

February 7, 2005

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

**Regular Meeting of  
February 15, 2004**

SUBJECT: CONDOMINIUM 05-4  
PRECISE DEVELOPMENT PLAN 05-4  
VESTING TENTATIVE PARCEL MAP #061508

LOCATION: 1634 LOMA DRIVE

APPLICANT: GREGORY ARMER  
1634 LOMA DRIVE

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:	4,000 Square Feet
EXISTING USE:	Single Residence and detached garage
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,049 Square Feet Unit 2: 2,483 Square Feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard 3 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Loma Drive north of 16<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. The front unit has two and one-half bathrooms, and the rear unit has three and one-half bathrooms. The primary living area is on second floor with the first floor containing the bedrooms. The units are designed in a contemporary Minimalist style with facades showing different colored smooth plaster finishes, tongue and groove wood siding, and smooth faced concrete block. However, the plans do not show the proposed materials for the doors, windows, sunshades and deck guardrails. Staff believes this issue can be addressed as a Condition of Approval.

The project complies with all zoning requirements. All required yards are provided. The driveway as proposed has a slope of 4%, which complies with the 12.5% maximum slope allowable. Required parking is provided in the basement level for each unit with separate driveway access directly from Loma Drive. The project complies with the lot coverage maximum, as it calculates to be 53%, 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. The front unit has open space provided in the area between the buildings and on a second story deck. The rear unit has open space provided entirely on a second story deck.

The buildings are designed to comply with the height limit of 30 feet at the critical height point as identified on the roof plan. However, the applicant must submit a wet stamped and signed property survey. This issue can be resolved 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 plan provides for landscaping in the in the front, side and rear yards, including two 36-inch box trees.

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 staff indicates that the proposed buildings do not meet the requirement for two story buildings with basements (i.e. 50% of the buildings perimeters within 6 feet of the first floor level), and that the proposed plans need to clearly demonstrate that the buildings are two story pursuant to the Uniform Building Code. Staff believes this issue can be resolved as a Condition of Approval. 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