

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

**Regular Meeting of
November 16, 2004**

SUBJECT: CONDOMINIUM 04-23
PRECISE DEVELOPMENT PLAN 04-25
VESTING TENTATIVE PARCEL MAP # 061602

LOCATION: 94 & 96 17th STREET

APPLICANT: RAJU CHHABRIA AND MICHAEL AVILLA
500 S. SEPULVEDA BLVD, STE. 303
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A TWO-UNIT DETACHED CONDOMINIUM

Recommendation:

Approve the project subject to the Conditions of Approval in the attached Resolution.

Background

PROJECT INFORMATION

GENERAL PLAN:	Medium Density Residential
ZONING:	R-2B
LOT SIZE:	4,642 Square Feet
EXISTING USE:	Triplex (straddling the adjacent lot to the west)
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,903 Square Feet Unit B: 3,098 Square Feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

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.

The subject site is located on the north side of 17th Street, a walk street, at its intersection with Hermosa Avenue. The existing triplex that extends over this property and the adjacent property to the west will be demolished, and the adjacent lot to the west will be developed with a single-family dwelling.

Analysis

The proposed project consists of two detached units containing basements with two stories above. The unit fronting on the walk street is the larger unit, containing three bedrooms, and a large bonus room in the basement. The primary living area is on the middle level to allow direct access to the encroachment area adjacent to the walk-street. The rear unit also contains three bedrooms, but provides the primary living space on the upper floor, and also includes a bonus room in the basement. The rear unit has a roof deck. The buildings are designed in different architectural styles different finishes. The rear unit is designed in a Mediterranean style with a stucco finish and containing clay tile roofing, wood sash French doors and windows, and precast concrete banding and sills, and wrought iron decorative railings. The front unit is designed with cedar shingle siding, slate roofing, wood eaves and sills, wooden columns and wooden deck railings.

The building is designed to comply with the height limit of 30 feet on the rear half of the lot and 25 feet on the front half of the lot as required for condominiums fronting on walk streets pursuant to Section 17.22.060 of the Zoning Ordinance.

All required yards are provided including a 5-foot front yard, and 5-foot side yards. The entries into the units are from the Hermosa Avenue frontage, with the steps from the sidewalk level grade going up to the first floor levels. These steps which are within three feet of the sidewalk would not be allowed in a front yard, but because the Hermosa Avenue frontage is the side yard, such steps are allowed if less than 4 feet above grade. The steps in the front yard, however, which provide access between the walk- street patio/landscaped, are not consistent with front yard requirements pursuant to Section 17.46.110, which allow steps to encroach into the front yard, but no closer than three feet to the front property line. Given that these steps establish finished grade within the front yard, and are adjacent to the landscaped walk-street encroachment area, the Commission may interpret that this section does not apply.

Required parking is provided in the basements under each unit with access directly from the alley for the rear unit, and along a driveway for the front unit. This is a preferable design than other recently approved walk-street projects, which provided required parking in tandem garages.

The project complies with the lot coverage maximum, as it calculates to be 65%, to meet the maximum allowed 65%. Each unit provides open space sufficient to meet the minimum requirement of 300 square feet, with at least 100 square feet adjacent to primary living areas. The qualifying open space for the front unit is 304 square feet, including 178 square feet in the excess front yard area adjacent to the walk street encroachment area. The qualifying open space for the rear unit is 320 square feet, including 100 square feet adjacent to the upper level primary living area, and 100 square feet on the roof deck.

The project also meets the storage requirements of the Condominium Ordinance, as storage areas are provided for each unit of providing 200 cubic feet of storage space adjacent the garage level. The plan provides for landscaping in the area available in the available areas on the property including three 36-inch box trees and also provides landscaping improvements within the walk street encroachment area.

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.

CONCUR:

Ken Robertson,
Senior Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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