

April 3, 2002

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
April 9, 2002**

SUBJECT: TEXT AMENDMENT 02-2
TO ELIMINATE TWO FRONT YARD REQUIREMENTS ON THROUGH LOTS
BETWEEN THE STRAND AND THE SERVICE ROAD PARALLEL TO HERMOSA
AVENUE APPROXIMATELY BETWEEN 27TH STREET AND 35TH STREET

Planning Commission Recommendation

To adopt the attached ordinance to amend Section 17.46.152 of the Zoning Ordinance.

Background

On January 15, 2002 the Planning Commission considered the problems associated with the subject properties relating to providing two front yards and directed staff to prepare a text amendment. On February 19, 2002, the Planning Commission recommended adoption of the text amendment exempting through lots located on the service road parallel to Hermosa Avenue north of 27th Street from the requirement to provide a second front yard on Hermosa Avenue while maintaining the Strand as the required front yard. The Commission found:

- The subject lots are generally smaller or have less developable area than all other Strand to Hermosa Avenue through lots.
- The lots are technically not through lots as they front on a service road rather than a street.
- The existing requirement makes most of the properties nonconforming given the development pattern of the area.

Section 17.46.152 of the Zoning Ordinance provides the following requirements for front yards on through lots:

“17.46.152 Front Yard Requirements for Through Lots.

- A. The required front yard on "through lots", as defined herein, shall be provided on the street frontage where the majority of the existing dwelling units on the block are fronting.
- B. The following list indicates frontage designated the front yard for through lots (See Page 3)

Exception for The Strand/Hermosa Avenue Through Lots: New developments shall be required to provide front yards on both The Strand and Hermosa Avenue. For existing developed properties and remodeling and expansion projects thereon The Strand shall be designated the front yard. For the purposes of calculating required open space in the various residential zones, the Strand front yard area may be counted towards the open space requirement.”

Analysis

The current double front yard requirement was codified from a previous Commission policy. The policy was intended to create a uniform setback and treat Hermosa Avenue as street frontage. However, due to the requirement to provide two front yards along the Strand and Hermosa Avenue there is an inequitable development standard for the subject lots north of 27th Street which are generally smaller than similar through lots in the area. These lots have their main orientation to the Strand for obvious reasons and are developed with garages facing Hermosa Avenue typically within 3 feet of the property line. The subject lots front on a “service road” which is similar in size to an alley and is considered an alley in the Zone Code relative to garage setbacks (Section 17.44.090). Given the current development pattern and the type of

“street” frontage, the front yard requirement on Hermosa Avenue unnecessarily makes most of the dwellings nonconforming to front yard requirements. In order to resolve this problem and maintain a uniform setback for through lots located on the service road parallel to Hermosa Avenue from approximately 27th Street northward, staff recommends that these lots be exempt from a required second front yard on Hermosa Avenue. These lots will still maintain the Strand as the required front yard. The exception is proposed for all development on the subject lots (new or alteration of an existing structure) whereas the existing exemption only applies to alterations to existing structures.

The proposed text amendment would amend the exceptions allowed by Section 17.46.152 to alleviate the inequitable development condition of two front yards which results in an average loss of 169 square feet of building area. (Please see sketch below.) The proposed change will alleviate this condition for the 44 properties as shown on the attached map.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Stephen R. Burrell,
City Manager

Attachments

1. Proposed Ordinance
2. Planning Commission Minutes

RECOMMENDED CHANGE TO TEXT

Changes in bold and underlined

17.46.152 Front Yard Requirements for Through Lots.

- A. The required front yard on "through lots", as defined herein, shall be provided on the street frontage where the majority of the existing dwelling units on the block are fronting.
- B. The following list indicates which frontage is designated the front yard for various blocks with through lots:

<i>Through Lots Located Between:</i>	<i>Front Yard Shall Be Provided On:</i>
Ava Avenue and Ardmore Avenue	Ava Avenue
Ava Avenue and Springfield Street	Springfield Avenue
Barney Court and Meyer Court	Barney Court
Bonnie Brae Street and Campana Street	Bonnie Brae Street
Monterey Boulevard and Culper Court	Monterey Boulevard
Monterey Boulevard and Loma Drive	Monterey Boulevard
Monterey Boulevard and Morningside Dr.	Monterey Boulevard
15th Place and 16th St. (E. of Mira Street)	15th Place
The Strand and Hermosa Avenue	Both The Strand and Hermosa Avenue (See Exception Below)

Exception for The Strand/Hermosa Avenue Through Lots: New developments shall be required to provide front yards on both The Strand and Hermosa Avenue. For existing developed properties and remodeling and expansion projects thereon The Strand shall be designated the front yard. For the purposes of calculating required open space in the various residential zones, the Strand front yard area may be counted towards the open space requirement. **The lots facing the service road located parallel to Hermosa Avenue approximately between 27th Street and 35th Street shall not be required to provide a front yard on Hermosa Avenue.**