

March 20, 2007

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
March 27, 2007**

VARIANCE 07-1 - RECONSIDERATION OF THE PLANNING COMMISSION DECISION 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

Planning Commission Recommendation

To sustain the decision to deny the requested Variances for a 2.7-foot side yard setback and a 4.7-foot garage setback by adopting the attached resolution.

Background

At the January 16, 2007, meeting the Planning Commission denied the subject Variances by a vote of 4:1, because the Planning Commission was unable to support Finding No. 1 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. On February 27, 2007, the City Council, pursuant to Section 2.52.040, initiated reconsideration of the Planning Commission decision.

Property Information

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

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;
- A side yard setback of 2.7' feet along the west property line rather than the required 3 feet; and,
- 0 percent (0%) required open space as opposed to the required 400 square 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.

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 Council must make the following findings:

1. There are exceptional or extraordinary circumstances; limited to the physical conditions applicable to the property involved.
2. The Variance(s) are 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.
3. The granting of the Variances 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
4. The Variances are 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 property in a manner basically consistent with the established regulations with such minor variation as will place him in parity with other property owners in the same zone.

Discussion of Findings:

Finding 1:

The Planning Commission was unable to support the applicant's argument that the 25' x 90' through lot, was exceptional and extraordinary, and found instead that it was a common sized R-1 lot on the block. There are 18 lots on the block that are similarly sized. Therefore, there are not unique physical conditions of the property required to make Variance Finding 1.

Finding 2:

The Planning Commission found that without the approval of the requested Variances, a 500-square foot addition to the home could be constructed on the property. However, the owner is seeking to double the size of the existing floor area with a substantial addition on the small lot that includes a new bedroom and bathroom, in addition to a storage area adjacent to the existing garage. Further, it had not been demonstrated that a 100% increase in floor area was necessary for the preservation and enjoyment of a property right, denied to the owner and possessed by other properties in the same vicinity and zone particularly since the lot may be considered a "small lot" under Section 17.08.040(c) and may be afforded the opportunity to reduce the amount of required open space. The proposed project exceeds the 100% floor area permitted under the Non-Conforming Ordinance by 31.27%. Furthermore, the

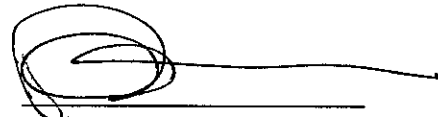
required minimum dimensions of 10' x 10'¹. Therefore the Commission could not make Variance Finding No. 2.

The Commission noted that the proposed basement floor plan can be modified, relocating the garage where the bedroom is proposed, thereby providing a conforming two-car garage and a conforming tandem guest parking space in front of the garage, without the need for a Variance.

Findings 3 and 4:

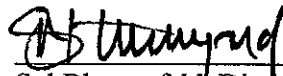
The Commission could make these findings since the Variance involves a minor reduction in the side yard; and the garage setback reduction is consistent with a majority of garages that have there access from 1st Street. Consequently the Variances will not provide a detrimental impact upon neighboring properties and will provide the opportunity for an additional off-street parking space. Also, the construction and remodel of a single-family home in this location is consistent with the General Plan.

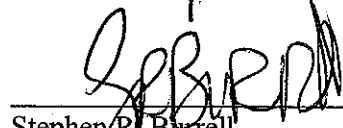
In summary, the Planning Commission disagreed with the applicant that the requested Variances are necessary for the preservation of a property right or that the applicant was being denied a property right, since the 25' x 90' through lot is not exceptional and extraordinary and the proposed project could be reconfigured to meet the requirements of the code.



Richard Denniston
Associate Planner

CONCUR:



Sol Blumenfeld, Director,
Community Development Department

Stephen R. Burrell
City Manager

Attachments

1. Resolution
2. January 16, 2007, Planning Commission Minutes
3. Location Map
4. Photo Survey
5. 25' x 90' Lots (300' Radius)
6. Zone Check and Height Calculation

Notes:

¹Staff recommends if the Council approves the applicant's request, a Condition of Approval be added requiring the plans be revised to not exceed 100% floor area as allowed by the Non-conforming Ordinance and require that open space areas have a minimum 10' x 10' dimension as required by Municipal Code Section 17.08.030 (L).

