

August 04, 2005

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

**Regular Meeting of
August 16, 2005**

SUBJECT: CONDOMINIUM 05-21
PRECISE DEVELOPMENT PLAN 05-23
VESTING TENTATIVE PARCEL MAP #062448

LOCATION: 648 9TH STREET

APPLICANT: VINCENT AND LAURA BRUCCOLIERI
1800 3RD STREET
MANHATTAN BEACH, CA 90266

REQUEST: TO ALLOW A FOUR-UNIT ATTACHED CONDOMINIUM PROJECT

Recommendations

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

Background

PROJECT INFORMATION:

GENERAL PLAN:	Medium Density Residential
ZONING:	R-2
LOT SIZE:	7,568 Square Feet
EXISTING USE:	Five Units Residential
PROPOSED SQUARE FOOTAGE:	Units 1 & 3: 2,405 square feet each Units 2 & 4: 2,453 square feet each
PARKING REQUIRED:	8 Standard 3 Guest
PARKING PROVIDED:	8 Standard in garages 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the south side of 9th Street between Ardmore Avenue and Pacific Coast Highway. The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Section 15303(b) and 15315 with the finding that the project is in an area with available services.

Analysis

The project consists of two buildings, each has two attached units containing basements with two stories above and roof deck. The units are designed with identical floor plans, with the northerly two units and the southerly two units having the identical floor plans. The northerly units (Unit 1 and 3) each contain four bedrooms, two and a half bathrooms, and a roof deck. The southerly units (Units 2 and 4) each contain four bedrooms, three and a half bathrooms, and a roof deck. The primary living areas of these units are on the second floor with the first floor containing the bedrooms. The buildings are designed in a contemporary Mediterranean style, with smooth stucco finishes, tile roofing, decorative wrought iron guardrails for all decks. The two buildings are identical in appearance, and consistent with previous direction of the Commission, staff is recommending that some different design and architectural features be provided to distinguish the two buildings.

The project complies with requirements of the Zoning Ordinance. The building is designed to comply with the 30' maximum height limit for the R-2 zone, as shown on the roof plan and elevation drawings. The lot coverage calculates to be 64.95%, which is below the maximum allowable lot coverage of 65%. Required parking is provided in the basement level of each unit with one driveway located in side yard to be shared by the westerly units and one located in the middle of the lot, to be shared by the easterly units. The plans must be revised to provide the required turning radius which is a condition of approval. The project proposes to replace one curb cut with two curb cuts which do not appear to cause any loss of on-street parking. Staff believes that this issue can be addressed as a condition of approval requiring the applicant to clearly indicate dimensions of available on-street public parking spaces on the project site plan.

All required yards are provided including the minimum 5-foot front yard requirement which is consistent with existing development on that block. Each unit contains a deck with over 200 square feet directly accessible to a primary living area, with the balance of open space provided on roof decks. The northerly units have a total of 354 square feet of open space and the southerly units have 314 square feet of open space.

The project generally meets all the requirements of the Condominium Ordinance. Storage areas are provided on the ground floor and comply with the requirement of 200 cubic feet of storage space per unit. The plan provides for substantial landscaping and landscape improvement in the front and rear yard areas, including four 24-inch box Queen Palm trees and six New Zealand Flax shrubs. However, four 36-inch box trees are required for the proposed project. Staff believes this issue can be addressed as a condition of approval .

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 provided comments that will not significantly affect the project design. No comments have been provided to Planning Division staff from the Public Works Department at this time.

Upon reviewing the Venting Tentative Parcel Map, staff has determined the map is consistent with the General Plan, Given the General Plan and zoning designation 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:

Eva Choi
Planning Assistant

Ken Robertson
Senior Planner

Sol Blumenfeld, Director
Community Development Department

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



648 9th Street