

October 10, 2001

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

**Regular Meeting of  
October 16, 2001**

SUBJECT: CONDOMINIUM 01-8  
PRECISE DEVELOPMENT PLANS 01-9  
VESTING TENTATIVE PARCEL MAP #26262

LOCATION: 300 Hermosa Ave.

APPLICANT: Patricia Haught  
929 26<sup>th</sup> Street  
Manhattan Beach

REQUEST: TO ALLOW A 2-UNIT DETACHED CONDOMINIUM

**Recommendations**

To approve the Precise Development Plan, Conditional Use Permit, and Tract Map subject to Conditions as contained in the attached Resolution.

**Background**

**PROJECT INFORMATION:**

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	4,002 square feet each
EXISTING USE:	Single Family Dwelling
PROPOSED UNIT SIZES:	Unit A: 2,503 square feet; Unit B: 2,709 square feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Pursuant to Section 15303, Class 3(b) and 15315 of the California Environmental Quality Act Guidelines with the finding that the project is in an area with available services.

**Analysis**

The proposed project consists of two detached units; both units have 3 bedrooms, family/recreation rooms, and 2  $\frac{3}{4}$  and  $\frac{1}{2}$  baths. The buildings are two stories above basement level garages and includes balconies and decks. The buildings are designed in a contemporary architecture with pitched roofs, window and eave trim, accent insets windowsills and hardy plank siding and edge band treatments.

Required parking is provided in two, two-car garages, and three open guest spaces in the required 17 foot garage setback and along side the rear garage. Two parking spaces will be lost on the street. Lot coverage is at 64.8%, under the maximum of 65%. The required front, rear, and side setbacks meet the minimum requirements of 5 feet, 3 feet, and 4 feet respectively. Storage, forced-air-unit and trash facilities are provided. Areas for vacuum canisters are also available, although not noted as such on the submitted plans. The height of the proposed units is under the maximum 30 foot limit.

Both units meet the required open space per unit with over 100 square feet at ground level, and also on balconies directly accessible from the living room. The remaining 100 square feet of required open space is on roof decks. However the balcony for unit B is encroaching into the side-yard 6 inches, and both balconies are covered with trellises. According to the definition of open space, these areas are supposed to be free and clear of any obstruction to the sky. A Condition of Approval has been included to eliminate the trellises and the encroachment into the side yard.

Adequate landscaping has been shown on submitted plans, and staff has included a Condition of Approval that landscaped planters shall be as shown on submitted plans. Two 36 inch-box trees and decorative paving have also been required.

Staff's most significant concern with the proposed project is the family/recreations rooms at the 1<sup>st</sup> levels. These rooms in both units have counter areas identified as "bar", and the room in unit B has access through an exterior door. The room in Unit A has access through a door in the garage. Also both units have enclosed staircases leading to the upper levels. Dwelling units with living area designed in this manner have a high potential to be converted to illegal (bootleg) units. To minimize this potential problem in other projects, staircases have been required to be open, and/or a recorded deed restriction has been required indicating the number of permitted units. A Condition of Approval has been included to require the staircases to be open and that a deed restriction be recorded.

There are two encroachments into the front setback. The guardrail for the stairs leading to the front door exceeds the maximum height of 42 inches and the first floor balcony is covered and therefore cannot encroach into the front setback. A Condition of Approval has been included prohibiting these encroachments.

---

Michael Schubach, City Planner

CONCUR:

---

Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Resolution
2. Location Map

3. Photographs
4. Zoning Analysis

Con01-8