

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: 1222 2ND STREET

APPLICANT: RICHARD MORRIS
1222 2ND STREET
HERMOSA BEACH, CA 90254

REQUEST: FOR A 2,247 SQUARE FEET LOT TO BE CONSIDER A SMALL LOT TO ALLOW AN EXCEPTION TO OPEN SPACE STANDARDS FOR AN ADDITION AND REMODEL OF AN EXISTING DUPLEX TO BE CONVERTED TO A SINGLE FAMILY RESIDENCE.

Recommendation

Declare as small lot by minute order.

Background

ZONING:	R-1
GENERAL PLAN:	Low Density Residential
LOT SIZE:	2,249 Square Feet
EXISTING USE:	Duplex
PROPOSED USE:	Single Family Residence
EXISTING LOT COVERAGE:	55.5%
PROPOSED LOT COVERAGE:	59.1%
EXISTING HABITABLE AREA	1,682 Square Feet
PROPOSED HABITABLE AREA:	1,916 Square Feet
EXISTING PARKING:	2 garage spaces (No guest parking)

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 duplex. The lot size is relatively narrow with a 25-foot wide frontage and an 89.96-foot depth; it is one of the many 25-foot wide through lots on 2nd Street and is not subject to the lot merger ordinance.

Analysis

The applicant is requesting the subject lot be considered as a "small lot" for purpose of obtaining relief from ground level open space requirement. The proposed addition and remodel project to convert an existing, nonconforming duplex into a single family residence involves the addition of 234 square feet of habitable area while maintaining a two-car garage. The R-1 zone requires a minimum of 400 square feet of open space with 300 square feet of this open space required on grade and the remainder provided in balconies or decks with a minimum dimension of ten feet and free of any obstructions from ground to sky. The project proposes 424 square feet of open space on two decks on the second floor level and a patio in the front yard area, but the dimension of these open areas are insufficient to meet the open space requirement. A second floor deck with the dimensions of 13-feet by 19-feet is partially covered by the roof above and the open area has a dimension of less than 10-foot. Therefore this deck cannot be used to meet the open space requirement. The roof deck provides 100 square feet of the required 400

square feet of open space area. The project does not propose any open space on the ground level other than the patio in the front yard area, but one of the dimensions is less than 10 feet thus cannot be counted as part of the open space requirement.

According to the open space requirement for small lots, lots of 2,100 square feet or less in are allowed 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; the proposed lot coverage is 59.1% which is an increase of less than four percent and remains below the allowable maximum of 65%. The project is not unusually large or out of scale with existing dwelling units in the immediate neighborhood. The proposed development on the lot will increase lot coverage by less than four percent. All required yards are provided and the front yard area will be reduced from 18.5 feet to 15 feet which exceeds the required front yard setback. The proposed front yard setback of 15 feet is consistent with the prevailing setbacks in the neighborhood. Also, given the narrow lot width; in order to provide the required three hundred square feet of open space on the ground level, indoor habitable space will be substantially reduced which will adversely affects the available habitable space on the second level since open space must be free of obstruction from ground to sky.

In addition, it should be noted that the proposed project will eliminate the nonconforming duplex condition but the nonconforming guest parking space shortage will remain.

CONCUR:

Eva Choi
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

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

Notes:

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

Appeal 1222



Front view of 1222 6th Street.



View to the east from 1222 2nd Street, showing front yard setbacks of adjacent properties.



Rear view of 1222 2nd Street, 152 square ft of addition is proposed above the existing garage.