

November 9, 2004

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

**Regular Meeting of
November 16, 2004**

SUBJECT: CONDOMINIUM 04-22
PRECISE DEVELOPMENT PLAN 04-24
VESTING TENTATIVE PARCEL MAP #061509

LOCATION: 631 1ST STREET

APPLICANT: KENNETH & HELEN BORNHOLDT
1555 LAUREL LANE
SAN LUIS OBISPO, CA 90266

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:	4,603 Square Feet
EXISTING USE:	Single-Family Residence
PROPOSED SQUARE FOOTAGE:	Unit 1: 3,371 square feet Unit 2: 2,441 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 north side of 1st 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. The front unit has four and a half bathrooms and the rear unit has three and a half bathrooms. The buildings are designed in a Mediterranean style, with a smooth stucco finish, wood corbels, wood windows and doors, precast concrete window sills, clay tile roofs with copper gutters and downspouts, and decorative wrought iron 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 64.9%, which is under the 65% maximum allowable. All required yards are provided, including a front yard of 6.5 feet rather than the required 5 feet. However, the front steps encroach into the front yard and do not provide the required 3-foot setback. Also, it should be

noted that the prevailing front setback in the neighborhood is approximately 10 feet, and the Commission may want to consider requiring a 10-foot front setback for consistency. 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 second story and roof decks. The rear unit also has open space provided on a first story deck. 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 proposed 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. The driveway includes scored and textured concrete. The plan provides for landscaping in the areas available in the front, rear and side yards. However, the landscape plan does not include providing two 36" box trees. The attached resolution contains standard conditions of approval regarding all landscaping requirements for the proposed project.

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. However, no comments have been provided to Planning Division staff 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:

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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