

September 13, 2004

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

**Regular Meeting of
September 21, 2004**

SUBJECT: CONDOMINIUM 04-20
PRECISE DEVELOPMENT PLAN 04-21
VESTING TENTATIVE PARCEL MAP #061567

LOCATION: 652 5TH STREET

APPLICANT: KIMM BRAND
3440 TORRANCE BLVD., SUITE 104
TORRANCE, CA 90503

REQUEST: TO ALLOW A 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-2
LOT SIZE:	4,718 Square Feet
EXISTING USE:	Single-Family Residence
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,593 square feet Unit 2: 2,809 square feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard 1 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the south side of 5th Street between Ardmore Avenue and Pacific Coast Highway. 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 detached units containing basements with two stories above. Each unit has three bedrooms and three and a half bathrooms. The buildings are designed in a Mediterranean style, with a smooth stucco finish, clay tile roof, and decorative metal guardrails.

The project complies with all zoning requirements. The buildings as designed comply with the 30-foot maximum height limit. Lot coverage calculates to be 63.5%, which is under the 65%

maximum allowable. All required yards are provided, including a front yard of 10 feet rather than the required 5 feet because the prevailing setback in the neighborhood is approximately 10 feet. Both units have usable open space with enough square footage to meet the minimum requirement of 300 square feet. Both units have open space provided on first and second story decks and a roof deck. The front unit also has open space area provided in the front yard. Each unit provides adequately sized decks adjacent to the primary living areas as well.

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 curb cut for the driveway replaces an existing larger curb cut in a different location and does not result in the loss of on-street parking.

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. However, the applicant has not submitted a landscape plan for staff review. The project architect will bring a landscape plan to the Planning Commission meeting for the Commission to review. The attached resolution contains standard conditions of approval regarding all landscaping requirements for the proposed project.

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

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