

March 8, 2005

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

**Regular Meeting of
March 15, 2005**

SUBJECT: CONDOMINIUM 05-7
PRECISE DEVELOPMENT PLAN 05-7
VESTING TENTATIVE PARCEL MAP #061986

LOCATION: 511 25TH STREET

APPLICANT: JOSEPH AND DANA DERHAKE
803 LOMA DRIVE
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW A TWO-UNIT DETACHED CONDOMINIUM

Recommendation:

To approve the Conditional Use Permit, Precise Development Plan, and Venting Tentative Parcel Map subject to conditions as contained in the attached Resolution.

Background

PROJECT INFORMATION

GENERAL PLAN:	Low Density Residential
ZONING:	R-1A
LOT SIZE:	7,755 Square Feet
EXISTING USE:	Single-Family Residence
PROPOSED SQUARE FOOTAGE:	Unit 1: 3,618 Square Feet Unit 2: 4,875 Square Feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the north side of 25th Street between Morningside Drive and Valley Drive. 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. The front unit contains four bedrooms, four and one-half bathrooms, and the rear unit contains five bedroom and five bathrooms. The primary living area is on first floor with the upper level containing the bedrooms. The units are designed in a Mediterranean style with a smooth stucco finish and mission tile roofs.

The project complies with all zoning requirements. The buildings are designed to comply with the height limit of 25 feet at the critical height points as identified on the roof plan. All required yards are provided. The driveway has a maximum slope of 20% with 10% transitions on both sides (each with a minimum run of 8 feet) as allowed pursuant to Section 17.44.120 of the Zone Code. Required parking is provided in the basement level for each unit with common driveway access directly from 25th Street.

The project complies with the lot coverage maximum of 65%, as it calculates to be 60.3%. 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 a total of 597 square feet of open space provided in the front yard and in the area between the buildings. The rear unit has 509 square feet of open space in the rear yard.

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, and also provides landscaping improvements within the encroachment areas. However, the landscaping plan only includes one 36-inch box fan palm tree instead of two. The attached resolution contains standard conditions of approval regarding landscaping improvements.

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:

Scott Lunceford
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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