

January 16, 2007

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

**Regular Meeting of
January 16, 2007**

SUBJECT: VARIANCE 07-1

LOCATION: 1144 2ND STREET

APPLICANT: DAVID AND KELLY TRUDGEN
1144 2ND STREET
HERMOSA BEACH, CA 90254

REQUEST(S): VARIANCE TO ALLOW THE EXPANSION OF AN EXISTING GARAGE WITH A 2.7-FOOT SIDE YARD RATHER THAN THE REQUIRED 3 FEET AND A 4.7-FOOT GARAGE SETBACK RATHER THAN THE REQUIRED 17 FEET.

Recommendation:

To direct Staff as deemed appropriate.

Background:

ZONING:	R-1
GENERAL PLAN:	Low Density Residential
LOT SIZE:	2,273 Square Feet
EXISTING DWELLING UNIT FLOOR AREA:	1,065 Square Feet (Floor area only)
PROPOSED FLOOR AREA ADDITION:	1,398 Square Feet (Floor area only)
PROPOSED TOTAL FLOOR:	2,463 Square Feet (Floor area only)

Background:

The subject lot is a "through lot" fronting on 2nd Street with garage access from 1st Place. The lot is currently developed with a one-story single-family dwelling which has the following nonconformities:

- A substandard garage width of 15.9' feet as opposed to the required 17 feet to qualify as two spaces;
- No guest parking space as required for the R-1 zone;
- A garage setback of 4.7' feet rather than the required 17 feet; and
- A side yard setback of 2.7' feet along the west property line rather than the required 3 feet.

The applicant is proposing to add 26 square feet to the existing attached single-car garage to create a complying two-car garage for an additional off-street parking space. The applicant's proposal also includes an additional 1,398 square feet of floor area including a second-story, conversion of a deck into a master bedroom, and a bedroom with an adjacent bathroom in the basement. Furthermore, a 169 square-foot roof deck and four additional balconies are proposed throughout the structure. The proposed height of the structure will not exceed the maximum height of twenty-five (25') feet as required by the single-family residential (R-1) zone (Attachment 4).

Analysis:

The applicant's objective is to widen the existing garage into a qualifying two-car garage, thus allowing for a 100% addition in floor area as permitted in the Non-Conforming Ordinance (H.B.M.C. 17.52.030 (B)(2)(a)). This can be achieved with Variances to the side yard and garage setback requirements. Therefore, the applicant is requesting Variances to allow a 2.7-foot side yard rather than required 10% of lot width (3 feet), and a

substandard garage setback of 4.7 feet rather than the required 17 feet. The nonconforming westerly side yard is proposed to be maintained at the basement/1st floor, and continued for the garage expansion. The garage cannot otherwise be widened in its current location without these Variances.

In order to grant a Variance, the Commission must make the following findings:

- There are exceptional or extraordinary circumstances; limited to the physical conditions applicable to the property involved.
- The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone, and denied to the property in question.
- The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located
- The Variance is consistent with the General Plan.

The concept of a Variance is that basic zoning provisions are not being changed but the property owner is allowed to use his/her property in a manner basically consistent with the established regulations with such minor variation as will place him/her in parity with other property owners in the same zone.

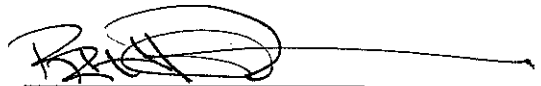
Finding 1: Arguably, the Variances are necessary to place the property in closer conformance with the required parking standards of the R-1 zone. However, it is difficult to support an argument that the 25' x 90' lot, a common R-1 lot size on this block, is so exceptional and extraordinary as to require the granting of a Variance. However, of the 16 homes that front 2nd Street and have garage access from 1st Place, 12 have non-conforming garage setbacks. It should be noted that the applicant is making some effort to at least provide one parking space where none currently exists.

