

April 11, 2005

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

**Regular Meeting of
April 19, 2005**

SUBJECT: CONDOMINIUM 05-10; 02-16
PRECISE DEVELOPMENT PLAN 05-11; 02-20
VESTING TENTATIVE PARCEL MAP #26664

LOCATION: 310 MONTEREY BOULEVARD

APPLICANT: MONTEREY BY THE BAY
P.O. BOX 2111
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A TWO-UNIT ATTACHED 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:	High Density Residential
ZONING:	R-3
LOT SIZE:	3,000 Square Feet
EXISTING USE:	Single Family Dwelling
PROPOSED SQUARE FOOTAGE:	Unit 1: 1,997 Square Feet Unit 2: 1,996 Square Feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard (Partly in encroachment area) 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Monterey Boulevard between 2nd Street and 4th Street. The Planning Commission approved a similar 2-unit condominium project at the subject site at the meeting of December 4, 2002. Due to a change of ownership and new design, the applicant is seeking approval for a new 2-unit condominium project. 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 two stories above and roof decks. The front unit contains three bedrooms, three and one-half bathrooms, and the rear unit contains three bedrooms, 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 style with a smooth concrete finish, cedar wood siding above the garage and cultured stone on the sidewall near both unit entrances.

The project complies with all zoning requirements. 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. The driveway as proposed complies with the 12.5% maximum slope allowable. Required parking is provided in the basement level for each unit with separate driveway access provided directly from Monterey Boulevard and Culper Court. The parking is partly located in encroachment areas.

The project lot coverage is 64.98% and is below the maximum allowable 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. Each unit has a total of 306 square feet of open space with 102 square feet provided adjacent to the primary living areas.

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 front, side and rear yards, and also provides landscaping improvements within the encroachment areas. However, the landscape plan does not include 36-inch box trees. 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