

July 11, 2002

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

**Regular Meeting of
July 16, 2002**

SUBJECT: CONDOMINIUM 02-2
PRECISE DEVELOPMENT PLANS 02-4
VESTING TENTATIVE PARCEL MAP #26262

LOCATION: 300 Hermosa Ave.

APPLICANT: Susan Swerdloff
1466 23rd Street
Manhattan Beach

REQUEST: TO ALLOW A 3-UNIT ATTACHED CONDOMINIUM

Recommendations

To continue this request to the August 20, 2002 meeting to give the applicant time to modify the project to be in compliance with the Zoning Ordinance.

Background

PROJECT INFORMATION:

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	4,002 square feet each
EXISTING USE:	Single Family Dwelling
PROPOSED UNIT SIZES:	Unit A: 1,892, Unit B: 1,864 Unit C: 2,030 square feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt, Pursuant to Section 15303, Class 3(b) and 15315 of the California Environmental Quality Act Guidelines with the finding that the project is in an area with available services.

Analysis

The proposed project consists of three attached units; two units have 2 bedrooms, mezzanines, and 2 ³/₄ baths and the third unit has 3 bedrooms and 3 ¹/₂ baths. The building is two stories above basement level garages and includes balconies and decks. The buildings are designed in a contemporary architecture with a minimum pitched roof, window and eave trim.

Required parking is provided in three two-car garages, and three open guest spaces. One parking space will be lost on the street. Lot coverage is at 64.8%, under the maximum of 65%. The required front, rear, and side setbacks meet the minimum requirements of 5 feet, 3 feet, and 4 feet respectively. Forced-air-unit, trash facilities and areas for vacuum canisters are not available for Units A and C. Storage areas for all units are shown.

Units A and B do not meet the required open space per unit; each unit is approximately 75 to 88 square feet under the required 300 square feet per unit. Although the proposed roof decks are over 200 square feet, they may only count toward 100 square feet of the required open space. Further, Unit A's open space area directly off the primary living area encroaches 1/2 foot into the front-yard setback. The balcony at the first level of unit A also encroaches into the front setback, is covered by the balcony above, and is less than 7 feet above grade. This balcony will need to be removed.

Because the front entries to two of the units are located on the side yard, the Zoning Ordinance requires that the side-yard width be 1 1/4 times the minimum required, or in other words this project requires a 6 foot side-yard on the south side. On similar projects, the Planning Commission has allowed the side-yard to be averaged, so that the average width is equal to the minimum required which is 6 feet on this project. The project calculates to be slightly above the maximum height of 30-feet at the critical point and needs to be adjusted to comply with the limit.

Since both the revision to the open space and side-yard width are significant changes to the proposed project, and could result in complete change to the design of the project, staff is recommending this project be continued to the August meeting.

Michael Schubach, City Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department