

November 12, 2002

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

**Regular Meeting of
November 19, 2002**

SUBJECT: CONDOMINIUM 02-15
PRECISE DEVELOPMENT PLAN 02-19
VESTING TENTATIVE PARCEL MAP #26814

LOCATION: 538 AND 540 MANHATTAN AVENUE

APPLICANT: ROBERT S. CORRY
950 ARTESIA BLVD
HERMOSA BEACH, CA 90254

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:	High Density Residential
ZONING:	R-3
LOT SIZE:	2,900 Square Feet
EXISTING USE:	Two detached dwellings
PROPOSED SQUARE FOOTAGE:	538 (unit A): 2,116 square feet 540 (unit B): 2,106 square feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard in garages 3 Guest in front of garages
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Manhattan Avenue with alley access on the rear (Bayview Drive). The lot slopes up from Manhattan eight feet from front to back.

Analysis

The project consists of detached structures containing basements and two stories above. The front unit contains 4 levels, including a basement and mezzanine level, and the rear unit contains three levels including a basement and roof deck. The units contain two bedrooms and "bonus" room on the ground

floor. The building is designed in a Contemporary style, with a smooth stucco finish, concrete tile roofing, vinyl windows with tinted glass, glass guardrails, and arched windows in the front.

Required parking is provided on the ground floor of each unit with direct access to the Manhattan Avenue and the alley and the entries to the units are also located facing the street and alley. Guest parking is provided for each unit in front of the garages with one space on the alley and two on Manhattan Avenue. The curb cut on Manhattan Avenue will replace an existing curb cut and not cause the loss of any on-street parking spaces.

The building is designed to comply with the 30' maximum height limit at the critical points, as accurately depicted on the roof plan and elevations. The lot coverage calculates to be 64%, 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 area for unit A is provided on the mezzanine level deck, a second story deck adjacent to the living room, and in the individual yard area between the units. Open space for unit B is provided on a roof deck; two second story decks adjacent to the dining/kitchen area and living room, and the yard area. The amount provided meets the minimum requirement of 300 square feet per unit, and each unit provides at least 100 square feet adjacent to the primary living area on the second floor.

The plan provides for landscaping in the areas available around the perimeter of the building, and between the buildings. The plan includes two 36" box Mexican fan palms on the Manhattan Avenue frontage.

CONCUR:

Ken Robertson
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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

Con538Manhattan