

February 13, 2007

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

**Regular Meeting of  
February 20, 2007**

SUBJECT: APPEAL OF DIRECTOR'S DECISION TO BASE THE HEIGHT  
MEASUREMENT ON A CONVEX SLOPING LOT

LOCATION: 2054 MANHATTAN AVENUE

APPLICANT: JEFFREY RHIND

**Recommendation**

To direct staff as deemed appropriate by minute order, from the following alternatives:

1. Determine the property to be a uniformly sloping lot and interpolate the grade from the corner points only; or
2. Determine the property to be a convex sloping lot and interpolate from intermediate points on the top of the slope, as proposed by the applicant.

**Background**

The subject lot is located on the east side of Manhattan Avenue, with frontage on Manhattan Avenue and abutting properties facing Circle Drive. The property is located within the R-1 zone with a height limit of 25-feet. The lot, like others along this block, slopes up substantially from the street at the front of the lot and then is relatively flat for the majority of the lot thereafter. The elevation change from the front of the lot to the rear is approximately 12 feet.

**Analysis**

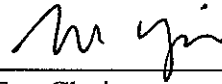
Pursuant to the definition of building height and grade, as set forth in Section 17.04.040 of the Zoning Ordinance, and the method of determining building height, as set forth in Section 17.46.015, the grade used for the height measurements is based on the surveyed elevations points at the property corners. The method for determining building height, however, allows for consideration of other points along the property line for lots with "convex" contours. In these situations, the grade of a lot may be based on alternate points along the property line in addition to property corner points. In cases where the datum for height measurement is disputed, the final determination of the grade may be referred to the Planning Commission.

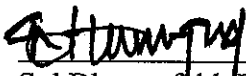
The applicant is requesting consideration of alternate points along both the north and south property lines where the survey and topographic profile show a slight convex condition towards the westerly portion of the property. No other newly constructed homes on the block have requested a convex slope interpretation.

The applicant's request appears to be reasonable given the topographic profile clearly shows a slight convex condition on both the southerly and northerly lines, on the westerly portion of the property near Manhattan Avenue. This same condition appears to exist on the neighboring property to the south, although it is less clear for the property to the north, which has been cut to allow for a driveway. This will give the applicant more feasible options to construct a new single

family residence. In summary, there is sufficient evidence for the Commission to consider this property having convex condition.

CONCUR:

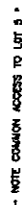
  
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Eva Choi  
Planning Assistant

  
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Sol Blumenfeld, Director  
Community Development Department

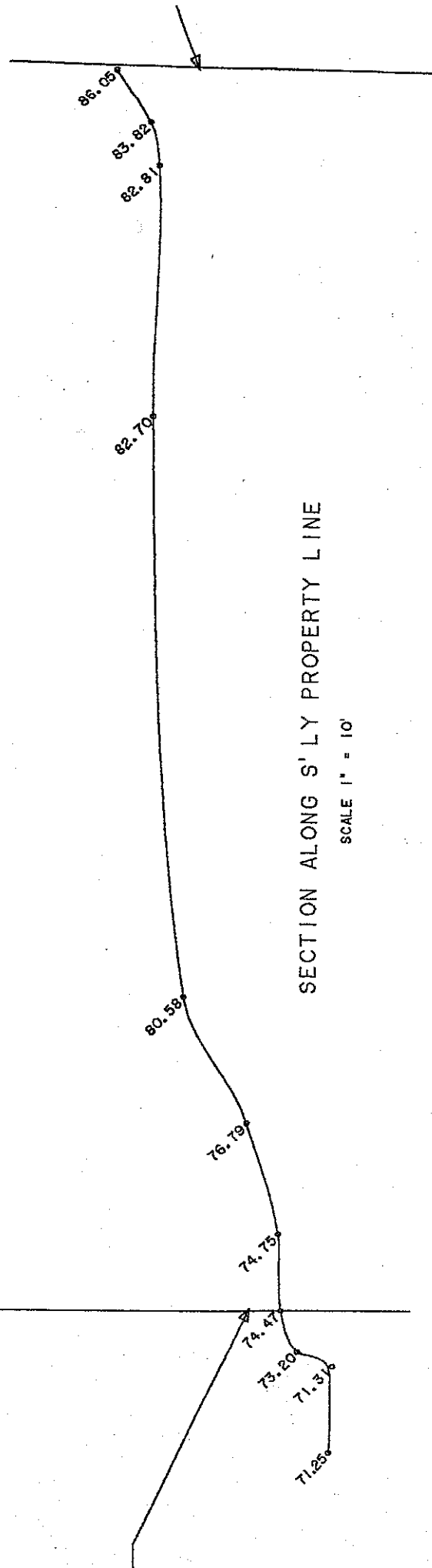
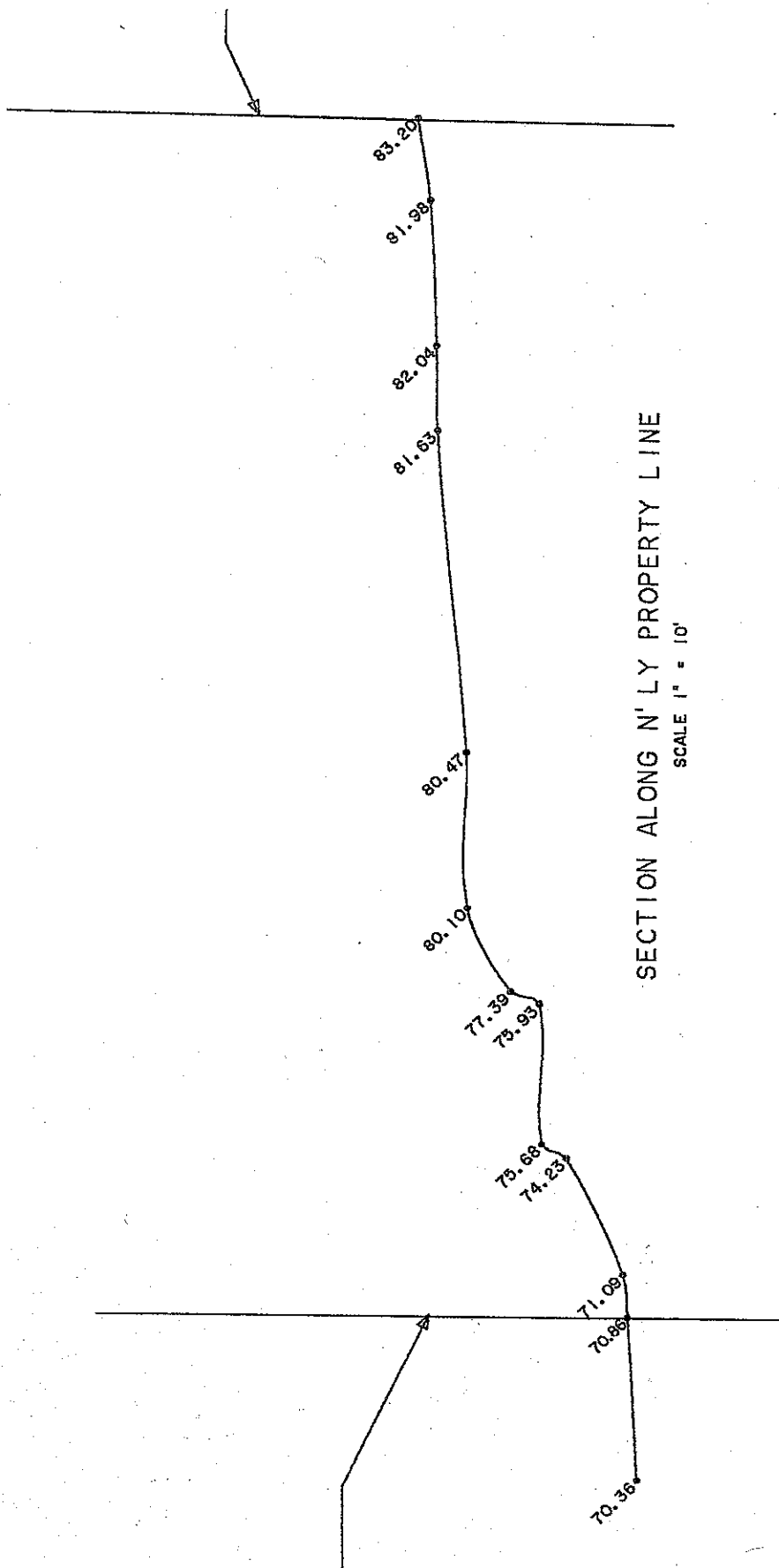
Attachments