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO SUSTAIN THE DECISION OF THE PLANNING COMMISSION TO DENY THE PROPOSED VARIANCES TO ALLOW A 2.7-FOOT SIDE YARD SETBACK AND A 4.7-FOOT GARAGE SETBACK AT THE PROPERTY ADDRESSED AS 1144 2ND STREET AND LEGALLY DESCRIBED LOT 91, TRACT NO. 733

The City Council does hereby resolve and order as follows:

Section 1. An application was filed by David and Kelly Trudgen, owners of the property located at 1144 2nd Street, seeking Variances to allow for 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.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for the Variance on January 16, 2007, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. At the January 16, 2007, meeting the Planning Commission denied the subject Variances by a vote of 4:1, because the Planning Commission was unable to support Finding No. 1 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

Section 4. On February 27, 2007, the City Council, pursuant to Section 2.52.040, initiated reconsideration of the Planning Commission decision.

Section 5. Based on the evidence received at the public hearing, the City Council makes the following factual findings:

1. The subject lot is a "through lot" fronting on 2nd Street with garage access from 1st Place.
2. 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;
 - A side yard setback of 2.7' feet along the west property line rather than the required 3 feet; and,
 - 0 percent (0%) required open space as opposed to the required 400 square feet.
3. 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)).
4. 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.

Section 6. Based on the factual findings, the City Council makes the following findings pertaining to the application for the Variances:

1. The City Council was unable to support the applicant's argument that the 25' x 90' through lot, was exceptional and extraordinary, and found instead that it was a common sized R-1 lot on the block. There are 18 lots on the block that are similarly sized. Therefore, there are not unique physical conditions of the property required to make Variance Finding 1.
2. The City Council found that without the approval of the requested Variances, a 500-square foot addition to the home could be constructed on the property. However, the owner is seeking to double the size of the existing floor area with a substantial addition on the small lot that includes a new bedroom and bathroom, in addition to a storage area adjacent to the existing garage. Further, it had not been demonstrated to the Council that a 100% increase in floor area was necessary for the preservation and enjoyment of a property right, denied to the owner and possessed by other properties in the same vicinity and zone particularly since the lot may be considered a "small lot" under Section 17.08.040(c) and may be afforded the opportunity to reduce the amount of required open space. The proposed project exceeds the 100% floor area permitted under the Non-Conforming Ordinance by 31.27%. Furthermore, the existing residence provides zero square feet (0) of open space with the required minimum dimensions of 10' x 10'. Therefore the Council could not make Variance Finding No. 2.

Section 7. Based on the foregoing, the City Council hereby sustains the decision of the Planning Commission and hereby denies the requested Variances, subject to the terms of City Council Resolution _____

Section 8. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

PASSED, APPROVED and ADOPTED this 27th day of March, 2007, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

ATTEST: _____ APPROVED AS TO FORM: _____
City Clerk City Attorney

Date

RESOLUTION NO. 07-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO DENY THE PROPOSED VARIANCES TO ALLOW A 2.7-FOOT SIDE YARD SETBACK AND A 4.7-FOOT GARAGE SETBACK AT THE PROPERTY ADDRESSED AS 1144 2ND STREET AND LEGALLY DESCRIBED LOT 91, TRACT NO. 733

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Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application for the Variance on January 16, 2007, at which testimony and evidence, both written and oral, was 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 subject lot is a "through lot" fronting on 2nd Street with garage access from 1st Place.
2. 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.
3. 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)).
4. 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.

Section 4. Based on the factual findings, the Planning Commission makes the following findings pertaining to the application for the Variances:

1. That the 25' x 90' lot, a common R-1 lot size on this block, is not exceptional and extraordinary as compared to other properties in the vicinity and zone.
2. The applicant has not demonstrated that the Variances are necessary for the preservation and enjoyment of a substantial property right.

Director Blumenfeld stated the Commission could require the owners to submit a security plan for review by the Chief of Police and to have the City determine what is adequate with the submittal.

Taking into consideration Commissioner Perrotti's comments concerning cover charges, Police Chief Savalli indicated he would support eliminating the recommendation for cover charge.

