

March 7, 2005

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

**Regular Meeting of
March 15, 2005**

SUBJECT: CONDOMINIUM 05-8
PRECISE DEVELOPMENT PLAN 05-9
VESTING TENTATIVE PARCEL MAP #062441

LOCATION: 1427 MONTEREY BOULEVARD

APPLICANT: WILLIAM FEBBO
1427 MONTEREY BOULEVARD
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW A TWO-UNIT CONDOMINIUM PROJECT

Recommendations

1. To approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to conditions as contained in the attached Resolution;
2. Confirm that the property has a convex slope relative to height determination.

Background

PROJECT INFORMATION:

GENERAL PLAN:	High Density Residential
ZONING:	R-3
LOT SIZE:	2,906 Square Feet
EXISTING USE:	Triplex
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,169 square feet Unit 2: 2,053 square feet
PARKING REQUIRED:	4 Standard 2 Guest (1 due to lost on-street parking space)
PARKING PROVIDED:	4 Standard 3 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Monterey Boulevard between Pier Avenue and 16th 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 project consists of two attached units containing basements with two stories above. Each unit has three bedrooms, three and a half bathrooms, and a roof deck. The building is designed in a contemporary Mediterranean style, with a smooth stucco finish, tile roofs, and galvanized steel deck guardrails.

Compliance with Zoning Requirements

The project generally complies with zoning requirements. All required yards are provided. 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 second story and roof decks. There is also open space for each unit in the courtyard space between the units. Each unit provides adequately sized decks adjacent to the primary living areas as well. However, the lot coverage calculates to be 65.9%, which is over the 65% maximum allowable. Because the 0.9% excess lot coverage represents 26 square feet of required overall building area removal, staff believes this issue can be resolved as a plan revision required in the Conditions of Approval.

Required parking is provided in ground floor garages for each unit with access to the front unit garage on Monterey Boulevard and access to the rear unit garage on Bay View Drive. Guest parking is provided for each unit in each driveway in front of the garages. The proposed widening of the driveway on Monterey Boulevard results in the loss of one on-street parking space, which is compensated for with two additional guest parking spaces. Also, Monterey Boulevard provides excess right-of-way, which may be used for guest parking. The required guest parking for the front unit is partially located on the excess right-of-way. The proposed driveways comply with the maximum driveway slope of 12.5%.

The project generally meets all the requirements of the Condominium Ordinance, except that the proposed storage areas shown in the units do not comply with the dimensional requirements for condominium storage areas. The plan provides for landscaping in the areas available in the front and rear yards, in the courtyard area between the units, and within the encroachment area on Monterey Boulevard, including two 36" box Mexican fan palm trees, but does not show an irrigation system. Staff believes these issues can be resolved as Conditions of Approval.

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.

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. No comments have been received from either the Public Works Department or the Building Division at this time.

Convex Slope Determination

Pursuant to the definition of building height, as set forth in Section 17.04.040 of the Zoning Ordinance, and the method of determining building height, as set forth in Section 17.46.015, the grade used for the height measurements is based on the surveyed elevations points at the property corners. The method for determining building height also allows consideration of other points for lots with "convex" contours. In these situations the grade of a lot may be based on a detailed survey, and points along the property line may be used to establish grade elevations in addition to the corner points.

The applicant is requesting consideration as a convex sloped lot, and is proposing alternative points for measuring height rather than the easterly corner points. For the subject lot, the applicant is requesting consideration as a convex lot, and is proposing alternative points for measuring height rather than the westerly corner points. The confirmation of the convex condition would allow the building to be constructed with two stories above a basement with a flat roof line from the back of the lot to the top of the bank on existing grade noted on the survey as elevations 105.47 and 104.65 along the north and south property lines respectively. If a standard corner points interpolation is used instead, the potential for a second story would be eliminated on the front half of the lot, unless the first floor is lowered to a level substantially below existing grade. The applicant's request may be reasonable given the existing condition of the slope, as the abrupt change from relatively flat to steeply sloping terrain down to the alley appears to represent a convex slope condition following the natural topography in the area. Without the convex slope determination the proposed project is 3.6 feet over the 30-foot maximum height limit at the critical point at the rear of the front unit. Also, the Planning Commission previously approved a similar convex slope determination request for another two-unit condominium project (CON 03-1) located at 1449 Monterey Boulevard (three lots north of the subject property).

CONCUR:

Scott Lunceford
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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

Con1427