Finding 2: Without the approval of the requested Variances, a 500-square foot addition to the home could certainly be constructed; and it has not been demonstrated that a 100% increase in floor area is necessary for the preservation and enjoyment of the home. Furthermore, the plans, as submitted, show a new bedroom and bathroom, in addition to a storage area adjacent to the existing garage. According to the proposed basement floor plan (please see the submitted plan, sheet A7), Staff believes that the garage could be located where this bedroom is proposed and thus could be revised to not only provide a conforming two-car garage, but also accommodate a conforming tandem guest parking in front of the garage. Staff has requested additional plans demonstrating why this alternative may not be reasonable; however, the applicant has not provided the revised plans.

Despite the above, the applicant has provided a viable solution, since the 5.5"-inch Variance in the side yard is necessary for the basement/1st floor only and extends an existing nonconforming yard along that side. This enables the property to conform to the on-site parking requirements. The proposal exceeds the 100% floor area permitted by the Non-Conforming Ordinance by 31.27%. Staff recommends if the Commission approves the applicant's request, a Condition of Approval be added requiring the plans be revised to not exceed 100%. Furthermore, the existing residence provides zero square feet (0) of open space with the required minimum dimensions of 10' x 10'. Staff recommends adding a Condition of Approval requiring that open space areas have a minimum 10' x 10' dimension as required by Municipal Code Section 17.08.030 (L).

Findings 3 and 4: The Variance only involves a minor reduction in the side yard; and the garage setback reduction is consistent with a majority of garages that have there access from 1st Street (Attachment 3). Furthermore, the setback reduction will not detrimental impact neighboring properties, and will provide an

additional off-street parking space. The construction and remodel of a single-family home in this location is consistent with the General Plan.



Richard S. Denniston,
Planning Associate

CONCUR:



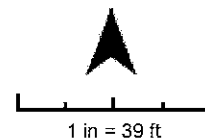
Sol Blumenfeld, Director,
Community Development Department

