

January 11, 2005

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

**Regular Meeting of  
January 18, 2005**

SUBJECT: CONDOMINIUM 05-1  
PRECISE DEVELOPMENT PLAN 05-1  
VESTING TENTATIVE PARCEL MAP #062301

LOCATION: 58 20<sup>TH</sup> STREET

APPLICANT: GEORGE P. STOUT  
58 20<sup>TH</sup> STREET

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-2B
LOT SIZE:	4,283 Square Feet
EXISTING USE:	Triplex
PROPOSED SQUARE FOOTAGE:	Unit 1: 3,496 square feet Unit 2: 2,590 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 south side of 20<sup>th</sup> Street between Beach Drive and Hermosa Avenue. 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. The front unit has four bedrooms and four and one-quarter bathrooms. The rear unit has three bedrooms and three and one-quarter bathrooms. The buildings are designed in a Mediterranean style, with a smooth plaster finish, foam and glass fiber reinforced concrete architectural details, clay tile roofs, and decorative metal guardrails.

The project generally complies with all zoning requirements. The buildings as designed comply with both the 25-foot maximum height limit for the front half of a lot fronting on a walk street and the 30-foot maximum height limit for the rear half of the lot. Lot coverage calculates to be 63.8%, which is under the 65% maximum allowable. All required yards are provided. However, the concrete steps in the east side yard are over the 4-foot maximum allowable height for uncovered solid concrete stairs in a side yard. Staff believes this issue can be resolved as a condition of approval.

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 first story open areas and on second story and roof decks. Each unit provides adequately sized open space areas 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. Driveway access is off the alley and does not result in the loss of any on-street parking. However, the driveway as proposed has a slope of 13%, which is greater than the 12.5% maximum slope allowable. Staff believes this issue can be addressed as a condition of approval.

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 colored textured concrete and concrete interlocking cobble paving stones. The plan provides for landscaping in the areas available in the front, rear and side yards, and includes 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. The Building Division provided comments that will not affect the project design. No comments have been provided to Planning Division staff from the Public Works Department 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

Con58