

July 13, 2004

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

**Regular Meeting of
July 20, 2004**

SUBJECT: CONDOMINIUM 04-13
PRECISE DEVELOPMENT PLAN 04-14
VESTING TENTATIVE PARCEL MAP #061176

LOCATION: 165 MANHATTAN AVENUE

APPLICANT: BRIAN MCINERNEY
2013 ARTESIA BLVD
REDONDO BEACH, CA 90278

REQUEST: TO ALLOW A DETACHED 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:	2902 Square Feet
EXISTING USE:	Duplex
PROPOSED SQUARE FOOTAGE:	A: 2,116 square feet B: 2,106 square feet
PARKING REQUIRED:	4 standard and 1 guest for each unit
PARKING PROVIDED:	4 standard and 3 guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Manhattan Avenue with alley access to the rear along Palm Drive, and gradually slopes down to the west.

Analysis

The project consists of detached structures containing basements and two stories above. The rear unit on the lower side of the lot contains 4 levels, including a basement and mezzanine level, and the front 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, and glass guardrails. The design and architectural style is similar to a recently approved project at 538 Manhattan Avenue.

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 cause the loss of two metered parking spaces on Manhattan Avenue. The loss of on-street parking is compensated for on site with two extra guest parking spaces.

The building is designed to comply with the 30' maximum height limit at the critical points, as accurately depicted on the combination site plan/roof plan and elevations. The lot coverage calculates to be 64.9%, 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 some landscaping in the areas available around the perimeter of the building, and between the buildings. However, while the plan key shows two 36" box Mexican fan palms no locations are identified on the site. The plan needs to include a location for these on the Manhattan Avenue frontage.

Planning staff transmitted a memo to both the Building Division of the Community Development Department and the Public Works Department for review of the subject project. The Building Division has provided minor comments that will not significantly affect the proposed project design. The Public Works Department has not responded at this time, and a condition is included that standard improvements will be required for sidewalk, curb and gutter, pursuant to the Municipal Code.

CONCUR:

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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