Attachments

2. Location Map
3. Photo Survey
4. Zone Check and Height Calculation



1144 2nd Street
 City of Hermosa Beach

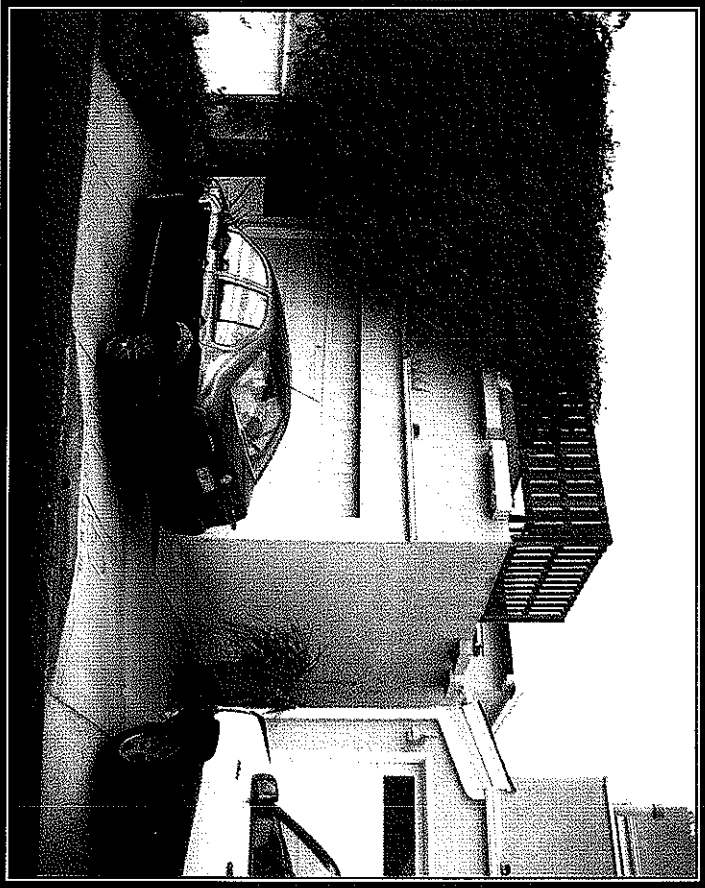


Date Printed: 1/9/2007

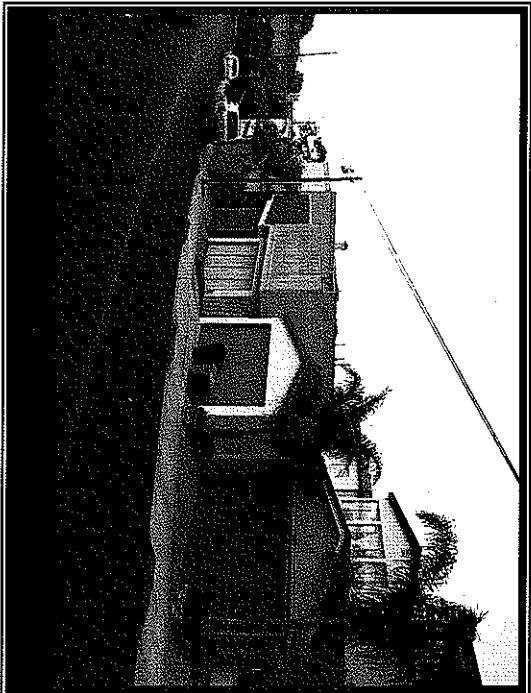
4

Photo Survey

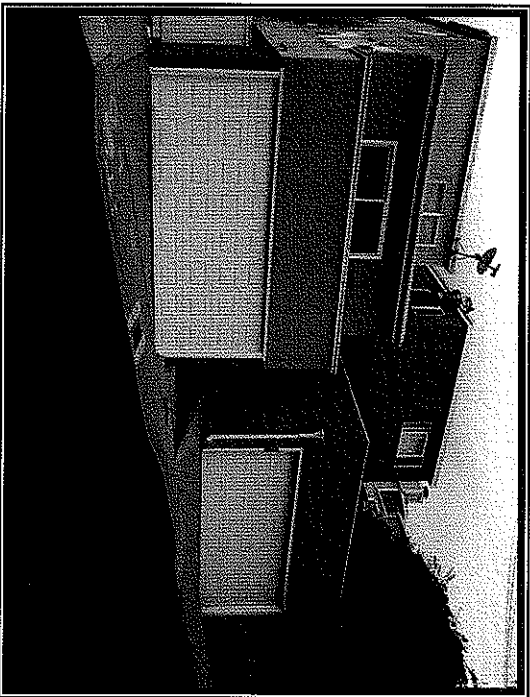
1144 2nd Street
Existing Condition



West of Subject Site



East of Subject Site



25x98.12

APPLICANT/ARCHITECT TRUBBEN/LANE
PROJECT ADDRESS 1144 2ND STREET
APN 4186-027-0008
LOT SQUARE FOOTAGE 2273 sq
PROJECT TYPE ADDITION TO SFR
DATE 1/10/07

ZONE R-1
GENERAL PLAN LD
COASTAL COMMISSION N/A
REVIEW BY (signature)

ITEMS CHECKED IN THE LEFT HAND COLUMN NEED TO BE MODIFIED FOR COMPLIANCE WITH THE ZONING ORDINANCE. RESUBMIT TWO SETS OF REVISED PLANS WITH ALL REQUIRED CHANGES.

