

**January 30, 2002**

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

**Regular Meeting of  
February 19, 2002**

**SUBJECT:** TEXT AMENDMENT 02-2

**PURPOSE:** AMEND SECTION 17.46.152 -- TO CHANGE THE FRONT YARD REQUIREMENTS ON THROUGH LOTS BETWEEN THE STRAND AND THE SERVICE ROAD PARALLEL TO HERMOSA AVENUE APPROXIMATELY BETWEEN 27<sup>TH</sup> STREET AND 35<sup>TH</sup> STREET

**Recommendation**

To recommend that the City Council amend Section 17.46.152 of the Zoning Ordinance as shown in the attached Resolution.

**Background**

At the meeting of January 15, 2002, the Planning Commission considered the problems associated with double front yard requirements for certain Strand fronting properties and directed staff to initiate the subject text amendment process.

At the meeting of June 21, 1988, the Planning Commission approved a policy statement establishing a basic method to determine the location of front yards on thorough lots. The front yard is considered as the street on which the majority of existing dwellings on the same block are facing. 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.

**Analysis**

There is a unique and inequitable development standard for through lots between the Strand and Hermosa Avenue, north of 27<sup>th</sup> Street, due to the requirement to provide front yards along the Strand and Hermosa Avenue. These 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 27<sup>th</sup> 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. Given the current development and the type of street, the front yard requirement on Hermosa Avenue unnecessarily makes most of the dwellings nonconforming. In order to resolve this problem and maintain a uniform setback for through lots located on the service road parallel to Hermosa Avenue from approximately 27<sup>th</sup> 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 all development on these lots whether new or alteration of an existing structure. The proposed text amendment would amend the exceptions allowed by Section 17.46.152 as follows:

**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:

<i>Through Lots Located Between:</i>	<i>Front Yard Shall Be Provided On:</i>
Ava Avenue and Ardmore 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 27<sup>th</sup> Street and 35<sup>th</sup> Street shall not be required to provide a front yard on Hermosa Avenue.**

The inequitable development condition of two front yards results in an average loss of 169 square feet of buildable lot area on these lots. The proposed change will alleviate this condition for the subject properties (44 properties).

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Scott Lunceford, Planning Assistant

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Proposed Resolution