

February 3, 2005

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

**Regular Meeting of  
February 15, 2004**

SUBJECT: CONDOMINIUM 05-5  
PRECISE DEVELOPMENT PLAN 05-5  
VESTING TENTATIVE PARCEL MAP #62219

LOCATION: 918 MONTEREY BOULEVARD

APPLICANT: JIM & ANN MARIE LEONARD  
1140 HIGHLAND AVENUE, UNIT D  
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:	High Density Residential
ZONING:	R-3
LOT SIZE:	3,055 Square Feet
EXISTING USE:	Single Residence and detached garage
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,023 Square Feet Unit 2: 2,023 Square Feet
PARKING REQUIRED:	4 Standard 3 Guest (2 due to lost parking on Monterey Blvd.)
PARKING PROVIDED:	4 Standard 3 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Monterey Boulevard between 8<sup>th</sup> Street and 10<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 proposed project consists of two detached units containing basements with two stories above. Each unit contains three bedrooms, three and one-half bathrooms, 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 project complies with all zoning requirements. The buildings are 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. The driveway as proposed has a slope of 10.4%, which complies with the 12.5% maximum slope allowable. Required parking is provided in the basement level for each unit with access directly from Monterey Boulevard and Sunset Drive.

The project complies with the lot coverage maximum, as it calculates to be 60%, to meet the maximum allowed 65%. Both units provide open space sufficient to meet the minimum requirement of 300 square feet, with at least 100 square feet adjacent to primary living areas. Each unit has open space provided in the area between the buildings, and on second story and roof decks.

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 plan provides for landscaping in the in the front, side and rear yards, 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.

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. Residential Zoning Analysis/Height Calculation
4. Photographs