- 1) ALLOWABLE DENSITY 3du/ac EXISTING DENSITY N/A PROPOSED 1du
- 2) ALLOWABLE BUILDING HEIGHT 25' EXISTING N/A PROPOSED 25'
Maximum and proposed heights, property corners, and distance to CPs shown properly on plans?
- 3) MAXIMUM LOT COVERAGE 65% EXISTING NA PROPOSED 64.35%
- 4) REQUIRED FRONT YARD SETBACK 8.9' EXISTING NA PROPOSED 8.9'
- 5) REQUIRED REAR YARD SETBACK 5/3 EXISTING NA/NA PROPOSED 4.7/4.7
- 6) REQUIRED SIDE YARD SETBACK 3/3 EXISTING 2.7/3.2 PROPOSED 2.7/3.2
MULTIPLE ROW DWELLINGS YES NO IF YES:
REQUIRED SIDE-YARD N/A EXISTING N/A PROPOSED NA
- 7) REQUIRED PARKING SPACES: STANDARD 2 GUEST 1
EXISTING SPACES: STANDARD 1 GUEST 0
PROPOSED SPACES: STANDARD 2* GUEST 0
- 8) PARKING SPACES MINIMUM SIZE 8'0" x 20' EXISTING 8'0" x 19.5' PROPOSED 8'0" x 19.5'
GUEST SPACES MINIMUM SIZE 9'0" x 22' EXISTING N/A PROPOSED NA
- 9) GARAGE SETBACK REQUIRED 17' EXISTING 4.7' PROPOSED SAME
- 10) TURNING AREA REQUIRED 23' EXISTING 27.7' PROPOSED 27.7'
- 11) DRIVEWAY:
REQUIRED WIDTH 9' EXISTING 19' PROPOSED SAME
~~MAXIMUM SLOPE~~ 12.5% EXISTING (circled) PROPOSED (circled)
CLEARANCE MAXIMUM 7' EXISTING 7' PROPOSED SAME
- 12) REQUIRED USABLE OPEN SPACE 400 sq ft EXISTING 0 PROPOSED 0
MINIMUM DIMENSION REQUIRED 10' EXISTING 0 PROPOSED 0
MAXIMUM COVERAGE ALLOWED 0% EXISTING 0 PROPOSED 0
- 13) MINIMUM DISTANCE BETWEEN BUILDINGS: 30' @ GROUND
MAIN BUILDINGS 8' EXISTING NA PROPOSED NA PROPOSED
MAIN BUILDING AND ACCESSORY 6' EXISTING NA PROPOSED NA
- 14) ARCHITECTURAL ENCROACHMENTS INTO REQUIRED YARDS:
MAXIMUM EAVE LENGTH 30" EXISTING NA PROPOSED 6"
BAY WINDOW PROJECTION 30" EXISTING NA PROPOSED NA
COLUMNS/CHASES ETC. PROJECTION 30" EXISTING NA PROPOSED NA
FIREPLACE PROJECTION 30" EXISTING NA PROPOSED NA
MAXIMUM STAIRWAY/BALCONY FRONT SETBACK ENCROACHMENT: 36"
EXISTING NA PROPOSED 36"

15) CHIMNEY/VENTS HEIGHT LIMIT (NOT TO EXCEED MAX. BUILDING HEIGHT EXCEPT TO THE EXTENT NECESSARY TO MEET BUILDING CODE)

16) STAIRWAY IN SIDEYARD: ABOVE 1ST LEVEL: YES NO
EXTEND IN BOTH DIRECTIONS YES NO

MAX. HEIGHT 48" EXISTING N/A PROPOSED 2.25'

17) PERIMETER WALLS/FENCES --LOT TYPE:
INTERIOR CORNER REVERSED CORNER
FRONT HEIGHT MAXIMUM 40" EXISTING unknown PROPOSED (circled)
SIDE HEIGHT MAXIMUM 6' EXISTING " PROPOSED (circled)
REAR HEIGHT MAXIMUM 6' EXISTING " PROPOSED (circled)

18) NONCONFORMING REMODEL STRUCTURE:
PARKING (MINIMUM SPACE SIZE 8.5 FT. W. X 18.0 FT. D.)
LESS THAN 1 PARKING SPACE PER UNIT MAX. EXPANSION NA PROPOSED NA
ONE-SPACE PER DWELLING UNIT MAX. EXPANSION NA PROPOSED NA
2 SPACES PER DWELLING UNIT MAX. EXPANSION BY RIGHT 131-270 PROPOSED (circled)
NONCONFORMING USE - GREATER THAN 45-UNITS PER ACRE? NA
MAXIMUM DEMOLITION NA PROPOSED NA

19) SOUND TRANSMISSION INSULATION/NO PLUMBING FIXTURES IN WALLS (CONDO) NA

20) CARD FILE AND MASTER FILE REVIEW
OPEN PERMITS YES NO
CODE ENFORCEMENT PENDING YES NO
OPEN COMPLAINTS YES NO
PREVIOUS ADDITION TO NONCONFORMING REMODEL NO YES IF YES, % 8

21) CORNER VISION CLEARANCE (Corner Lots Only) YES NO

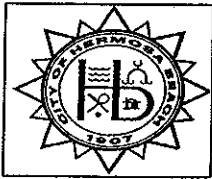
22) ENCLOSED TRASH FACILITY (Min. 5' Screen Wall) YES NO

23) HISTORIC LANDMARK OR RESOURCE (blank)

24) SIGNED DOCUMENTS CONNECTED W/ DISCRETIONARY APPROVAL (blank)

25) ADDITIONAL COMMENTS:

REFER TO PLANS.



