

October 6, 2004

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

**Regular Meeting of  
October 19, 2004**

SUBJECT: CONDOMINIUM 04-16  
PRECISE DEVELOPMENT PLAN 04-17  
VESTING TENTATIVE PARCEL MAP #061452

LOCATION: 445 MANHATTAN AVENUE

APPLICANT: HIGHVIEW INVESTMENTS LLC  
P.O. BOX 1867  
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A THREE-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:	4,000 Square Feet
EXISTING USE:	Single Family Dwelling
PROPOSED SQUARE FOOTAGE:	Unit A: 1,854 square feet Unit B: 1,909 square feet Unit C: 1,967 square feet
PARKING REQUIRED:	6 Standard 2 Guest
PARKING PROVIDED:	6 Standard (4 in tandem) 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Manhattan Avenue between 4<sup>th</sup> Street and 6<sup>th</sup> Street. 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 three attached units containing basements with two stories above. The units are not considered row dwellings because only two entries front on a common side yard. Each unit has two bedrooms and two and three-quarter bathrooms. The building is designed in a Contemporary style, with a smooth stucco finish, steel roofs with copper trim, and steel guardrails with tempered glass. The design and architectural style is similar to a previously approved 3-unit condominium project at 106 8<sup>th</sup> Street.

The project generally complies with zoning requirements. The lot coverage calculates to be 65%, which complies with the 65% maximum allowable. All units have usable open space with enough square footage to meet the minimum requirement of 300 square feet. All the units have open space provided on second story decks and mezzanine level decks. Each unit provides adequately sized decks adjacent to the primary living areas as well. All required yards are provided as well, except a small roof overhang above a bay window on the rear unit encroaches into the rear setback to within 3 inches of the property line instead of the required 1-foot setback. The building as designed complies with the 30-foot maximum height limit, except at one critical height point where the proposed height is 0.4 feet over height. Staff has notified the project architect about the over height issue, and the architect has stated that lowering the roof height in that area will not be a problem. Staff believes that these issues can be resolved as conditions of approval.

Parking is completely tucked under the structure and all vehicle access and parking is accessed from a common driveway from the alley. This design avoids the need for curb cuts, thus preserving existing on-street parking. Required parking is provided in the three two car garages and two guest parking spaces are provided at the end of the driveway. Two of the garages have the two cars aligned in tandem, which the Commission has previously expressed concerns about but which is permitted by the Zoning Ordinance.

There is not enough information shown on the proposed plans to determine if the driveways comply with the maximum allowable 12.5% driveway slope requirement. Given the existing alley 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 project generally meets all the requirements of the Condominium Ordinance. Storage areas and trash facilities are shown for all units to comply with the requirement of providing 200 cubic feet of storage space per unit, except the front unit which only has 66 cubic feet of storage space. The plan provides for landscaping in the areas available in the front and rear yards, including two 36" box trees, but does not include an irrigation system. Also, though double walls between units are shown on plans, the required minimum sound insulation rating of 52 STC is not noted on plans. Staff believes these issues can be resolved as conditions of approval.

In addition, the detailing and line work on the building elevations are incomplete. Staff has included a condition to incorporate consistent detailing on the building elevations in the project resolution. Also, the topographical lot survey must be corrected to show all property corner point elevations. Staff believes these issues can be resolved as conditions of approval.

Planning staff issued a memo to the Building Division of the Community Development Department, and the Fire and Public Works Departments for review of the subject project. The Building Division and Public Works Department have provided comments that will not significantly affect the proposed project design. The Fire Department has not provided input at this time.

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:

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Scott Lunceford  
Associate Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

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

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