

August 13, 2002

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

**Regular Meeting of
August 20, 2002**

SUBJECT: CONDOMINIUM 02-4
PRECISE DEVELOPMENT PLAN 02-6
VESTING TENTATIVE PARCEL MAP #26830

LOCATION: 1901 AND 1903 PALM DRIVE

APPLICANT: LOUIS A. GUGLIANO AND CAREY G. MARTZ
DBG DEVELOPMENT INC
111 N. SEPULVEDA BLVD.
SUITE 230, MANHATTAN BEACH, CA 90266

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-2
LOT SIZE:	3,653 Square Feet
EXISTING USE:	Duplex
PROPOSED SQUARE FOOTAGE:	1901 (Unit 1): 2,726 square feet 1903 (Unit 2): 2,205 square feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt

The subject site is located on the northwest corner of 19th Street and Palm Drive. The site slopes steeply downward from Palm Drive to the west.

Analysis

The project consists of one four level structure containing a basement level below the garage level, with three stories above. The units contain three bedrooms each, with the master suite at the garage level and the additional two bedrooms below. The front entries are oriented towards 19th Street and Palm Drive. The building is designed in a Contemporary/Mediterranean style, with exterior smooth stucco and stone veneer, decorative wrought iron railings, and clay mission tile roofing. The units each contain elevators as a second means of access to all floor levels.

The garages and guest parking for the units are accessed from Palm Drive. Required parking is provided in two car garages, and guest parking is provided within the 17-foot setback in front of the garages. Since

Palm Drive is improved as an alley, no sidewalk will be required, and the 17-foot setback is measured from the curb line. Since the entire width of the alley will be needed for back-up for the guest parking, at least one of the existing two on-street parking spaces located across the alley will have to be eliminated or relocated to provide adequate back-up area for the guest parking. If the one parking space is lost, the project would still comply with parking requirements since parking on site would compensate for the loss of the street parking.

The buildings are designed to comply with the 30' maximum height limit at the critical points, as the roof line slopes down steeply from Palm Drive consistent with the slope of the lot. One additional critical point needs to be identified on the plan, which is included as a condition of approval. All required yards are provided, which includes a 5-foot front setback along the narrowest frontage on 19th Street and 4.5 foot setback along Palm Drive, which is 10% of the lot width. The lot coverage calculates to be less than 66.5%, which slightly exceeds the 65% maximum allowable. Staff is including a condition of approval that the building be modified to comply with this requirement.

The proposed open space areas are provided on the third floor decks and second story decks adjacent to the living rooms. The decks on the third floor are not considered roof decks as identified on the plans, and therefore the entire area of these decks counts toward the open space requirement. The amount of open space provided in the second floor decks adjacent to the kitchens meets the 100 square feet required to be located adjacent to primary living areas. Additional open space is provided in excess yard areas on the ground, and the total complies with the minimum requirement of 300 square feet per unit.

The plan provides for ample landscaping in the limited areas available around the perimeter of the building, and in the encroachment area along 19th Street, including two 36" box olive trees. Storage space, which is required to be located at garage level, is instead provided one-level below the garage level next to the utility room. Since elevator access is provided to this level, staff believes this is an acceptable alternative. The plan does not indicate locations for trash receptacles, which is included as a condition of approval.

Ken Robertson
Associate Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

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

Con1901Palm