

July 9, 2007

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

**Regular Meeting of
July 17, 2007**

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

LOCATION: 482 25TH STREET

APPLICANT: JONATHAN STARR

Recommendation

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

1. Determine the property to be a regularly 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 south side of 25th Street to the east of Park Avenue. The lot is zoned R-1 with a height limit of 25-feet, and can be developed with one dwelling unit. The lot is situated on an incline that slopes downward to the east along 25th street with the existing house on the relatively flat portion of the lot (refer to topographic profile).

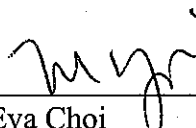
Analysis

Pursuant to the definition of building height, 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 height measurements is based on the surveyed elevation points at the property corners. The method for determining building height, however, allows the consideration of other points 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 the 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 alternative points along both the north and south property lines where the survey and topographic profile clearly show a convex condition. As shown on the topographic profile and survey, the western half of the lot is fairly flat while there is a slope differential of 10-feet along the eastern half of the north property line. Along the rear property line there is a slope differential of 25 feet along the eastern portion of the lot. No other properties on this block have requested convex slope determinations.

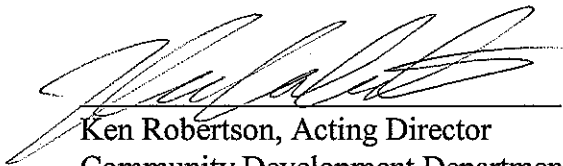
Summary

The applicant's request appears to be reasonable given the existing condition of the lot and surrounding terrain. There is sufficient evidence for the Commission to consider this property convex as the property survey and topographic profile clearly show a pronounced convex condition.



Eva Choi
Planning Assistant

CONCUR:



Ken Robertson, Acting Director
Community Development Department

Attachments

1. Property Survey
2. Topographic Profile
3. Photos

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