MOTION by Commissioner Perrotti, seconded by Vice-Chairman Kersenboom, to **APPROVE** CUP 01-1 -- Modification of the Conditional Use Permit for on-sale alcohol, live entertainment with two stages and additional bar and added seating, outside dining and outside waiting area in conjunction with a restaurant at 705 Pier Avenue, Club 705/Saffire; to delete Paragraph 9 concerning the cover charge; and to add a sentence in Paragraph 5 that a Parking Security Plan should be submitted for review by the Chief of Police. This motion carried as follows:

AYES: Allen, Hoffman, Kersenboom, Perrotti, Pizer
NOES: None
ABSTAIN: None
ABSENT: None

RECESS AND RECONVENE

Chairman Allen recessed the meeting at 9:23 P.M. and reconvened the meeting at 9:30 P.M.

8. VAR 07-1 -- Variance to side yard and parking setback requirements for an expansion to an existing substandard garage to accommodate a complying two-car garage as necessary for a second story addition at 1144 2nd Street.

Staff Recommended Action: To direct staff as deemed appropriate.

Senior Planner Robertson stated this is a request to allow the expansion of an existing garage with a 2.7-foot side yard setback rather than the required 3 feet and a 4.7-foot garage setback rather than the required 17 feet; stated that the subject lot is an R-1 lot, a through lot fronting on 2nd Street, with garage access from 1st Place; noted that the lot is currently developed with a single story dwelling which has several existing nonconforming conditions, having a substandard garage width of 15.9 feet instead of the required 17 feet to qualify for two spaces, no guest parking, the 4.7 garage setback, the 2.7-foot side yard setback along the west property line, and no qualifying open space. He noted the applicant is proposing to add 26 square feet to the existing attached single car garage to create a complying 2-car garage for an additional off-street parking space; that the applicant is also proposing to include an additional 1,390 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; and that the applicant is proposing a 169-square-foot roof deck and four additional balconies. He stated the applicant's main objective is to widen the existing garage into a qualifying 2-car garage; explained that with this, it would allow 100 percent addition to the floor area as permitted in the nonconforming ordinance; and, therefore, the applicant is requesting variances to allow the expansion with a 2.7-foot side yard setback and a substandard garage setback. He noted the garage cannot otherwise be widened in its current location without these variances.

Senior Planner Robertson explained that in order to grant these requested variances, there are four required findings that must be made:

- 1) There are exceptional or extraordinary circumstances limited to the physical conditions applicable to the property involved;
- 2) The variance(s) are 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;
- 3) The granting of the variance(s) 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; and
- 4) The variance(s) are consistent with the General Plan.

With respect to Finding No. 1, Senior Planner Robertson stated it is difficult to support the argument that the 25-foot by 90-foot lot, a common R-1 sized lot on this block, is exceptional and extraordinary; however, it should be noted that of the 16 homes fronting on 2nd Street and having garage access from 1st Place, 12 are in a similar situation that have nonconforming garage setbacks; and that it should also be noted the applicant is making an effort to at least provide one additional parking space by making a garage of conforming width.

With respect to Finding No. 2, Senior Planner Robertson stated that without the approval of the requested variances, it's possible for the applicant to provide a 500-square-foot addition in accordance with current codes; that it has not been demonstrated the 100-percent 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 the storage area adjacent to the existing garage at the basement level, and therefore staff believes it is possible the garage could be located where this proposed bedroom is planned and that the plans can be revised to not only provide a conforming 2-car garage, but also to accommodate a conforming tandem guest parking space in front of the garage. He advised that staff has discussed this with the applicant, asking them to demonstrate why this alternative may not be reasonable, and noted the applicant has not provided any plans at this time to show why this alternative could not be accomplished. However, he noted that despite these arguments, the applicant has provided a viable solution since the variance in the side yard is necessary for the basement first floor only and extends an existing nonconforming yard along that side; and stated this enables the property to conform to the onsite parking requirements.

With respect to Finding Nos. 3 and 4, Senior Planner Robertson stated that the variance only involves a minor reduction in the side yard; that the garage setback reduction is consistent with the majority of garages that have access from 1st Street; and that the setback reduction will not have any detrimental impact upon neighboring properties and will provide an additional parking space.

