

June 11, 2002

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

**Regular Meeting of  
June 18, 2002**

SUBJECT: CONDOMINIUM 02-1  
PRECISE DEVELOPMENT PLAN 02-3  
VESTING TENTATIVE PARCEL MAP #26742

LOCATION: 210 10<sup>TH</sup> STREET

APPLICANT: 210 10<sup>TH</sup> STREET LLC  
532 COLORADO STREET  
SANTA MONICA, CA 90401

REQUEST: TO ALLOW A FOUR-UNIT CONDOMINIUM PROJECT

**Recommendations**

To approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to conditions as contained in the attached Resolution.

**Background**

**PROJECT INFORMATION:**

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	5,495 Square Feet
EXISTING USE:	Two-Story Residence
PROPOSED SQUARE FOOTAGE:	Units 1 & 2: 1,930 square feet each Units 3 & 4: 1,967 square feet each
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the south side of 10<sup>th</sup> Street between Manhattan Avenue and Bayview Drive.

**Analysis**

The project consists of two separate two-unit two-story buildings each above a basement level. Each unit contains 3 bedrooms, 3 full bathrooms, and 1 half bathroom. The buildings are designed in a Contemporary/Mediterranean style of architecture, with exterior smooth stucco finishes, stucco trim and moulding, clay tile roofing, and wrought iron railings.

The garages for the front units are accessed from driveways on Manhattan Avenue, and the garages for the rear units has separate driveway access off Bayview Drive. Required parking is provided in the two car garages, with a total of 5 guest parking spaces provided in the driveways. The new curb cut for the front driveways results in the loss of 2 on-street parking spaces which has been compensated for in the

plan. The driveways have a maximum proposed slope of 5.5%, which is less than the 12.5% maximum allowable slope.

The height of the buildings is below the 30' maximum height allowable. All required yards are provided. The proposed private open space areas are provided within second story decks adjacent to the living rooms, roof decks, and by yard areas between the buildings. The amount provided in the second floor decks adjacent to the primary living space is 182 square feet for each front unit and 102 square feet for each rear unit, consistent with Commission direction that a substantial portion be located adjacent to primary living areas. The balance of private open space is provided in the yard spaces between the buildings and on roof decks to comply with the minimum requirement of 300 square feet per unit. The lot coverage calculates to be 66%, above the 65% maximum allowable. However the lot coverage can be reduced with minimal design changes, and staff believes that the required lot coverage reduction can be resolved as a condition of approval.

The entry stairs for each unit are located in the required side yards. Pursuant to Section 17.46.110 uncovered, solid concrete stair landing and stairs on grade which are not over four feet to the highest point from natural, existing or finished grade, whichever is the lesser height, may extend or project into any required side yard. All the proposed stairs comply with this requirement except for the stairs for Unit 2 on the south side of the front building. These stairs are not shown accurately on the elevation drawings and staff cannot make a determination as to the proposed height of the stairs. Also, the stairs encroaching into the south side yard must extend from the stair landings in both directions so not to obstruct any pedestrian way on the ground level. Staff believes the stair issue is minor enough to include as conditions of approval in the attached resolution.

Storage areas are provided, though not clearly noted on the plans for the front units. Areas for vacuum canisters, forced-air-units, and trash facilities are also available, although not noted as such on the submitted plans. Also, though double walls between the attached units are noted on the plans, the minimum wall insulation rating of 52 STC is not noted on the submitted plans. Clarification of these items has been included as conditions of approval as well.

The landscape plans provide sufficient landscaping, including two 36" box queen palms. Landscaping is located in front of the front units, in the both side yards, and in the yard areas between the front and rear units.

CONCUR:

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Scott Lunceford  
Planning Assistant

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Sol Blumenfeld, Director  
Community Development Department

#### Attachments

1. Resolution
2. Location Map
3. Photographs
4. Residential Zoning Analysis/Height Calculation

Con02-1