

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: January 15, 2002

To: Honorable Chairman and Members of the Planning Commission

From: Sol Blumenfeld, Director
Scott Lunceford, Planning Assistant
Community Development Department

Subject: Draft Text Amendment for Front Yard Requirements on Through Lots Between the Strand and the Service Road Parallel to Hermosa Avenue Approximately Between 27th Street and 35th Street

Recommendation

To direct staff as deemed appropriate.

Background

At the meeting of June 21, 1988, the Planning Commission approved a policy statement interpreting the location of front yards on through lots. The policy statement included a special provision for through lots located between the Strand and Hermosa Avenue that both the Strand and Hermosa Avenue frontages be considered front yards, with the added provision that the Strand required front yard can count towards open space. The Planning Commission subsequently approved an amendment to the June 21, 1988 policy statement that the requirement for two front yards on Hermosa Avenue and the Strand through lots only apply to new development. At the meeting of November 18, 1997, the Planning Commission approved a resolution to recommend amending the Zoning Ordinance to incorporate certain policies previously set forth in policy statements, including front yard requirements for through lots. At the meeting of January 27, 1998, the City Council approved the ordinance as recommended by the Planning Commission.

Analysis

There is a unique inequity created for through lots between the Strand and Hermosa Avenue, north of 27th Street, due to a requirement to provide a double front yard. The Planning Commission has acknowledged this inequity in previous actions, though never relative to new development.¹

In order to maintain a uniform setback aesthetic for through lots located on the service road parallel to Hermosa Avenue from approximately 27th Street northward, staff recommends that these lots be exempt from having to provide a second front yard on Hermosa Avenue and maintain the Strand as the required front yard. This exception would apply to these lots regardless of the type of development proposed, whether new or alteration of existing. The proposed text amendment would amend the exceptions allowed by Section 17.46.152.

Proposed Text Amendment

17.46.152 Front Yard Requirements for Through Lots

- A. The required front yard on "through lots", as defined herein, shall be provided on the street frontage where the majority of the existing dwelling units on the block are fronting.

B. The following list indicates which frontage is designated the front yard for various blocks with through lots:

Through Lots Located Between:	Front Yard Shall Be Provided On:
Ava Avenue and Ardmere Avenue	Ava Avenue
Ava Avenue and Springfield Street	Springfield Avenue
Barney Court and Meyer Court	Barney Court
Bonnie Brae Street and Campana Street	Bonnie Brae Street
Monterey Boulevard and Culper Court	Monterey Boulevard
Monterey Boulevard and Loma Drive	Monterey Boulevard
Monterey Boulevard and Morningside Dr.	Monterey Boulevard
15th Place and 16th St. (E. of Mira Street)	15th Place
The Strand and Hermosa Avenue	Both The Strand and Hermosa Avenue (See Exception Below)

- Exception for The Strand/Hermosa Avenue Through Lots: New developments shall be required to provide front yards on both The Strand and Hermosa Avenue. For existing developed properties and remodeling and expansion projects thereon The Strand shall be designated the front yard. For the purposes of calculating required open space in the various residential zones, the Strand front yard area may be counted towards the open space requirement. **The lots facing the service road located parallel to Hermosa Avenue approximately between 27th Street and 35th Street shall not be required to provide a front yard on Hermosa Avenue.**

Notes

1. When the Planning Commission approved the amendment to Policy Statement 88-1, they concurred with the staff reasoning that the front yard requirement for through lots between Hermosa Avenue and the Strand, especially those north of 27th Street, should only apply to new development because it unnecessarily makes the majority of the existing dwellings and garages nonconforming. This is due to the fact that the Strand through lots have their main orientation to the Strand for obvious reasons, and are developed with garages facing Hermosa Avenue typically within 3 feet of the property line. Further, all the through lots north of 27th Street front on a “service road” which is more like an alley and is considered such by the Zoning Ordinance (Section 17.44.090) in regards to garage setbacks. Thus the Planning Commission has previously agreed that an inequity existed in requiring double front yard setbacks for existing developed through lots between the Strand and Hermosa Avenue.

However, an aesthetics problem arises when new development (typically new single family residences in the R-1 zone) is constructed adjacent to existing developed properties on Hermosa Avenue and the Strand north of 27th Street. Because all the existing dwellings have setbacks on Hermosa Avenue are typically less than 3 feet, the setbacks vary when a new dwelling is built to conform to the current double front yard requirement. This inconsistency of setbacks originally motivated staff and the Planning Commission to create a policy statement to interpret the location of front yards on through lots in a consistent manner.

Recently the Planning Commission approved a small lot interpretation for the property located at 3220 The Strand in order to address this inequity.

Attachments

1. Policy Statement 88-1
2. Planning Commission Minutes – June 21, 1988
3. Policy Statement 94-1
4. Staff Report for Policy Statement 94-1
5. Planning Commission Minutes – September 20, 1994
6. Location Maps (Hermosa Avenue & Strand through lots north of 27th Street)