

RESOLUTION NO. 06-33

1
2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA**
3 **BEACH, CALIFORNIA, APPROVING A LOT LINE ADJUSTMENT TO REALIGN**
4 **TWO LOTS, AND A VARIANCE TO ALLOW A NEW SINGLE FAMILY DWELLING**
5 **ON ONE OF THE LOTS WITH A 9-FOOT GARAGE SETBACK FROM HERMOSA**
6 **AVENUE RATHER THAN THE REQUIRED 17 FEET, AT 2231 HERMOSA AVENUE**
7 **LEGALLY DESCRIBED AS LOTS 8 AND 9, BLOCK 23, HERMOSA BEACH TRACT**

8 The Planning Commission does hereby resolve and order as follows:

9 Section 1. An application was filed by Jonathan Barris owner of real property, containing
10 two lots, located at 2231 Hermosa Avenue, seeking a Lot Line Adjustment to realign said lots,
11 currently fronting on Hermosa Avenue to instead front onto 23rd Street, a "walk-street", and seeking
12 a Variance to allow a new single-family dwelling on one of the lots with a 9-foot garage setback
13 rather than the required 17 feet.

14 Section 2. The Planning Commission conducted a duly noticed public hearing to consider
15 the applications for a lot line adjustment and a Variance on October 17, 2006, at which testimony
16 and evidence, both written and oral, was presented to and considered by the Planning Commission.

17 Section 3. Based on the evidence received at the public hearing, the Planning Commission
18 makes the following findings with respect to the Lot Line Adjustment:

19 1. The subject properties are two thirty foot wide lots at the corner of Hermosa Avenue and
20 23rd Street (a walk street) with alley and street access and their narrowest frontage on Hermosa
21 Avenue.

22 2. The property is currently developed with a 7-unit multi family structure which covers both
23 lots.

24 3. The lots do not qualify for merger, pursuant to Section 16.20.030 A of the Subdivision
25 ordinance, since more than 80% of the lots on the block are already split into 30-foot wide lots.

26 4. The proposed re-alignment to orient these two lots on the walk-street will be more
27 appropriate for this property, as it will enable the two lots to front on the walk street encroachment
28 area, and be more consistent with the lot pattern on the walk street.

29 Section 4. Based on the foregoing, the Planning Commission hereby approves the requested
lot line adjustment

Section 5. Based on the evidence received at the public hearing, the Planning Commission
makes the following factual findings with respect to the Variance request:

1. The applicant is proposing to construct a new single family home on each of the newly
aligned lots with frontage on 23rd Street.

1 2. For the westerly proposed lot the side access is from the alley, and the Zoning Ordinance
2 allows a garage with a 9-foot setback. However, on the easterly lot, the side access is on Hermosa
Avenue where a 17-foot garage access is required.

3 3. The easterly lot, however, has only a 34-foot depth from Hermosa Avenue, making it
4 impossible to provide a standard front loading garage with a 17-foot setback. A side loaded garage
5 is possible, however, but would essentially require that almost all the ground level be dedicated to
6 garage and turning area. The applicant has prepared an exhibit, "parking configuration, scheme 2"
which shows how the parking could be provided in this manner, leaving about a 12' deep X 24'
wide bonus room at the ground floor, which would could probably only accommodate a small entry
foyer, and stairway to the floors above.

7 4. Therefore, the applicant is requesting a Variance to provide a 9-foot garage setback, and is
8 proposing to meet the guest parking requirement with an open parking space to the side of the
garage

9 5. The proposed new single family dwelling will otherwise comply with all requirements of
10 the Zoning Ordinance.

11 Section 6. Based on the foregoing factual findings, the Planning Commission makes the
12 following findings pertaining to the application for a Variance:

13 1. There are exceptional circumstances relating to the property because the lot is a
14 corner lot on a walk street, uniquely situated with vehicle access from the side only, since the walk
15 street frontage cannot be used for such access. As situated, the lot has a substandard depth of 34-
feet as measured westerly from Hermosa Avenue to accommodate a front loading garage and
driveway, which is the only reasonable way to provide required parking for this site.

16 2. The Variance is necessary for the enjoyment of a substantial property right
17 possessed by other properties in the vicinity because the side lot access does not allow the project to
18 meet all the following requirements and provide the necessary required parking: minimum parking
stall depth; side yard; and parking setback requirements.

19 3. The project will not be materially detrimental to property improvements in the
20 vicinity and Zone since the Variance only involves minor variations to parking requirements which
has an effect on the amount of guest parking, and guest parking is otherwise provided to the side of
the proposed two-car garage.

21 4. The proposed Variance does not conflict with and is not detrimental to the General
22 Plan because the project is not unusually large or out of scale with the neighborhood, and is
otherwise in conformance with the Zoning Ordinance and the General Plan.

23 Section 7. The project is Categorically Exempt from the requirements of the California
24 Environmental Quality Act, pursuant to CEQA guidelines, Section 15301 e(2) with the finding
25 that the project is in an area with available services and not in an environmentally sensitive area.

26 Section 8. Based on the foregoing, the Planning Commission hereby approves the subject
27 Variance, subject to the following **Conditions of Approval:**

28 1. **The project shall be consistent with submitted plans reviewed by the**
29 **Planning Commission at their meeting of October 17, 2006, including the**
provision of guest parking to the side of the garage. Any further minor

1 modifications to the plan shall be reviewed and may be approved by the
2 Community Development Director.

- 3 2. The Variance is specifically limited to the situation and circumstances that
4 result relative to the proposed project and is not applicable to the development
5 of new structures or any future expansion.

6 AYES: HoffmanAllen, Kersenboom, Perrotti, Pizer
7 NOES: None
8 ABSENT: None
9 ABSTAIN: None

10 CERTIFICATION

11 I hereby certify that the foregoing Resolution P.C. 06-33 is a true and complete record of the
12 action taken by the Planning Commission of the City of Hermosa Beach, California at their
13 regular meeting of October 17, 2006

14 Ken Allen, Chairman

15 Sol Blumenfeld, Secretary

16 November 21, 2006

17 Date

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