Senior Planner Robertson noted that the proposal as submitted exceeds the 100 percent floor area permitted by the Nonconforming Ordinance by 31 percent and is not part of the applicant's request; and stated if the Commission approves a variance, this will have to be conditioned upon the plans being revised not to exceed 100 percent. With respect to open space, he stated since the plan provides for several new deck areas, that the applicant provide these areas with the minimum 10 x 10 dimension in order to bring the property into closer conformance with the open space requirements of the R-1 zone. He stated the scope of the variance is rather small given the small addition to the garage, but that it is difficult to make the findings to support the variance given the circumstances.

Commissioner Pizer questioned how many of the homes fronting on 2nd Street have guest parking spaces.

Senior Planner Robertson stated that the 12 which have the same nonconforming garage setback do not have guest parking; and stated he cannot say for sure this evening if the other 4 have guest parking.

Commissioner Perrotti asked if the applicant can proceed with a regular nonconforming remodel if the variance is denied.

Senior Planner Robertson stated they would be limited to the 500-square-foot expansion because they have only one qualifying parking space in the garage, that they can only build up to 500 square feet if they cannot expand their garage to comply with the 2-car garage standard; and he noted the garage is the only element of the variance, that everything else is maintaining the existing nonconforming conditions, which is allowed by code.

Chairman Allen opened the public hearing.

Terry Lane, project designer, explained that the garage has an unusual offset in the corner which restricts a conforming sized garage and by granting the variance to obtain that southwest corner of this garage, they would expand the garage into a usable 2-car garage, which would resolve this issue. He stated that most of the homes on this block have 25-foot wide lots, that a lot of these homes were built with that setback in the side yard; and explained that what they are trying to accomplish with the garage is to be able to get the owner more than 500 square feet, believing the simple solution would be to accomplish this without tearing down three-quarters of the house. He stated the applicant wants to create a storage bedroom or useable space in that area, but pushing the garage back 17 feet would be too cost prohibitive for the applicant.

David Trudgen, property owner, stated the squared off part of the garage presently houses the trash cans for him and his neighbors to the left; and he urged the Commission to allow the variance to accommodate his growing family. He stated this will improve the look of the house and property and add an additional parking space onsite.

There being no further input, Chairman Allen closed the public hearing.

Commissioner Hoffman stated this is a significant alteration to the property; and stated there is no physical condition on this site that would support a finding to justify the granting of the variance.

Commissioner Pizer stated he cannot make a finding for No. 1.

Commissioner Perrotti stated he cannot make a finding for No. 1, noting that all the lot sizes on this street are the same and that there is nothing unique to this individual lot.

Vice-Chairman Kersenboom stated the trash can receptacle area is so minor that the applicant's request should be approved.

Chairman Allen stated he cannot make a finding for No. 1.

MOTION by Vice-Chairman Kersenboom to **APPROVE** VAR 07-1 -- Variance to side yard and parking setback requirements for an expansion to an existing substandard garage to accommodate a complying two-car garage as necessary for a second story addition at 1144 2nd Street. This motion died due to the lack of a second.

Director Blumenfeld stated that findings are required to grant the variance.

MOTION by Commissioner Hoffman, seconded by Commissioner Pizer, to **DENY VAR 07-1** -- Variance to side yard and parking setback requirements for an expansion to an existing substandard garage to accommodate a complying two-car garage as necessary for a second story addition at 1144 2nd Street, noting the Commission cannot make a finding for Nos. 1 and 2. This motion carried as follows:

AYES: Allen, Hoffman, Perrotti, Pizer
NOES: Kersenboom
ABSTAIN: None
ABSENT: None

