

April 11, 2005

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

**Regular Meeting of
April 19, 2005**

SUBJECT: CONDOMINIUM 05-09
PRECISE DEVELOPMENT PLAN 05-10
VESTING TENTATIVE PARCEL MAP #62834

LOCATION: 927 15TH STREET

APPLICANT: CAM CONSTRUCTION
927 15TH STREET
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:	Medium Density Residential
ZONING:	R-2B
LOT SIZE:	5,670 Square Feet
EXISTING USE:	Single Family Residence
PROPOSED SQUARE FOOTAGE:	Unit 1: 3,003 Square Feet Unit 2: 2,843 Square Feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard 1 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the south side of 15th Street between Pacific Coast Highway and Ocean 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 and roof decks. The front unit contains four bedrooms, three and one-half bathrooms, and the rear unit contains four bedrooms, three and one-half bathrooms. Both units provide primary living areas on second floor with the first floor containing the bedrooms. The units

are designed in a contemporary Mediterranean style with a smooth stucco finish, stone veneer on the exterior of the ground floors and clay tile roof.

The project complies with all zoning requirements with noted exceptions. The buildings are designed to comply with the height limit of 30 feet at the critical point elevations as identified on the roof plan. All required yards are provided. Required parking is provided in the basement level for each unit with driveway access directly from 15th Street. The driveway has a slope of 13.2%, which exceeds the allowable maximum slope of 12.5%. Also, the turning radius for the rear unit is slightly deficient and applicant will need to provide additional distance between the garages to comply with the turning radius requirement of 26 feet. Staff believes these issues can be resolved as conditions of approval.

The project lot coverage is 48%, which is well below the allowable maximum of 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 a total of 588 square feet of open space provided in the front yard and on the second floor deck. The rear unit has 537 total square feet of open space in the rear yard and on the second floor deck. Both units have roof decks that contribute 100 square feet of open space to each unit.

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