

February 10, 2003

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

**Regular Meeting of
February 18, 2003**

SUBJECT: TEXT AMENDMENT 03-

REVISIONS TO SECTIONS 17.04.040, 17.10.020K.2, 17.12.080B, 17.14.080B
AND 17.16.080B TO DEFINE "TRELLIS" AND TO CLARIFY THE COVERED
OPEN SPACE REQUIREMENTS IN MULTI-FAMILY ZONES

Recommendation:

That the Planning Commission amend Sections 17.04.040, 17.10.020K.2, 17.12.080B, 17.14.080B and 17.16.080B pertaining to the open space area coverage requirements in multi-family zones.

Background:

At the special meeting held on January 27, 2003, the Planning Commission reviewed the issues of how to calculate the open space requirement relative to a trellis and whether a trellis can cover the entire open space area so long as 50% of the trellis is open to the sky. The Planning Commission then directed staff to draft a text amendment to clarify these issues.

Analysis:

Open space is defined as "areas, which are from the ground to the sky, free and clear of any obstructions or obstacles." The open space requirement in the R-2, R-2B, and R-3 zones states that qualifying open space may be covered up to fifty percent and shall not be enclosed on more than two sides. The open space requirement in the R-1A zone allows qualifying open space to be covered up to twenty five percent. Clarifying the open space coverage requirement has both aesthetic and technical associated issues.

Aesthetically, many of the architects and homeowners have expressed their preference to have their open space decks covered with an open trellis, rather than restricted to only half of the deck being covered, as currently enforced. Examples of trellises with 25%, 50% and 75% open space coverage conditions are shown in the attached exhibit. At the special meeting held on January 27, 2003, the Planning Commission decided that a 50% open trellis could be allowed over an entire open area as long as the coverage of the trellis beams does not exceed the maximum coverage allowed in the multi-family residential zones. For the purposes of the R-1A zone, only a trellis that has 25% open space coverage should be allowed to extend over an entire open space area.

Staff recommends clarifying the open space provisions for multi-family zones so that a trellis is allowed to cover the entire open area so long as the open areas between the beams represent at least the amount of open space required to remain open and uncovered as per the development standards for each multi-family residential zone district, and adding a definition of "trellis" to ensure the open space coverage is well defined.

Scott Lunceford, Planning Assistant

CONCUR:

Sol Blumenfeld, Director

Attachments

1. Graphics on open space coverage

RESOLUTION P.C. 03-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, RECOMMENDING AMENDING SECTIONS 17.04.040, 17.10.020K.2, 17.12.080B, 17.14.080B AND 17.16.080B TO DEFINE "TRELLIS" AND TO CLARIFY THE COVERED OPEN SPACE REQUIREMENTS IN MULTI-FAMILY ZONES

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 Sections 17.04.040, 17.10.020K.2, 17.12.080B, 17.14.080B and 17.16.080B pertaining to the open space area coverage requirements in multi-family zones.

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

1. The open space requirement in the R-2, R-2B, and R-3 zones qualifying open space may be covered up to fifty percent and shall not be enclosed on more than two sides.
2. The open space requirement in the R-1A zone states that qualifying open space may be covered up to twenty five percent and shall not be enclosed on more than two sides.
3. For aesthetic purposes, a trellis shall be allowed to cover required open space in the above zones so long as the open areas between the beams is equal to or exceeds the area required to remain open and uncovered as stated in each multi-family residential zone district.
4. A definition for "trellis" is necessary to ensure the allowable open space coverage is well defined and that no other covers are permitted.
5. The subject text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the general rule set forth in Section 15061(3) of the CEQA Guidelines, as there is no possibility that this modification may have a significant effect on the environment.

Section 3. Based on the foregoing, the Planning Commission hereby recommends that the Hermosa Beach Municipal Code, Title 17-Zoning, Sections 17.04.040, 17.10.020K.2, 17.12.080B, 17.14.080B and 17.16.080B, be amended as follows:

1. Amend Section 17.04.040 adding the following definition (underlined text to be added):

17.04.040 General Definitions.

“Trellis” means any framework or structure of crossed wood or other suitable building material used to cover open space for aesthetic or shading purposes. For the purposes of usable open space calculations, the open areas between the trellis beams must be equal to or exceed the open space area required to remain open and uncovered as per the development standards for each multi-family residential zone district.

1 2. Amend Section 17.10.020K.2 to read as follows:

2 Private and common open space may be covered up to twenty-five (25) percent, but shall
3 not be enclosed on more than two sides. A trellis may be allowed to cover an entire open
4 area so long as the open areas between the trellis beams is equal to or exceeds the area
required to remain open and uncovered.

5 3. Amend Sections 17.12.080B, 17.14.080B and 17.16.080B to read as follows:

6
7 Each qualifying open space area may be covered up to fifty (50) percent but shall not be
8 enclosed on more than two sides by building walls or guardrails greater than forty-two (42)
9 inches in height. A trellis may be allowed to cover an entire open area so long as the open
10 areas between the trellis beams is equal to or exceeds the area required to remain open and
uncovered.

11 VOTE: AYES:
12 NOES:
13 ABSTAIN:
ABSENT:

14 CERTIFICATION

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

17 _____
Ron Pizer, Chairman

Sol Blumenfeld, Secretary

18 _____
19 Date

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