

February 8, 2005

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

**Regular Meeting of
February 15, 2004**

SUBJECT: CONDOMINIUM 04-17
PRECISE DEVELOPMENT PLAN 04-18
VESTING TENTATIVE PARCEL MAP #061822

LOCATION: 85 15TH STREET

APPLICANT: JOHN AND MARGARITA BAKOLAS
85 15TH STREET

REQUEST: TO ALLOW A TWO-UNIT ATTACHED 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:	2,850 Square Feet
EXISTING USE:	Single Residence and detached garage
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,784 Square Feet Unit 2: 2,100 Square Feet
PARKING REQUIRED:	4 Standard 3 Guest (2 due to lost parking on 15 th Street)
PARKING PROVIDED:	4 Standard 3 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the north side of 15th Street between Beach Drive and Hermosa Avenue. The proposed project was continued from the August 17, 2004 meeting because the submitted plans had building code issues relative to emergency egress that preempted the zoning requirements for the proposed condominium project. The applicant has addressed these building code issues. 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 attached units containing basements with three stories above. The basement level is fully subterranean, and an access well over eight feet in depth is proposed in the west side yard. Each unit contains four bedrooms, four and one-half bathrooms, and a roof deck. The units are designed in a contemporary Mediterranean style with a smooth plaster finish and tile roof.

The project generally 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 project complies with the lot coverage maximum, as it calculates to be 64.9%, 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 on second story decks and roof decks.

Access to the front unit basement, which contains a bedroom and bathroom, is through the garage and no other interior access is proposed within the unit. The basement access needs to be relocated to provide a standard interior connection from within the unit. This issue can be resolved as a Condition of Approval.

Required parking for each unit is provided in garages accessed directly from 15th Street and 16th Court. Required guest parking for the front unit is provided in the driveway in front of the garage, and guest parking for the rear unit is provided adjacent to the rear garage with direct access from the alley. However, the guest parking space for the rear unit is not of sufficient width to meet the minimum parking space width requirement of 8.5 feet, and the parking layout for the rear unit needs to be reconfigured in order to have enough room to provide guest and standard parking spaces that comply with the minimum parking space width requirement. The parking reconfiguration would affect the proposed layout of the rear unit's first floor. Also, there is not enough information shown on the proposed plans to determine if the driveways comply with the maximum driveway slope of 12.5%. Given the existing street elevations, the proposed driveways most likely comply with the maximum allowable slope, verified by noting finish grade elevations at the garage entrances and driveway edges shown on revised plans to determine compliance. The plans also show a new curb cut and driveway apron that do not line up with the proposed driveway on 15th Street. Staff believes that these issues can be resolved as Conditions of Approval.

The project generally 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 yard and east side yard, including two 36-inch box trees. However, the plans do not note the required minimum wall insulation rating between units of 52 STC. This issue can be resolved as a Condition of Approval.

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 comments are relative to fire safety issues for three story residential buildings. These comments have been addressed as part of the proposed building design, including providing two means of egress from the roof decks and having side yards of 4 feet rather than the minimum of 3 feet required by the Zone Code. 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.

Scott Lunceford
Associate Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Residential Zoning Analysis/Height Calculation
4. Photographs