

August 13, 2002

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

**Regular Meeting of  
August 20, 2002**

SUBJECT: CONDOMINIUM 02-5  
PRECISE DEVELOPMENT PLAN 02-7  
VESTING TENTATIVE PARCEL MAP #26773

LOCATION: 510, 512, AND 514 ARDMORE AVENUE (AKA 615 5<sup>th</sup> STREET)

APPLICANT: BARBARA COOPER  
501 PASEO DEL MAR  
PALOS VERDES ESTATES, CA 90274

REQUEST: TO ALLOW A THREE-UNIT DETACHED 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:                | 6,280 Square Feet  |
| EXISTING USE:            | Single-Family Residence  |
| PROPOSED SQUARE FOOTAGE: | 510: 2,403 square feet<br>512: 2,205 square feet<br>514: 2,212 square feet |

ENVIRONMENTAL DETERMINATION: Categorically Exempt

The subject site is located on the northeast corner of Ardmore Avenue and 5<sup>th</sup> Street, across Ardmore Avenue from the green belt.

**Analysis**

The project consists of three detached two-story buildings with the front entries oriented towards Ardmore Avenue. The buildings include basement/garage levels, and roof decks. The buildings are designed in a Contemporary style of architecture, with exterior smooth and rough stucco finishes, metal railings and stone roofs.

The garages and guest parking for the units are located along a common driveway accessed from the existing curb cut on 5<sup>th</sup> Street. Required parking is provided in the two car garages, and three guest-parking spaces are provided, with two located in tandem in front of one of the garages. By using the existing curb cut no on-street parking spaces are lost as a result of this project.

The buildings are designed to comply with the 30' maximum height limit, all required yards are provided, and the lot coverage calculates to be less than 50%, well below the 65% maximum allowable. The project is subject to the requirement of Section 17.46.150 which requires that multiple units fronting on a side yard provide 1 ½ times the required side yard (1 ½ X 5' = 7.5'). The applicant is proposing to comply with this requirement using the average yard method, as previously allowed by the Commission for similar projects. The average method has allowed the architect to provide more relief along the Ardmore frontage than a straight minimum 7.5-foot setback .

The proposed open space areas are provided within westerly facing second story decks adjacent to the living rooms, roof decks, and yard areas between the buildings. The amount provided in the second floor decks adjacent to the "great rooms" meets or exceeds the 100 square feet which is required to be located adjacent to primary living areas. The balance of open space is provided in the yard spaces between the buildings and on roof decks to comply with the minimum requirement of 300 square feet per unit.

The plan provides for ample landscaping throughout the site, including three 36" box queen palms. Staff recommends that street trees be included along the Ardmore Avenue frontage as recently required for the project at Second Street along Ardmore Avenue.

CONCUR:

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Ken Robertson  
Associate Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

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

Con510 Ardmore