

June 13, 2006

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

**Regular Meeting of
June 20, 2006**

SUBJECT: APPEAL OF DIRECTOR'S DECISION

LOCATION: 1206 2ND STREET

APPLICANT: CHRISTOPHER D. CHEN
1206 2ND STREET
HERMOSA BEACH, CA 90254

REQUEST: FOR A 2,237 SQUARE FEET LOT TO BE CONSIDER A SMALL LOT TO
ALLOW AN EXCEPTION TO OPEN SPACE STANDARDS FOR A NEW
SINGLE FAMILY PROJECT.

Recommendation

Declare as small lot by minute order.

Background

ZONING:	R-1
GENERAL PLAN:	Low Density Residential
LOT SIZE:	2,237 Square Feet
PROPOSED HABITABLE AREA:	2,840 Square Feet
PROPOSED LOT COVERAGE:	61.8%
PROPOSED PARKING:	2 garage spaces and 2 guest spaces

The subject property is located on the south side of 2nd Street and west of Prospect Avenue with frontage on 2nd Street. The property is currently developed as a single family home. The lot size is relatively small with a 44.8-foot depth and a 49.96-foot wide frontage and is one of the few unique lots on the block that is not a through lot. The unusual lot configuration resulted from the lot merger of two 25-foot wide lots as part of the citywide lot merger program in 1989.

Analysis

The applicant is requesting that the subject lot be considered a "small lot" for the purpose of obtaining relief from ground level open space requirement. The proposed single-family residence contains 2,840 square feet of living area with a two-car garage. The R-1 zone requires a minimum of 400 square feet of open space with 300 square feet required on grade and the remainder provided in balconies or decks with a minimum dimension of ten feet and open from ground to sky. The proposed project consists of 479 square feet of open space on three decks on the first and second floor level and a roof deck, but the dimension and location of these areas are insufficient to meet the R-1 open space requirement. As proposed, only one of the three decks meets the ten feet dimension and the two others violate the minimum dimension and "open to sky" requirement. The roof deck is counted for 100 square feet toward meeting the required 400 square feet of open space area. The project is not proposing any open space on the ground level.

According to the open space requirement for small lots (lots of 2,100 square feet or less in R-1 zone), a minimum of three hundred square feet of open space with minimum dimension of seven feet in length and width and all the required open space may be provided on balconies or decks. At

least sixty percent of the required three hundred square feet of open space is required to be directly accessible to primary living areas and located on the same floor level as the accessible primary living area. Further, lots within ten percent of the lot size defined as small lots, (lot sizes range from 2,101 to 2,310 square feet) may also be permitted some or all of the open space exceptions for small lots subject to review and approval by the Planning Commission if found justifiable based on any of the following reasons:

1. To achieve a consistent and comparable amount of indoor living space with existing dwelling units in the immediate neighborhood;
2. To allow design flexibility in the application of the open space standard in conjunction with the remodeling and expansion of existing structures;
3. To allow an innovative design which otherwise is consistent with the goals and intent of the open space and development standards for the R-1 zone;
4. To address unusual lot configurations or topography, as compared with surrounding lot and development patterns.

The proposed project appears to meet these criteria as the proposed lot coverage is below the allowable maximum of 65% and all required yards are provided. Thus it is not unusually large or out of scale with existing dwelling units in the immediate neighborhood. Also, given the unusual lot configuration, indoor habitable space will be substantially reduced in order to meet the required three hundred square feet of open space on the ground level. The ground level open space requirement also adversely affects the amount of habitable space on the second level reducing the overall buildable area of the small lot.¹

In addition, it should be noted that the abutting lot has a structure that encroaches on the subject property between 0.88 and 0.66 feet on the westerly side yard. The project conforms to the minimum yard requirement of the Zone Code, however there is between 4.12 and 4.34 feet between buildings in the area of encroachment. (Please see project survey). Despite the proximity of the buildings, the project does not violate the Uniform Building Code (UBC) property separation requirements. Section 503 of the Uniform Building Code restricts the location of building opening relative to building location and requires a minimum of 3 feet clearance to the property line for this building type. Therefore the proposed project is also consistent with the minimum clearance requirement of the UBC.

CONCUR:

Eva Choi
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Location Map
2. Photographs
3. Zoning Checklist & Height Calculation

Notes:

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1. Ground level open space must be clear above to the 2nd floor level per Section 17.08.030 of the Zone Code.



1206 2nd Street



Properties to the east of 1206 2nd Street



Properties to the west of 1206 2nd Street