

February 11, 2003

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

**Regular Meeting of
February 18, 2003**

SUBJECT: TEXT AMENDMENT 03-6

TO REQUIRE MINIMUM 7-FEET VERTICAL CLEARANCE FOR
VEHICULAR ENTRYWAYS AND GARAGE DOORS

Recommendation:

To recommend the City Council amend the sections in the Zoning Ordinance parking section pertaining to vertical clearance in vehicular entryways, garage door openings and inside garages to all state that a minimum 7-foot vertical clearance is required; and, to add an allowance for over-the-hood storage for all garages as currently applicable only to condominiums.

Background:

On January 27, 2003, at the special meeting of the Planning Commission staff was directed to prepare a text amendment to establish 7-feet as the minimum vertical clearance for vehicular entrance-ways, garage door openings, and inside garages, to be consistent with the 7-foot headroom required for garages in the Uniform Building Code (UBC).

The Zoning Ordinance's parking sections 17.44.110 and 17.44.150 currently require a minimum vertical clearance of 6 feet 8 inches for garage entryways and driveways. "Entrance-way" is defined in section 17.44.010 as an opening or passageway to a building or structure, which permits pedestrian or vehicular access to such building or structure. The UBC requires a garage to have a minimum vertical clearance of 7-feet from the finished floor to any ceiling, beam, pipe, or similar obstruction, except for wall-mounted shelves, storage surfaces, racks or cabinets.

Section 17.22.060(E) of the Condominium ordinance allows over-the-hood storage in garages with no more than three feet overhang and a minimum 48-inch clearance below. There is no comparable provision to apply to all other residential projects.

Analysis:

The attached resolution contains the recommended changes to establish the 7-foot vertical clearance standard for all parking facilities and access drives whether residential or commercial. Also, the following related clarification and clean-up items are proposed:

- Section 17.44.110 is proposed to be re-titled to deal with entryway standards for residential parking only, with an added section for residential parking to clearly state that vertical clearance inside the garages must be 7-feet, with an exception for over-the-hood storage. A new Section 17.44.115 is proposed to pick up the subsection relating to tandem parking.

- ❑ Section 17.44.150 pertaining specifically to underground parking facilities is proposed to be re-titled to “Underground Parking Facilities and Parking Structures” with modified language to no longer allow raising side and rear yard grades to extend parking into these yards, but to limit this practice only if underground garages are completely below existing grade.
- ❑ The term “entrance-way” in the definition is proposed to be changed to “entryway” with entryway to replace that term for consistency where it’s used throughout the parking section.
- ❑ A new sub-section is proposed for Section 17.44.120 pertaining to driveways to require 7-foot vertical clearance from the driveway surface to any portion of the building, eaves, porch overhangs or any other obstruction.

Ken Robertson
Associate Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments
Proposed Resolution

taentryways

RESOLUTION P.C. 03-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO RECOMMEND AMENDING THE ZONING ORDINANCE, CHAPTER 17.44 OFF-STREET PARKING PERTAINING TO VERTICAL CLEARANCE FOR VEHICULAR ENTRYWAYS, DRIVEWAYS AND GARAGES

The Planning Commission of the City of Hermosa Beach does hereby resolve as follows:

Section 1. The Planning Commission held a duly noticed public hearing on February 18, 2003, to consider amending the sections within Chapter 17.44 Off-Street Parking pertaining to the minimum vertical clearance for vehicular entryways, driveways, and garages.

Section 2. Based on the evidence considered at the public hearing, the Planning Commission makes the following findings:

1. The Zoning Ordinance's parking sections 17.44.110 and 17.44.150 currently require a minimum vertical clearance of 6 feet 8 inches for garage entryways. "Entrance-way" is defined in Section 17.44.010 as an opening or passageway to a building or structure which permits pedestrian or vehicular access to such building or structure. These sections conflict with the UBC requirements for garages to have a minimum vertical clearance of 7-feet and does not provide adequate clearance for some of the larger passenger vehicles now available on the market.

2. The various sections that deal with vertical clearances for vehicles in Chapter 17.44 are not clear and internally consistent.

Section 3. Based on the foregoing, the Planning Commission hereby recommends that the Hermosa Beach Municipal Code, Title 17-Zoning, Chapter 17.44, be amended as follows:

1. Amend Section 17.44.010 Definitions as follows (underlined text to be added):

~~"Entrance way~~ "Entryway" means an opening or passageway, to a garage or parking facility ~~building or structure~~ which permits ~~pedestrian or~~ vehicular access to such parking. ~~building or structure."~~

2. Amend Section 17.44.110 to read as follows, create a new Section 17.44.115, and relocate the Section 17.44.110(B) that pertains to tandem parking standards under this new Section:

"17.44.110 Tandem parking and Entryway and garage clearance standards for residential parking.

A. No ~~entranceway~~ entryway for vehicular access to any garage shall be less than eight feet wide. No ~~such entranceway~~ such entryway to any garage or parking facility shall have less than ~~six feet eight inches~~ seven (7) feet vertical clearance.

B. (eliminate the current sub-section B and move text to 17.44.115)

1 B. The vertical clearance inside any garage or parking facility shall be a minimum of seven (7)
2 feet. Over-the-hood storage may be permitted in the back of the garage with no more than a
3 three foot overhang, with a minimum four feet clearance below.

4 **17.44.115 Tandem parking standards for residential parking**
5 (insert text from current Section 17.44.110 B.)”

6 3. Amend Section **17.44.120 Driveways**, sub-section A to read as follows:

7 “A. The minimum driveway width shall be nine feet, clear of all obstructions. The minimum
8 vertical clearance from the surface of the driveway to any to any portion of the building,
9 including eaves, porch overhangs or any other obstruction shall be seven (7) feet.”

10 4. Amend Section 17.44.150 to read as follows:

11 **“17.44.150 Underground parking facilities and parking structures.**

12 Underground parking facilities and parking structures shall conform to all the provisions of this
13 chapter; provided however, that ~~underground parking such facilities and structures~~ may be
14 located in the side, front, and rear yards and in the required setbacks adjacent to residential
15 zones which are only if completely below existing ground level. However, in the side yards and
16 rear yards not abutting a street, the grade may be raised an average of three feet with a
17 maximum of six feet above the existing grade, provided both side yards are provided with
18 cement stops in order not to obstruct any pedestrian way. No portion of such facility shall have
19 less than seven (7) feet inside vertical clearance, except doorways may be six feet eight inches
20 including entryways, and door openings to the facility.”

21 VOTE: AYES:
22 NOES:
23 ABSTAIN:
24 ABSENT:

25 CERTIFICATION

26 I hereby certify the foregoing Resolution P.C. 03- is a true and complete record of the action
27 taken by the Planning Commission of the City of Hermosa Beach, California, at their regular
28 meeting of February 18, 2003.

29 _____
Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

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