

July 11, 2002

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

**Regular Meeting of
July 16, 2002**

SUBJECT: APPEAL OF DIRECTOR'S DECISION REGARDING THE SMALL LOT FROM R-1 OPEN SPACE REQUIREMENTS, TO ALLOW OPEN SPACE ON DECKS RATHER THAN ON THE GROUND.

LOCATION: 1110 2ND STREET

**APPLICANT: DAVE DRORBAUGH
1110 2ND STREET
HERMOSA BEACH, CA 90254**

Recommendation

To direct staff as deemed appropriate by minute order, from the following alternatives:

1. Determine that the lot does not qualify for the open space exception for small lots, and 400 square feet of usable open space must be provided with 300 square feet on grade.
2. Determine that the lot does qualify for the open space exception for small lots, and some or all of the open space exception may be applied to the subject property (as detailed below).

Background

The subject lot is located on 2nd Street between Pacific Coast Highway and Hollowell Avenue. The lot, like others along this block, is a through lot located between 2nd Street and 1st Place.

Analysis

Pursuant to Section 17.08.030 L(1) of the Hermosa Beach Zone Code lots of 2100 square feet or less in area shall be allowed a minimum of 300 square feet of usable open space with a minimum dimension of 7 feet in length and width, and all of the required usable open space may be provided on balconies and decks provided that at least 60% of usable open space is directly accessible to primary living areas, and located on the same floor level as the accessible primary living area. Further, lots within 10% of the small lot size (i.e. 2101 – 2310 square feet) may also be permitted some or all of the open space exception for small lots, subject to review and approval by the Planning Commission if found justifiable based on any of the following reasons:

- To achieve a consistent and comparable amount of indoor living space with existing dwelling units in the immediate neighborhood;
- To allow design flexibility in the application of the open space standard in conjunction with the remodeling and expansion of existing structures;
- To allow an innovative design which otherwise is consistent with the goals and intent of the open space and development standards for the R-1 zone;

- To address unusual lot configurations or topography, as compared with surrounding lot and development patterns.

The subject lot size is 2240.75 square feet, thus placing it within the parameters for Planning Commission review for open space exception for small lots. The applicant proposes to provide 480 square feet of usable open space on a balcony and deck adjacent to a kitchen and living room combination. The proposed residence consists of two stories over a basement level and will have 2,958 square feet of living area. Though there are several other two-story residences in the immediate neighborhood, with the addition of the basement, the proposed residence will be larger in comparison. However, it appears that the majority of the neighboring through lot properties also have usable open space provided solely on decks and balconies.

Due to the unusual through lot configuration of the neighborhood, all of the neighboring dwelling units have nonconforming garage setbacks either on 2nd Street or 1st Place. The applicant proposes to have a conforming garage setback of 17 feet to the nearest public improvement. Staff thereby believes that providing the usable open space on a balcony and deck for the proposed residence will achieve a somewhat comparable amount of indoor living space with existing two-story dwelling units in the immediate neighborhood, and will address the unusual through lot configuration and nonconforming garage setback as compared with surrounding lot and development patterns.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Photos



Neighboring through lots on 2nd Street



Neighboring through lots on 2nd Street



Neighboring through lots on 2nd Street



View looking west on 2nd Street



Neighboring through lot property on 2nd Street



Neighboring through lot property on 2nd Street



Neighboring through lot property on 2nd Street



Neighboring through lot property on 2nd Street



Neighboring through lot property on 2nd Street



Subject property – 2nd Street frontage



Neighboring through lot property on 2nd Street



Neighboring through lot property on 2nd Street



View looking west on 1st Place



View looking west on 1st Place



Neighboring through lots on 1st Place



Neighboring through lot property on 1st Place



Neighboring through lot property on 1st Place