

August 11, 2004

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

**Regular Meeting of
August 17, 2004**

SUBJECT: CONDOMINIUM 04-18
PRECISE DEVELOPMENT PLAN 04-19
VESTING TENTATIVE PARCEL MAP #61623

LOCATION: 598 FIRST STREET

APPLICANT: STEVEN LEGARE
1140 HIGHLAND AVENUE, SUITE D
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A FOUR-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:	Medium Density Residential
ZONING:	R-2
LOT SIZE:	7,383 Square Feet ¹
EXISTING USE:	Residence with large garage in rear
PROPOSED SQUARE FOOTAGE:	2,050 – 2,196 square feet each unit
PARKING REQUIRED:	8 Standard 2 Guest
PARKING PROVIDED:	8 Standard 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site consists of a single lot on the south side of 1st Street just east of Ardmore Avenue (west of P.C.H). It is an unusually large lot for this street, with a width of 50 feet and depth of over 130 feet. The property was rezoned from Open Space to R-2 in 1992 and historically contained warehouse/manufacturing uses. The property to the east contains a 4-unit apartment and the property to the west is a 10-unit condominium complex.

Analysis

The project consists of four attached two-story units with a common driveway along the westerly side. The units are designed with two floor plans, with the front and rear units (1 and 4) a mirror image of each other, entering from the front and rear of the project, and the middle two units (2 and

3) a mirror image of each other entering from the side. Each unit contains a basement with a private garage with two stories and a mezzanine above. The units contain two bedrooms and three and a half bathrooms with a bonus room at the mezzanine level. The four buildings are designed with Contemporary and Mediterranean styles, consisting of a sand stucco finish, cut stone veneer, a flat roof with corbel eaves, and a sloping roof element with clay tile roofing.

The building is designed to comply with the 30' maximum height limit, as determined based on the four corner points. The critical height point is located on the northwest corner of the flat roof and is in compliance with the height limit.

The lot coverage calculates to be 56%, which is under the 65% maximum allowable, and all required yards are provided or exceeded including a 9-foot front yard (in excess of the minimum 5-feet), 12-foot rear yard (in excess of the minimum 5-feet) and 5-foot side yards. The front yard is consistent with some of the older buildings on the street what have greater front yard setbacks than the minimum 5-feet, and the project front setback is consistent with or exceeds other recently developed condominium projects on the street². The building proposed open space areas are provided on first, second, and mezzanine level decks, and in the excess yard areas for units 1 and 4. Over 300 square feet is provided for each unit in excess of the minimum required 300 square feet. Also, each unit contains a deck over 100 square feet on the second floor of each unit, adjacent to the primary living area.

The project is also subject to the requirement to provide 1-½ times the required side yard along the easterly side, pursuant to Section 17.46.150 if it considered a row dwelling with multiple units fronting on the side. The project clearly is a “row dwelling:” since the units are designed 4 in a row, and 2 of the 4 units contain entries on the side, therefore, staff believes this Section applies, thus requiring a 7.5 foot yard along the east side. In order to meet this requirement, the applicant has provided an average side yard of 7.9 feet along the east side, at the first level only, with the average achieved by varying setback dimensions from the minimum 5 feet, to up to 11 feet at the entry courtyard. The Commission has approved similar average side yards in the past as a method for meeting this requirement.

Parking for each unit is accessed perpendicular to a common driveway provided along the west side of the lot. This type of parking layout is not typical for this area, or for most lots in the City, but is possible in this case given that the lot is 50-feet wide. The only other option for providing parking for 4 units would be the use of tandem parking. The parking space dimensions and turning radii are designed in compliance with the parking dimensional standards of the City for “Case II - 90-degree turn (copy attached). While the turning dimensions may seem a little tight (as low as 20' 6”) these are in compliance with the standards because of the wider stall widths and garage door openings. Also, given that support posts potentially interfere with turning movement out of these stalls (although the posts are not directly in the front of any stall), staff has evaluated the turning radii based on the assumption that each stall is considered an end stall. This means that a minimum 20-foot turning area is required for units 2 and 3 based on the garage door and stall widths, and a minimum 22 foot turning area for units 1 and 4 based on their garage door and stall widths. Even with this more restrictive assumption, the proposed turning radii are in compliance with City standards.

The driveway curb cut will replace an existing curb cut located on the eastern side of the lot and will not cause the loss of any on-street parking.

The plan provides for landscaping in the areas available in the front, rear and east side yards, providing 4 mature 36" box trees. The landscape plans also include planter pockets along the driveway for climbing vines to break up the expanse of concrete along the driveway. The driveway and walkways also include stamped colored concrete.

Ken Robertson
Senior Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Residential Zoning Analysis
4. Turning radius dimensions
5. Height Calculation
6. Photographs

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¹ This lot area is based on the tentative map submitted by the applicant's surveyor, and differs from the square foot number on the County Assessor's Parcel Map, which indicates the lot contains 6,840 square feet. At least 7000 square feet is necessary to qualify for four units. Staff has discussed this discrepancy with the surveyor who based his information on record survey information, which was corroborated in the field. Similar discrepancies have occurred on other lots on this side of First Street in the past, due to inaccuracies in the LA County Assessor's data. Staff is including a condition that a stamped survey be provided to verify the lot area.

² Three two-unit condominium projects have been developed on the street since 1996 providing setbacks of 8.5, 8.5, and 10 feet.