

November 28, 2001

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

**Regular Meeting of  
December 5, 2001**

SUBJECT: CONDOMINIUM 01-14  
PRECISE DEVELOPMENT PLAN 01-17  
VESTING TENTATIVE PARCEL MAP # 26483

LOCATION: 1015-17 17<sup>th</sup> Street

APPLICANT: Michael Roughen  
2701 N. Sepulveda Boulevard, 2<sup>nd</sup> floor  
Manhattan Beach

REQUEST: TO ALLOW A TWO-UNIT APARTMENT BUILDING TO BE CONVERTED TO A  
CONDOMINIUM PURSUANT TO SECTION 17.22.160 OF THE ZONE CODE.

**Alternative Recommendations:**

1. To deny the project as submitted because it does not conform to the Condominium Conversion Ordinance.
2. To approve the project subject to reducing the building height of the rear unit to conform to the Condominium Conversion Ordinance.

**Background**

This matter was continued from the October 16, 2001 meeting to permit the applicant time to submit additional information to the Planning Commission for confirmation of a convex slope condition on the subject property for measuring building height. Except for the height issue, the applicant has provided all the items required to be submitted prior to any approval of a condominium conversion in accordance with the provisions of Sections 17.22.160 through 17.22.300 of the Zone Code.

**Analysis**

The applicant has provided a more detailed survey including additional convex slope information as previously recommended by staff. The submitted stamped survey shows a grade break very close to the southerly end of the lot. The maximum height for both units was calculated using the grade break shown as 93.11 and 96.7 for the southerly corner points and 99.95 and 101.92 are the northerly corner points. Based on the convex slope, the height of the rear unit does not conform to the current height limit by approximately 6 inches (See Attachment 3).

The applicant asserts the original project plans (currently on microfiche), approved by staff on April 30, 1981, show the building with a 30-foot height limit. The problem staff has fully accepting the veracity of the original plans is that they do not show any critical point information or a stamped survey to verify the building was actually constructed to the 30-foot height limit. Also, the original site plan shows corner point elevations that denote a smaller slope along the side lot lines than the current survey shows. The original site plan shows a grade change of 5.5 feet between the northwest and southwest corner points and 5.25 feet between the northeast and southeast corner points of the property. The current survey shows a grade change of 7.44 feet between the northwest and southwest corner points and 6.92 feet between the northeast and southeast corner points; a grade increase of 1.94 and 1.69 feet respectively as compared to the original site plan. The applicant suggests the slope increase was caused when the sidewalk was installed and cut into the grade along the southerly property line. The applicant has submitted a height calculation using the slope difference to augment the lower corner points of the lot to calculate the maximum building height (See Attachment 4). Using this method both units appear to conform to the 30-foot height limit.

Although the originally approved plans somewhat support the applicant's claim, without a stamped survey and critical height point information on the originally approved plans staff feels there is not enough evidence to make an

accurate height determination other than one based on the convex slope condition as shown on the current stamped survey.

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Scott Lunceford  
Planning Assistant

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Resolutions
2. Previous Staff Report
3. Staff Height Calculations
4. Applicant Height Calculations

Con01-14