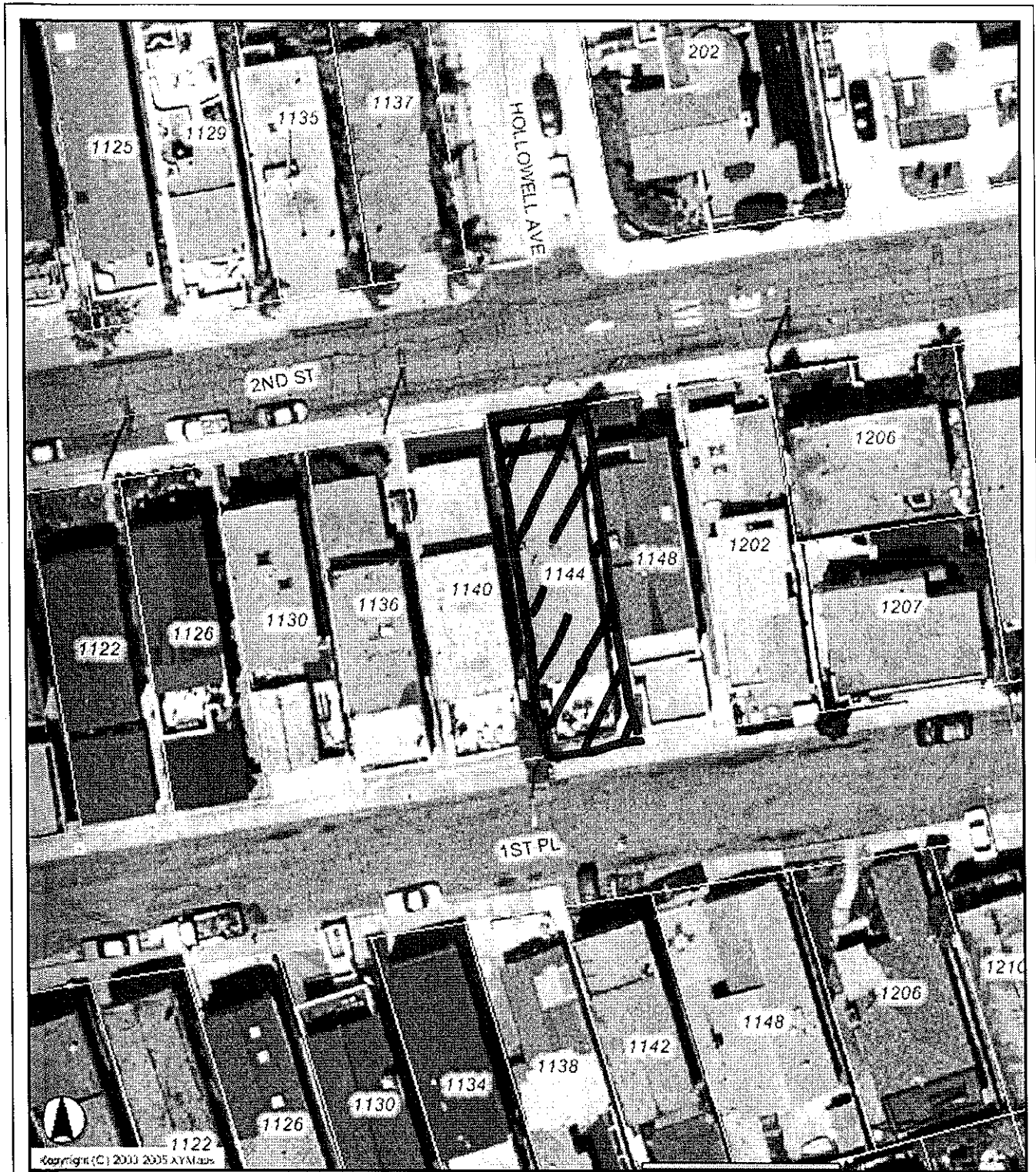
Senior Planner Robertson noted for the applicant he has an opportunity to appeal this decision to City Council.

Responding to Mr. Longacre's comment regarding the return of resolutions, Director Blumenfeld explained that the Commission has its final reading on a resolution when it does not have a final resolution to review or when Commission make a substantial change to the resolution, noting those are the only circumstances when a resolution returns to the Commission; and he stated there is no mandatory requirement for a second reading of resolutions; only when there are changes or staff is otherwise directed to do so.

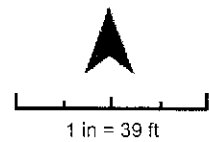
9. CUP 07-1 -- Conditional Use Permit to allow a massage therapy business at 1093 1/2 Aviation Boulevard.

Staff Recommended Action: To approve subject request.

