

August 13, 2002

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

**Regular Meeting of
August 20, 2002**

SUBJECT: CONDOMINIUM 02-6
PRECISE DEVELOPMENT PLAN 02-9
VESTING TENTATIVE PARCEL MAP #26812

LOCATION: 1002-4 6TH STREET

APPLICANT: JOHN KATNIK
POST OFFICE BOX 238
PALOS VERDES ESTATES, CA 90274

REQUEST: TO ALLOW A TWO-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:	Medium Density Residential
ZONING:	R-2B
LOT SIZE:	6,544 Square Feet
EXISTING USE:	Single Family Dwelling
PROPOSED SQUARE FOOTAGE:	Unit 1: 3,303 square feet Unit 2: 3,339 square feet
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the south side of 6th Street between Pine Street and Prospect Avenue.

Analysis

The project consists of two separate two-story buildings each above a basement level. The front unit contains 5 bedrooms and 4 bathrooms. The rear unit contains 4 bedrooms, 3 full bathrooms, and 1 half bathroom. The buildings are designed in a Mediterranean style of architecture, with exterior smooth stucco finishes, tile roofing, and wrought iron railings.

The garages for both units have separate driveway access off 6th Street. Required parking is provided in the two car garages, with a guest parking space provided in the front driveway. The new curb cut for

the front driveway does not result in the loss of any on-street parking spaces. Although the plans note the 12.5% maximum allowable driveway slope, the elevation data from the site plan indicates that the front driveway will have a maximum slope of 16.3%. Staff believes this is a minor correction and can be resolved as a condition of approval.

The height of the buildings is at 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 yard areas between and behind the buildings. The amount provided adjacent to the primary living space is 800 square feet for the front unit and 120 square feet for the rear unit, consistent with the Zone Code requirement that a substantial portion be located adjacent to primary living areas. The balance of private open space is provided in the yard spaces between and behind the buildings and on roof decks to comply with the minimum requirement of 300 square feet per unit. The lot coverage is 49%, below the 65% maximum allowable.

Storage areas are provided, complying with the requirement for 200 cubic feet of storage space per unit. Areas for trash facilities are noted on the submitted plans as well.

The landscape plans provide sufficient landscaping located in the east side yard, and in the yard areas between the units and behind the rear unit, though the two required 36" box trees are not noted on the plans. Also, there is a section of concrete in the front yard between the entry walkway and driveway that staff feels should be landscaped. Staff believes this can be resolved as a condition of approval.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

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

Con02-6