

November 22, 2004

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

**Regular Meeting of  
December 1, 2004**

SUBJECT: CONDOMINIUM 04-24  
PRECISE DEVELOPMENT PLAN 04-26  
VESTING TENTATIVE PARCEL MAP #061900

LOCATION: 708 MONTEREY BOULEVARD

APPLICANT: OTTO PALMER  
1910 BAYVIEW DRIVE  
HERMOSA BEACH, CA 90254

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:	High Density Residential
ZONING:	R-3
LOT SIZE:	3,000 Square Feet
EXISTING USE:	Duplex
PROPOSED SQUARE FOOTAGE:	Unit A: 2,381 square feet Unit B: 2,204 square feet
PARKING REQUIRED:	4 Standard 2 Guest
PARKING PROVIDED:	4 Standard in garages 3 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Monterey Boulevard between 6<sup>th</sup> Street and 8<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 detached three level structures containing basements with two stories above. The front unit has two bedrooms, three bathrooms and a mezzanine level. The rear unit has three bedrooms and three and a half bathrooms. Each unit also has a roof deck. The buildings are designed in a contemporary style, with smooth stucco finishes, flat tile roofs, glass and aluminum deck railings, tapered eaves with copper edge flashing, and vinyl clad windows.

Required parking is provided in ground floor garages for each unit with direct access to Monterey Boulevard and Sunset Drive, and the entries to the units are also located facing the street and alley. The curb cut on Monterey Boulevard will cause the loss of one on-street parking space, which is accounted for with an extra guest parking space. Guest parking is provided for each unit in front of the garages with one space on the

alley and two on Monterey Boulevard. However, the rear driveway slope calculates to be 14.9% instead of the required maximum slope of 12.5%. This correction can be incorporated in the Conditions of Approval.

The buildings as designed do not comply with the 30' maximum height limit at some critical height points. At critical points chosen by staff, the front and rear buildings appear to be 0.81 feet and 0.33 feet (respectively) above the height limit. Staff believes that this can be taken care of by reducing the proposed ceiling height of one or more of the stories of both buildings. Thus, this correction can be incorporated in the Conditions of Approval. Staff also recommends a condition that a new roof plan with all correct property corner and critical point information be submitted.

Also, the lot coverage calculates to be 67%, which is over the 65% maximum allowable. Given that this represents an overage of 60 square feet total for both buildings combined, staff believes that this issue can be addressed as a condition of approval.

In addition, the detailing and line work on the building elevations are incomplete. Staff has requested that the architect supply a complete and corrected plan set for the Planning Commission hearing. Staff has included a condition to incorporate consistent detailing on the building elevations in the project resolution.

All required yards are provided, and the buildings have the required 8-foot building separation for detached dwelling units. The proposed open space areas are provided in the patio areas between the units, on second story decks adjacent to the primary living areas, and on the roof decks for both units. The amount provided meets the minimum requirement of 300 square feet, and each unit provides an adequately sized deck adjacent to the primary living area.

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 driveways include decorative concrete. The plan provides for landscaping in the patio areas between the buildings and in the areas available on both sides of the front driveway, including two Mexican palm trees on the Monterey Boulevard frontage.

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:

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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. Residential Zoning Analysis/Height Calculation

Con708