

April 8, 2002

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

**Regular Meeting of
April 15, 2003**

SUBJECT: APPEAL OF DIRECTOR'S DECISION REGARDING THE GRADE USED
FOR THE HEIGHT MEASUREMENT ON A CONVEX SLOPING LOT.

LOCATION: 1221 8TH STREET

APPLICANT: JOHN DETEMPLE

Recommendation

To direct staff as deemed appropriate by minute order, from the following alternatives:

1. Interpolate the grade from the corner points only.
2. Interpolate from intermediate points on the top of the slope, as proposed by the applicant.

Background

The subject lot is located on the north side of 8th Street between Prospect and Reynolds Avenues. The lot is zoned R-1 with a height limit of 25-feet. Like others along the north side of this block, the lot slopes up steeply at the front portion of the lot then is relatively flat for the remainder of the lot.

Analysis

Pursuant to the definition of building height, as set forth in Section 17.04.040 of the Zoning Ordinance, and the method of determining building height, as set forth in Section 17.46.015, the grade used for the height measurements is based on the surveyed elevations points at the property corners. The method for determining building height, however, also allows consideration of other points for lots with "convex" contours. In these situations, the grade of a lot may be based on points along the property line in addition to the corner points. In cases where the datum for height measurement is disputed, the final determination of the grade may be referred to the Planning Commission.

For the subject lot, the applicant is requesting consideration as a convex lot, and is proposing alternative points at the top of the front slope as the basis for measuring height rather than the southerly corner points. This would allow the addition of a second level on the flat portion of the lot above the existing building. No construction currently is being proposed on the sloping portion of the lot. If a standard straight-line interpolation from the corner points were used, the addition of a second level would not be possible unless the floor is lowered into the grade.

The applicant's request appears to be reasonable given the existing condition of the lot and surrounding terrain. The attached photos of the property and surroundings indicate that the grade of the lot, like others on the block, steeply slopes in the front portion of the lot then is relatively flat from the top of the slope to the rear property line. The convex condition appears to be the natural grade.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Property Survey
2. Photos

Appeal1221