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach 90254

Critical Height Calculation For:

1144 2nd Street

01/02/2007

Elev. Pt. A	131.5	
Elev. Pt. B	123.81	
Length A-B	89.8	
Length A-AB'	14.75	
	<i>Elev. AB':</i>	130.236888
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	
Length C-CD'	14.75	
	<i>Elev. CD':</i>	126.209546
Length AB'-CD'	24.99	
Length AB'-CP1	9.6	
	<i>Elev. CP1:</i>	128.689769
Height Limit	25	
Max. Ht. @ CP1:	153.69	
Prpsed Ht.	150.75	

Elev. Pt. A	131.5	
Elev. Pt. B	123.81	
Length A-B	89.8	
Length A-AB'	17.75	
	<i>Elev. AB':</i>	129.979983
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	
Length C-CD'	17.75	
	<i>Elev. CD':</i>	126.028436
Length AB'-CD'	24.99	
Length AB'-CP2	22	
	<i>Elev. CP2:</i>	126.50123
Height Limit	25	
Max. Ht. @ CP2:	151.50	
Prpsed Ht.	150.75	

Elev. Pt. A	131.5	
Elev. Pt. B	123.81	
Length A-B	89.8	
Length A-AB'	26.25	
	<i>Elev. AB':</i>	129.252088
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	*
Length C-D	89.78	
Length C-CD'	26.25	
	<i>Elev. CD':</i>	125.515293
Length AB'-CD'	24.99	
Length AB'-CP3	22	
	<i>Elev. CP3:</i>	125.962392
Height Limit	25	
Max. Ht. @ CP3:	150.96	
Prpsed Ht.	150.75	

Elev. Pt. A	131.5	
Elev. Pt. B	123.81	
Length A-B	89.8	
Length A-AB'	41.3	
	<i>Elev. AB':</i>	127.963285
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	
Length C-CD'	41.25	
	<i>Elev. CD':</i>	124.609746
Length AB'-CD'	24.99	
Length AB'-CP4	22	
	<i>Elev. CP4:</i>	125.01099
Height Limit	25	
Max. Ht. @ CP4:	150.01	
Prpsed Ht.	149.75	

Elev. Pt. A	131.5	
Elev. Pt. B	123.81	
Length A-B	89.8	
Length A-AB'	56.25	
	<i>Elev. AB':</i>	126.683046
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	

Elev. Pt. A	131.5	
Elev. Pt. B	123.81	
Length A-B	89.8	
Length A-AB'	66.35	
	<i>Elev. AB':</i>	125.818135
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	

Ht. Cal.

Length C-CD'	56.25	
	Elev. CD':	123.704199
Length AB'-CD'	24.99	
Length AB'-CP5	22	
	Elev. CP5:	124.060612
Height Limit	25	
Max. Ht. @ CP5:	149.06	
Prpsed Ht.	148.75	

Length C-CD'	66.3	
	Elev. CD':	123.097483
Length AB'-CD'	24.99	
Length AB'-CP6	13.3	
	Elev. CP6:	124.370169
Height Limit	25	
Max. Ht. @ CP6:	149.37	
Prpsed Ht.	148.75	

Elev. Pt. A	131.5	
Elev. Pt. B	123.81	
Length A-B	89.8	
Length A-AB'	85.75	
	Elev. AB':	124.156821
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	
Length C-CD'	85.7	
	Elev. CD':	121.926309
Length AB'-CD'	24.99	
Length AB'-CP7	12.65	
	Elev. CP7:	123.02773
Height Limit	25	
Max. Ht. @ CP7:	148.03	
Prpsed Ht.	144.67	