

October 11, 2005

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

**Regular Meeting of
October 19, 2005**

SUBJECT: CONDITIONAL USE PERMIT 05-9
LOCATION: 736 GOULD AVENUE
APPLICANT: SEA VIEW VILLAS HOMEOWNERS ASSOCIATION
REQUEST: CONDITIONAL USE PERMIT TO ALLOW A PROPERTY LINE FENCE TO EXCEED 6-FEET IN
 HEIGHT

Recommendation

To approve the request by adopting the attached resolution.

Background

The Sea View Villa condominiums are located on Gould Avenue just west of the Hermosa Hotel. Both properties are zoned C-3.

Section 17.46.130 of the Zoning Ordinance establishes the height limit for walls and fences in residential or commercial zones at 6 feet. Section 17.46.130(F), allows for consideration of fences with greater height where a commercial use abuts a residential use, subject to approval of a conditional use permit, and subject to the following criteria:

1. The use of the higher wall or fence is necessary to mitigate potential noise, visual or other impact of a nonresidential use on a residential use.
2. The greater height will not be detrimental to neighboring property or to the public welfare, and will not interfere with the light, air and scenic views of any property.
3. The higher wall or fence shall be constructed of materials as noted in subsection E of this section. (*i.e. aesthetically pleasing material such as decorative or painted masonry block, wrought iron, or wood*)
4. Vehicle vision clearance shall not be hindered by a wall or fence resulting in a safety hazard.

Analysis

The applicant is requesting to replace an existing 3-4 foot high rotting wooden fence on the easterly property line along a walkway where the residential condominiums abut the hotel use to the east. The property abuts part of the hotel building, the landscaped courtyard, and part of the hotel parking structure. The existing and proposed fence are at a lower grade than the adjacent hotel, and will measure a maximum of 8-feet high from the lower grade at the walkway, as necessary to improve privacy and to help prevent unauthorized access to the residential property.

The proposed fence meets all the required criteria as the greater height is necessary to improve visual, security, and possibly noise impacts of the adjacent non-residential use, and the fence will clearly not effect any views, light, or air of surrounding properties, including the hotel because it is located at a lower grade than the landscaped courtyard of the hotel, and is well below any of the hotel rooms. Further, the fence will be constructed of wood, and will not interfere with any vehicle vision clearance.

Ken Robertson,
Senior Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Proposed Resolution
2. Location Map
3. Plans and photos

P.C. RESOLUTION NO. 05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT TO ALLOW A FENCE GREATER THAN 6-FEET IN HEIGHT AT 736 GOULD AVENUE

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. An application was filed by Sea View Villa Homeowners Association of 736 Gould Avenue, requesting a Conditional Use Permit pursuant to Section 17.46.130 of the Zoning Ordinance to allow a fence greater than 6-feet in height along the easterly property line where their subject property abuts commercial property to the east.

Section 2. The Planning Commission conducted a hearing to consider the application on October 18, 2005, at which testimony and evidence, both written and oral, were presented to and considered.

Section 3. Based on the evidence received at the public hearing, the Planning Commission makes the following findings:

1. The proposed fence is consistent with the criteria for a greater fence height, as the subject residential use abuts commercial property used for a hotel, and the fence is consistent with the criteria of Section 17.46.130(F), as follows:
 - a) The use of the higher wall or fence is necessary to mitigate potential noise, visual and security impacts of the adjacent hotel.
 - b) The greater height will not be detrimental to neighboring property or to the public welfare, and will not interfere with the light, air and scenic views of any property.
 - c) The higher wall or fence will be constructed of materials as noted in subsection E of this section. (it is proposed to be constructed of wood)
 - d) Vehicle vision clearance will not be hindered.
2. The project is Categorically Exempt from the requirements of the California Environmental Quality Act, pursuant to CEQA guidelines, Section 15301 e(2) with the finding that the project is in an area with available services and not in an environmentally sensitive area.

Section 4. Based on the foregoing, the Planning Commission hereby approves a fence greater than 6-feet in height subject to the following **Conditions of Approval:**

1. **The proposed fence shall be consistent with submitted plans. Any significant modifications to the plan involving shall be reviewed by the Planning Commission.**

VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

CERTIFICATION

I hereby certify that the foregoing Resolution P.C. 05- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of October 18, 2005.

Ron Pizer

Sol Blumenfeld, Secretary

October 18, 2005

Date

736 Gould



Existing property line wooden fence looking north



Looking south: from condo side



Looking South from hotel parking structure side



Posts show proposed 8-foot height of fence