Gustafson, owners of real property located at 1256 Owosso Avenue, requesting an addition to an existing nonconforming single-family residence, which results in the extension of existing walls along the nonconforming northerly side yard, pursuant to Chapter 17.52 of the Zoning Ordinance.

<u>Section 2</u>. The Planning Commission conducted a hearing to consider the application on August 16, 2005, at which testimony and evidence, both written and oral, were presented to and considered by the Planning Commission.

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

1. The applicant is proposing to add 566 square feet of livable area, on the first and second floors, to an existing single-family dwelling with nonconforming conditions with respect to parking, and front and side yard requirements. The applicant also proposes to increase the existing garage setback to 18 feet to increase the available parking from no spaces to two spaces in tandem. The expansion will increase the living area of the house from 1,295 square feet to 1,861 square feet. The project results in a 42.4% increase in valuation.

<u>Section 4</u>. 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.

1	11	an existing noncon	forming single-	going, the Planning Commission hereby approves an addition family residence resulting in an extension of existing walls ect to the following <b>Conditions of Approval:</b>	
3	1.		y further expar	with submitted plans. Minor modifications to the plannsion or remodel may be reviewed and approved by the etor.	
5 6 7 8	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.				
9	3.	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.			
11 12 13	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.				
14 15 16		VOTE:	AYES: NOES: ABSTAIN: ABSENT:		
17 18 19 20	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 August 16, 2005.				
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1256 Owosso Avenue