

August 7, 2002

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

**Regular Meeting of
August 20, 2002**

**SUBJECT: INTERPRETATION OF LIMITATION ON OPEN SPACE COVERAGE
IN MULTI-FAMILY ZONES**

Recommendation:

Direct Staff as deemed appropriate.

Background:

At the November 20, 2001 Planning Commission meeting, the issue of trellis structures completely covering open space areas was discussed, and the Planning Commission determined that only 50% should be covered whether it was by a trellis or a solid cover. Furthermore on a previous occasion, the Commission reviewed proposed condominium projects and determined that in order to facilitate project plan review, the area covered should be subject to the 50% maximum limitation, rather than calculating the spacing of the trellis beams and other structural members.

Analysis:

The open space standards for the R-2 and R-3 multi-family zones state:

“Each qualifying open space area may be covered to fifty (50) percent but shall not be enclosed on more than two sides by buildings walls, or guardrails greater than forty-two inches in height”.

The Zoning Ordinance does not distinguish whether a trellis, or only a solid cover constitutes the maximum 50% coverage limitation. A trellis could possibly cover the entire open space area and the space between the cross-members could be calculated to be no less than 50% open. Calculating the area between cross-members could become difficult and have questionable accuracy depending on the design. Furthermore, trellis structures designed in this manner may be entirely covered with some form of solid material, essentially defeating the purpose of requiring useable outdoor open space areas. Staff has provided samples (See attached photos) of lattice covers that cover only 50% or less of the required open space.

Michael Schubach, City Planner

CONCUR

Sol Blumenfeld, Director
Community Development Department

Attachments
Photos

latticeinterpret