Senior Planner Robertson stated that the applicant is proposing to operate a massage therapy business within a 3-tenant commercial building that contains 1,892 square feet; that the applicant is proposing to occupy one of the 3 spaces, which contains 520 square feet; that the property is located at the northwest corner of Aviation Boulevard and Prospect Avenue; that it is zoned C-3 General Commercial; and noted that the uses on the property include a pottery studio/gallery and a dining establishment. He noted there currently is no onsite parking for the businesses; advised that the pottery studio/gallery offers private showings by appointments only; that the restaurant contains very few tables; and so it appears there is not a great demand for the on-street parking for these businesses at this time. He noted the subject business is considered a massage therapy business; and noted the City adopted an ordinance in 1997 to allow massage therapy businesses subject to a conditional use permit, adopting fairly restrictive regulations for obtaining a business license to conduct the massage therapy. He noted this is the third application for a CUP under the 10-year-old provisions, as other massage businesses in the City are secondary uses to health clubs, beauty spas/salons or medical related uses; and noted that currently, the only massage therapy business approved by the Commission in operation as an exclusive massage therapy business is the Just Massage on PCH near 4th Street. He advised that the applicant is proposing to offer massage therapy treatment as the primary function of the business; that they have indicated skin care services will comprise only 15 percent of the business operations; and he advised that the parking requirement for a massage business is the same as a retail use and does not change the current nonconforming parking situation on the property. He commented on the regulations under the Municipal Code regulating massage therapy, business license regulations, and the Zoning Ordinance



1144 2nd Street
 City of Hermosa Beach

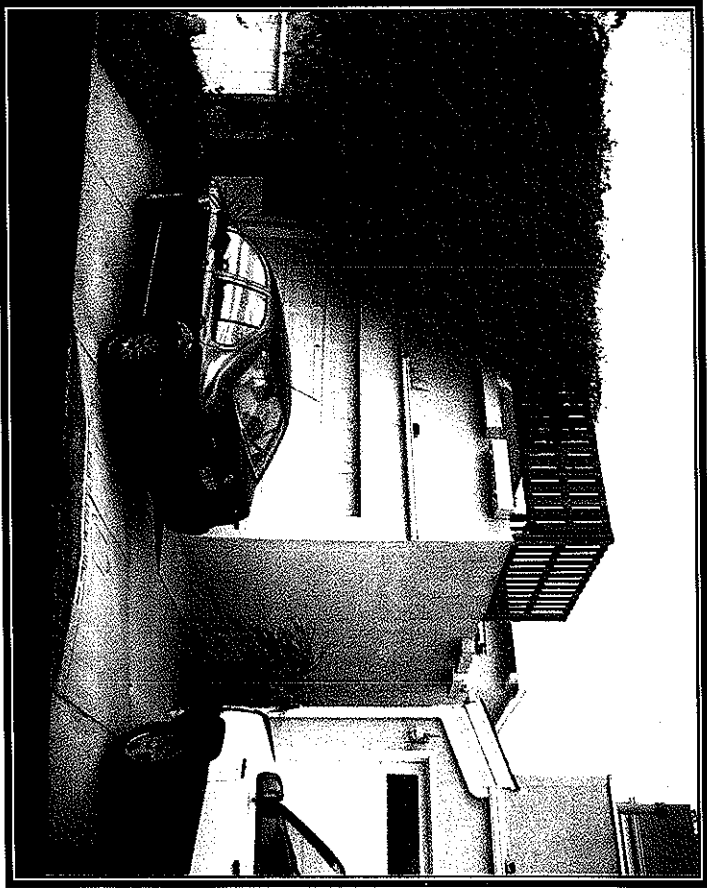


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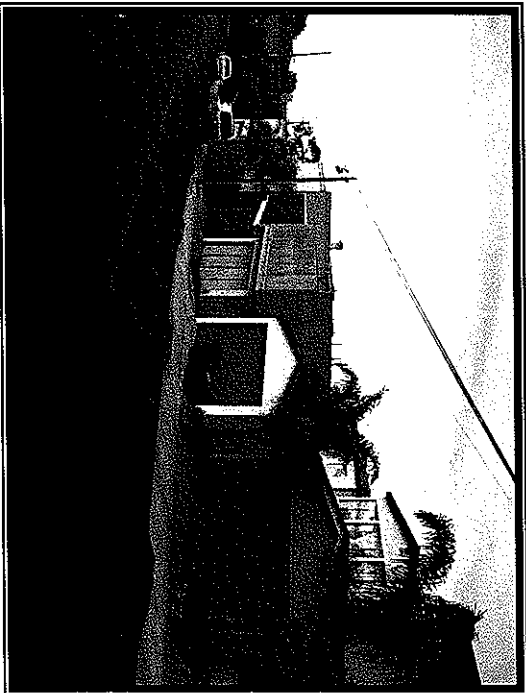
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Photo Survey

