

November 22, 2004

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

**Regular Meeting of  
December 1, 2004**

SUBJECT: TEXT AMENDMENT 04-3

REVISION TO THE CONDOMINIUM ORDINANCE TO REQUIRE  
SEPARATE METERS FOR WATER SUPPLY SERVICE  
CONNECTIONS

INITIATED BY: THE CITY COUNCIL

**Recommendation:**

To recommend the City Council amend Section 17.22.060, to require separate meters for water supply service connections to each dwelling unit in a condominium project.

**Background:**

On November 9, 2004, the City Council initiated this text amendment.

**Analysis:**

The proposed amendment is relatively minor in scope, and will make separate water meters and separate billing for water service a requirement for condominium projects. This is currently the requirement and practice for gas and electric utilities, and projects are also required to have separate sewer laterals. Also, recently constructed condominium projects typically provide separately metered water supply connections.

The proposed amendment will require the use of one meter for each unit, and a separate meter for common area landscaping, so all owners share in the cost of irrigation. This amendment is consistent with common practice, and will not cause any burden on new projects. Any existing projects that have shared metering will not be affected by this change.

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Ken Robertson  
Senior Planner

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

**Attachments:**

1. Proposed Resolution