

September 13, 2004

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

**Regular Meeting of
September 21, 2004**

SUBJECT: CONDOMINIUM 04-19
PRECISE DEVELOPMENT PLAN 04-20
VESTING TENTATIVE PARCEL MAP #61742

LOCATION: 1054-1056 7TH STREET

APPLICANT: STEVE WITHEROW
1056 7TH STREET
HERMOSA BEACH, CA 90254

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:	Medium Density Residential
ZONING:	R-2B
LOT SIZE:	5,199 Square Feet
EXISTING USE:	Duplex
PROPOSED SQUARE FOOTAGE:	1: 2,474 square feet 2: 2,763 square feet
PARKING REQUIRED:	4 standard and 1 guest
PARKING PROVIDED:	4 standard and 1 guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the south side of 7th Street between Pacific Coast Highway and Prospect Avenue. The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and 15315 with the finding that the project is in an area with available services.

Analysis

The project consists of two attached units containing basements with two stories above. Each unit has four bedrooms and three and a half bathrooms. The building is designed in a Craftsman style, with cedar shake siding, asphalt shingle roof, stone veneer, wooden trim and window frames, and wooden deck guardrails.

The building is designed to comply with the 30' maximum height limit at the critical points, as accurately depicted on the roof plan and elevations. The lot coverage calculates to be 44.7%, which complies with the 65% maximum allowable. All required yards are provided, and the required 8-foot building separation for detached buildings.

The garage for each unit is accessed from a common driveway and centrally located turn-around area. Required parking is provided in the two car garages, with one guest parking space provided at the end of the driveway. The project will use the existing curb cut for the proposed driveway and does not result in the loss of on-street parking. There is not enough information shown on the proposed plans to determine if the driveways comply with the maximum driveway slope requirements¹. Given the existing street elevations, the proposed driveways will most likely comply with the maximum allowable slope. The plans must note finish grade elevations at the garage entrances and at the driveway edges and transition points to determine compliance. Staff believes that this issue can be resolved as a condition of approval.

The proposed open space area for the front unit is provided on first and second story decks. Open space for the rear unit is provided on a second story deck, a roof deck, and the rear 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 project meets all the requirements of the Condominium Ordinance. Storage areas are shown in both units to comply with the requirement of providing 200 cubic feet of storage space per unit. The plan provides for landscaping in the areas available in the front and rear yards. The landscaping plan includes two 36" box trees and notes the proposed installation of an automated irrigation system.

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. Both the Building Division and Public Works Department have provided minor comments that will not significantly affect the proposed project design.

Upon reviewing the Vesting Tentative Parcel Map, staff has determined the map is consistent with the General Plan. Given the General Plan and zoning designations for the site, staff believes the site is physically suitable for the type and density of proposed development. Also, the subdivision or types of improvements are not likely to cause serious public health problems, and will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment.

CONCUR:

Scott Lunceford
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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

Notes

1. Pursuant to Section 17.44.120 of the Zoning Ordinance, no driveway providing access to any off-street parking space or garage shall have a slope greater than 20%, provided that any ramp slope in excess of 12.5% includes transitions on each side with a minimum length of eight feet and a maximum slope of one-half the maximum ramp slope (i.e. 10%).