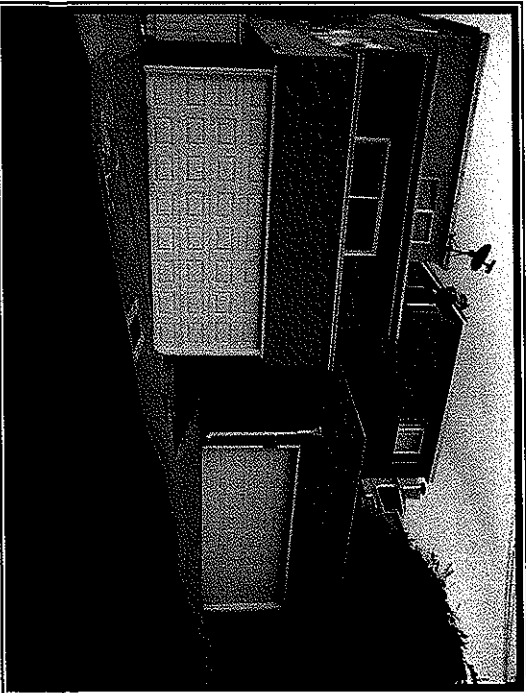
1144 2nd Street
Existing Condition

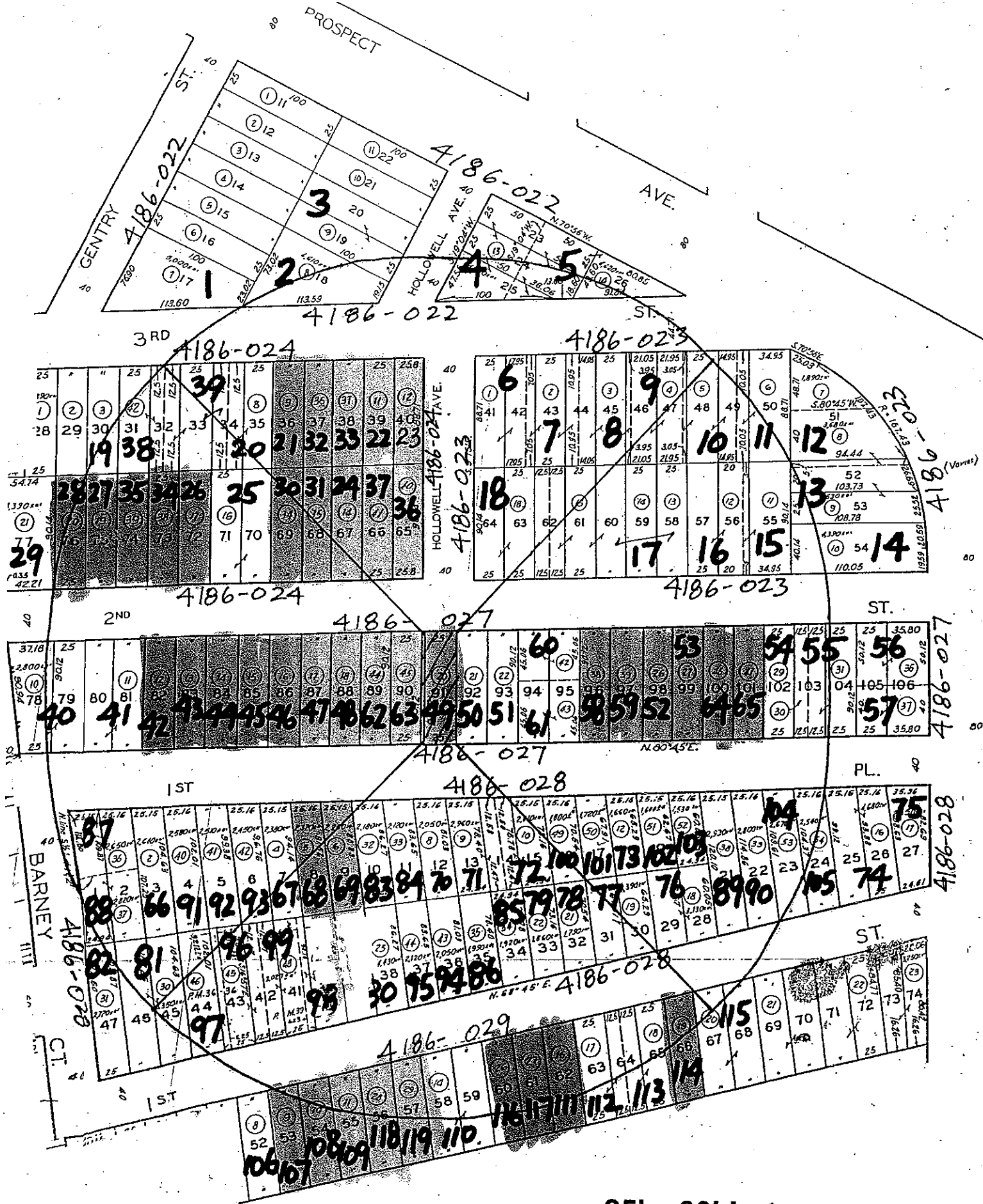


West of Subject Site



East of Subject Site





25' x 90' Lots
 42 lots within a 300' foot radius

SCALE 1" = 100'

25 x 90.12

APPLICANT/ARCHITECT TRINIDAD/LANE
PROJECT ADDRESS 1144 2ND STREET
APN 4186-027-008
LOT SQUARE FOOTAGE 22734
PROJECT TYPE ADDITION TO SFR
DATE 11/1/07

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 N/A
- 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 20' EXISTING N/A PROPOSED N/A
- 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 (blank) PROPOSED (blank)
CLEARANCE MAXIMUM 7' EXISTING 7' PROPOSED SAME
- 12) REQUIRED USABLE OPEN SPACE 4000 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' @ GRADE
MAIN BUILDINGS 8' EXISTING NA PROPOSED NA
MAIN BUILDING AND ACCESSORY 6' EXISTING NA PROPOSED NA
- 14) ARCHITECTURAL ENCROACHMENTS INTO REQUIRED YARDS:
MAXIMUM EAVE LENGTH 30" EXISTING NA PROPOSED 6"
BAYWINDOW 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
 SIDE HEIGHT MAXIMUM 6' EXISTING " PROPOSED
 REAR HEIGHT MAXIMUM 6' EXISTING " PROPOSED

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 N/A PROPOSED N/A
 ONE-SPACE PER DWELLING UNIT MAX. EXPANSION N/A PROPOSED N/A
 2 SPACES PER DWELLING UNIT MAX. EXPANSION BY RIGHT 131-279 PROPOSED
 NONCONFORMING USE - GREATER THAN 45-UNITS PER ACRE? N/A
 MAXIMUM DEMOLITION N/A PROPOSED N/A