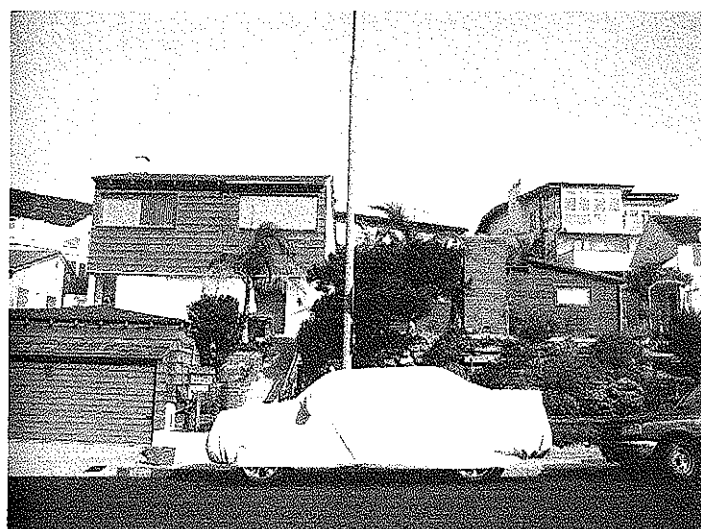
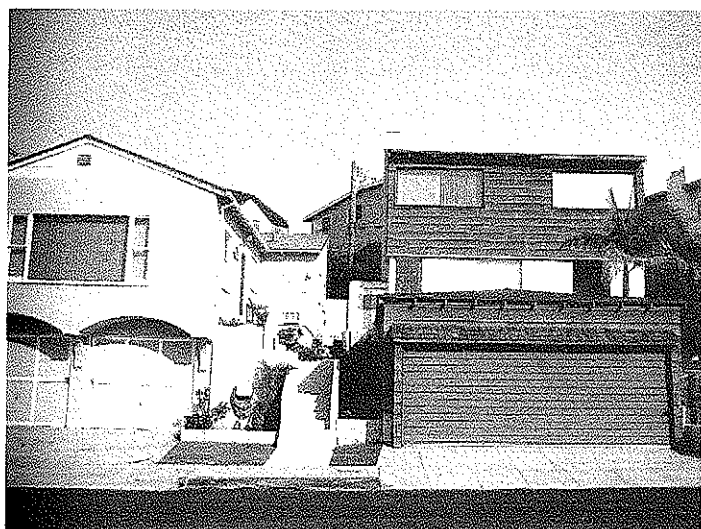
1. Property survey
2. Topographic profile
3. Photos

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2054 MANHATTAN AVE.  
HERMOSA BEACH, CA  
LOT 4, TRACT 3853, MB 41-87  
APN 4182-017-004

DE MARIA DESIGN