

November 5, 2002

**Honorable Chairman and Members of the
Meeting of
Hermosa Beach Planning Commission
2002**

**Regular
November 19,**

SUBJECT: CONDOMINIUM 02-13
PRECISE DEVELOPMENT PLAN 02-18
VESTING TENTATIVE PARCEL MAP #26957

LOCATION: 1042 7TH STREET

APPLICANT: AGAR INC.
2701 190TH STREET #201
REDONDO BEACH, CA 90277

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: 5,200 Square Feet

EXISTING USE: Single-Family Dwelling

PROPOSED SQUARE FOOTAGE: Unit 1: 2,689 square feet
Unit 2: 3,012 square feet

PARKING REQUIRED: 4 Standard
1 Guest

PARKING PROVIDED: 4 Standard in garages
1 Guest

ENVIRONMENTAL DETERMINATION: Categorically Exempt

The subject site is located on the south side of 7th Street between Pacific Coast Highway and Prospect Avenue.

Analysis

The project consists of detached three level structures containing basements with two stories above. The units contain four bedrooms each, and include two bedrooms and a full bathroom in addition to the garages at the basement level. The front unit also has a roof deck. The buildings are designed in a Mediterranean

style, with mission tile roofs, wood deck railings, and stucco finishes and design elements (banding and window trims).

Required parking is provided on the basement level of each unit with garages that have common driveway access to 7th Street. Guest parking is provided at the rear of the driveway. The proposed curb cut on 7th Street will be less than the existing one and will not cause the loss of on-street parking.

The building is designed to comply with the 30' maximum height limit at the critical points, as depicted on the roof plan and elevations. The lot coverage calculates to be 51%, which complies with the 65% maximum allowable. All required yards are provided, and the required 8-foot building separation for detached buildings.

The proposed open space areas are provided on the first story decks adjacent to the living rooms, and the remainder in the back yard for the rear unit and on a roof deck for the front unit. The amount provided meets the minimum requirement of 300 square feet, and each unit provides an adequately sized deck adjacent to the primary living area. The plan provides for landscaping to complement the Mediterranean building style in the areas available around the perimeter of the building, with fairly substantial front and rear yard landscaping which includes three 36" box California Fan palm trees.

Staff has three concerns with the proposed project: inadequate storage areas, ambiguous access to the rear unit trash area, and a lack of design detail on the building elevations. The storage areas for both units do not meet the minimum of 200 cubic feet required per unit. The front unit has 180 cubic feet and the rear unit has 168 cubic feet. The trash areas for the units are located in the east side yard beside each unit. However, access to the rear unit trash area is not shown well on the plans. The site and floor plans show that stair access to the rear trash area is from the ground level, whereas the east elevation shows stairs from the deck area on the floor above. Plan incongruities aside, staff believes that the trash area should not be accessed by way of stairs in order to take the cans to and from the street. Staff recommends that the trash areas for both units be centrally located between the garages in the east side yard at the same grade as the garages. Lastly, staff feels that the building design has poor architectural articulation on the elevations, including poor placement of design elements (including windows and stucco banding). The Planning Commission has previously asked for more design articulation on building elevations for projects with similar designs to the proposed project. Also, the project plans are confusing relative to the finished floor levels on the west elevation of the rear unit (on sheet A-4). The west elevation drawing appears to show a window and door intersecting the finished floor levels. However, the notation for finished floor refers to the floor levels beyond the window and door. Staff recommends that there be more thoughtful and articulated placement of design elements on the building elevations. Staff believes all of these concerns can be resolved as conditions 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

Con1042 (02-13)



1042 7TH STREET