

August 9, 2005

**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 14th 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:

Section 1. 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.

Section 2. 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.

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 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.

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.

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1256 Owosso Avenue