

January 13, 2005

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

**Regular Meeting of  
January 18, 2004**

SUBJECT: CONDOMINIUM 05-2  
PRECISE DEVELOPMENT PLAN 05-2  
VESTING TENTATIVE PARCEL MAP # 060182

LOCATION: 1600 MONTEREY BOULEVARD

APPLICANT: JOHN P. CHUKA  
1215 HIGHLAND AVENUE  
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-2
LOT SIZE:	4,496 Square Feet
EXISTING USE:	Single Residence and detached garage
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,971 Square Feet Unit 2: 3,226 Square Feet
PARKING REQUIRED:	4 Standard 4 Guest
PARKING PROVIDED:	4 Standard 4 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 south east corner of Monterey Boulevard and 16<sup>th</sup> Street, and is a through lot between two streets Monterey Boulevard and Loma Drive. Pursuant to Section 17.46.152 of the Zoning Ordinance, the Monterey Boulevard frontage is considered the front yard for through lots on this block.

**Analysis**

The proposed project consists of two detached units containing basements with two stories above. Each unit contains four bedrooms, 4 ½ baths, and a roof deck. The primary living area is on second floor with the bottom two levels containing the bedrooms. The units are designed in a contemporary Mediterranean style with a smooth plaster finish and a clay tile mansard roof.

The building is designed to comply with the height limit of 30 feet at the critical height points as identified on the roof plan. All required yards are provided including a 5-foot front yard, and 4.5 foot side yards. The entries into the units are from the 16<sup>th</sup> Street frontage.

Required parking is provided in the basement level for each unit with access directly from Monterey Boulevard and Loma Drive.

The project complies with the lot coverage maximum, as it calculates to be 62%, to meet the maximum allowed 65%. The front 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 350 square feet, including 90 square feet in the ground level area between the two units at the entry. The qualifying open space for the rear unit is short of the required 300 square feet, as it includes 15 square feet adjacent to the upper level primary living area, and 100 square feet on the roof deck. The first floor level deck and the 6-foot dimension between the buildings do not qualify as additional open space so the plans will have to be revised to provide an additional 50 square feet of qualifying open space.

The project 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 two 36-inch box trees and also provides landscaping improvements within the encroachment areas.

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. The Building Division has no significant comments and no comments have been received from the Public Works Department at this time.

CONCUR:

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Ken Robertson,  
Senior 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

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