

July 13, 2004

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

**Regular Meeting of
July 20, 2004**

SUBJECT: CONDOMINIUM 04-14
PRECISE DEVELOPMENT PLAN 04-15
VESTING TENTATIVE PARCEL MAP #061349

LOCATION: 1523 MANHATTAN AVENUE / 1522 PALM DRIVE

APPLICANT: SURFSIDE PROPERTIES, INC, MICHAEL CLELAND
P.O. BOX 95
MANHATTAN BEACH, CA 90266

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:	2904 Square Feet
EXISTING USE:	Two dwelling units
PROPOSED SQUARE FOOTAGE:	A (1523 Manhattan): 1,864 square feet B: (1522 Palm): 1,747 square feet
PARKING REQUIRED:	4 standard and 1 guest
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 steeply slopes down to the west, with a grade change between the street and the alley of 16 feet.

Analysis

The project consists of detached structures containing basements and two stories above. Unit A on the upper side of the lot contains 4 levels, including two basement levels and contains 4 bedrooms and 4 ½ bathrooms. Unit B, on the lower side contains three levels including a basement garage level and a roof deck and contains 3 bedrooms and 3 ½ bathrooms. The building is designed in a Contemporary style, with a smooth stucco finish, a metal seam barrel roof, vinyl windows, metal riglets, wrought iron railing and accents that including copper “eyebrows” and slate covered exterior walls at the entry levels.

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 separately accessed from the street and alley along the south side yard. 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 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 roof plan and elevations. The lot coverage calculates to be 64.7%, 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 a large deck adjacent to the living area on the second floor. Open space for unit B is provided on a second story deck adjacent to the living/dining area, and on a roof deck. 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 open space areas are designed with a westerly view orientation, with the deck for unit A overlooking the roof deck on unit B.

The plan provides for landscaping in the areas available around the perimeter of the building, and between the buildings. Two 36" box King palms are provided 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

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