

April 8, 2003

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

Regular

April 15, 2003

SUBJECT: CONDOMINIUM 02-6 AMENDMENT

LOCATION: 1002-4 6TH STREET

APPLICANT: JOHN KATNIK
POST OFFICE BOX 238
PALOS VERDES ESTATES, CA 90274

REQUEST: AMENDMENT FOR A TWO-UNIT CONDOMINIUM PROJECT TO
RECONFIGURE AND EXPAND BOTH UNITS

Recommendations

Direct staff as deemed appropriate.

Background

At the meeting of August 20, 2002, the Planning Commission approved a Precise Development Plan and Conditional Use Permit for the subject 2-unit condominium project located on the south side of 6th Street between Pine Street and Prospect Avenue. Standard Condition of Approval number 1 states that development shall be in conformance with submitted plans and that only minor modifications to the building interior may be approved by the Community Development Director. Standard Condition number 6 states that architectural treatment shall be shown on building elevations and that minor modifications may be reviewed by the Community Development Director and may require Planning Commission approval.

The subject project is in the plan check stage, and the plans have been substantially modified requiring referral to the Planning Commission.

Analysis

The attached plans show the changes that are being requested from the plan approved by the Commission on August 20, 2002. Both units are proposed to have reconfigured floor plans and enlarged in both the livable floor and deck areas. The changes are clearly visible from all elevations, changing both the mass and appearance of the buildings as viewed from the property lines, affecting several aspects of the project requirements.

The changes to both units are as follows:

- The front unit is reconfigured and enlarged to increase the livable floor area by 316 square feet.
- The basement floor level of the front unit is enlarged and reconfigured to have three bedrooms, two bathrooms and a laundry room instead of a den, a storage room and a bathroom.
- The front unit reconfiguration keeps the number of bedrooms the same (5 bedrooms) and adds an extra bathroom (for a total of 5 bathrooms).
- The rear unit is reconfigured and enlarged to increase the livable floor area by 60 square feet.

- The rear unit second floor deck is enlarged by 117 square feet and cantilevered out over the rear yard.
- The basement level of the rear unit has been reconfigured by removing the proposed wet bar and moving the laundry room to allow space for a bedroom and closet.
- The second floor of the rear unit has been slightly reconfigured, with the most notable changes being the removal of a small deck which did not contribute to usable open space, changing the location of the roof deck access stairs, and the addition of a fireplace and chimney.
- The rear unit reconfiguration increases the number of bedrooms from 3 to 4.

Lot coverage for the project still complies with the 65% maximum allowable. By adding the cantilevered deck on the rear unit, the lot coverage increases from 49% to 50.4%. Though the basement level of the front unit is increasing in size, lot coverage is not affected because the basement does not exceed the exterior dimensions of the floors above.

Both units have been shifted back slightly because the front garage had to be moved back to allow the front driveway to comply with the 12.5% maximum allowable driveway slope requirement. All required yards are still provided. However, by moving the buildings further back on the lot, the location of the critical points has changed, as has the maximum height allowable at those points. The plans do not accurately show the maximum and proposed building height at the correct critical points on the roof plan and elevations. Given that this problem was addressed as a Condition of Approval in the approved CUP, staff will ensure that the height issue will be corrected during zone check review.

The proposed private open space areas are still in compliance with required minimums. The front unit has 815 square feet of usable open space with 715 square feet directly adjacent to the primary living area. Though the rear yard setback has been reduced, the rear unit has more open space than previously provided due to the deck addition. The rear unit now has 542 square feet of usable open spaces with 302 square feet directly adjacent to the primary living area.

While these changes are significant, and have modified the massing, the changes do not appear to have compromised the overall architectural appearance of the project. The project still complies with all zoning and condominium requirements including those regarding usable open space, lot coverage, setbacks, and storage. The overall quality and types of materials are also comparable to the original approved plans. Further, the applicant has added more landscaping in the front yard and provided more architectural detail to both units as conditioned in the original CUP.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Copy of 8/20/02 approved plans (reduced)
2. Proposed revised plans (full size)

Conamend1002