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

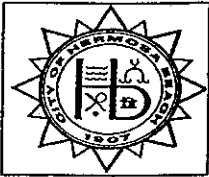
NA 21) CORNER VISION CLEARANCE (Corner Lots Only) YES NO

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

NA 23) HISTORIC LANDMARK OR RESOURCE

✓ 24) SIGNED DOCUMENTS CONNECTED W/ DISCRETIONARY APPROVAL

✓ 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	
	Elev. AB':	130.236888
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	
Length C-CD'	14.75	
	Elev. CD':	126.209546
Length AB'-CD'	24.99	
Length AB'-CP1	9.6	
	Elev. CP1:	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	
	Elev. AB':	129.979983
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	
Length C-CD'	17.75	
	Elev. CD':	126.028436
Length AB'-CD'	24.99	
Length AB'-CP2	22	
	Elev. CP2:	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	
	Elev. AB':	129.252088
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	
Length C-CD'	26.25	
	Elev. CD':	125.515293
Length AB'-CD'	24.99	
Length AB'-CP3	22	
	Elev. CP3:	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	
	Elev. AB':	127.963285
Elev. Pt. C	127.1	
Elev. Pt. D	121.68	
Length C-D	89.78	
Length C-CD'	41.25	
	Elev. CD':	124.609746
Length AB'-CD'	24.99	
Length AB'-CP4	22	
	Elev. CP4:	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	
	Elev. AB':	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	
	Elev. AB':	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	