

February 14, 2004

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

**Regular Meeting of  
February 24, 2004**

SUBJECT: TEXT AMENDMENT 03-5 - REVISIONS TO SECTIONS 17.04.040, 17.10.020K.2, 17.12.080B, 17.14.080B AND 17.16.080B TO DEFINE "TRELLIS" AND CLARIFY THE COVERED OPEN SPACE REQUIREMENTS IN MULTI-FAMILY ZONES

**Recommendation:**

That the City Council:

1. Approve Text Amendment No. 03-5 with additions to Section 17.10.020K; and
2. Introducing the attached Ordinance and waive further reading.

**Background:**

The proposed text amendment was initiated to respond to concerns from architects and homeowners who expressed preference for fully covering decks on multifamily projects with an open trellis when such decks contribute toward required open space. Current regulations specify that only half of the deck may be covered and there is ambiguity as to whether this means 50% of the open space area may be covered or that the cover must be 50% open.

At the special meeting held on January 27, 2003, the Planning Commission initially reviewed the method for calculating required open space relative to a trellis and on February 18, 2003, the Planning Commission directed staff to proceed with the subject text amendment in order to clarify the regulation and allow decks to be fully covered so long as 50% of the trellis is "open to the sky" as defined in the Zone Code.<sup>1</sup>

**Analysis:**

Open space is defined as "areas, which are from the ground to the sky, free and clear of any obstructions or obstacles." The open space requirement in the R-2, R-2B, and R-3 zones states that qualifying open space may be covered up to fifty percent and shall not be enclosed on more than two sides. The open space requirement in the R-1A zone allows qualifying open space to be covered up to twenty five percent. The intent of the regulation is to avoid closing in the open space which defeats the purpose of the requirement. The Commission sought to clarify the regulation and ensure an appropriate amount of covered area for open space.

The Planning Commission considered the attached examples of trellises with 25%, 50% and 75% open space coverage. The attached photos illustrate coverage of 50% of deck open space. The Commission found that covering \_ of the required open space was unsatisfactory from a design or functional standpoint. (See Photo Attachment No. 3). The Planning Commission decided that a 50% open trellis should be permissible for R-2, R-2B and R-3 zones. The R-1A zone permits open space coverage of up to 25% and there was no discussion on changing this requirement to be consistent with other multi-family zones. Staff also recommends that the City Council consider

changing this provision for consistency purposes allowing up to 50% coverage of open space with trellis structures.<sup>2</sup> The R-1 Zone does not permit coverage of required open space.

The Commission also recommends clarifying the open space provisions for multi-family zones so that a trellis is allowed to cover the entire open area so long as the open areas between the beams is consistent with the minimum coverage standards for the zone, (ie. 50% open) and recommends adding a definition of “trellis” to ensure the covered area does not permit a conventional roof.

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Scott Lunceford, Planning Associate

CONCUR:

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Sol Blumenfeld, Director  
Community Development Department

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Stephen R. Burrell  
City Manager

Attachments

1. Ordinance
2. P.C. Minutes/Resolution
3. Graphics on open space coverage & photo.

Notes:

1. “Open space means areas which are from ground to sky free and clear of any obstructions or obstacles unless otherwise specified within each zone classification” (Section 17.04.040-Definitions).

The multifamily zones allow required open space to be covered as follows: “ Each qualifying open space area may be covered up to fifty percent but shall not be enclosed on more than two sides” by building or walls or guardrails greater than 42” in height.” (Section 17.12.080, Section 17.14.080 and 17.16.080).

2. The R-1A Zone permits up to two dwelling units per lot with 400 square feet of required opens space similar to the R-1 zone, with up to 25% of such open space permitted on decks (ie. 100 square feet).

## ORDINANCE 04-

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO AMEND THE ZONING ORDINANCE, SECTIONS 17.04.040, 17.10.020K.2, 17.12.080B, 17.14.080B AND 17.16.080B TO DEFINE "TRELLIS" AND TO CLARIFY THE COVERED OPEN SPACE REQUIREMENTS IN MULTI-FAMILY ZONES

The City Council of the City of Hermosa Beach does hereby ordain as follows:

Section 1. The Planning Commission held a duly noticed public hearing on February 18, 2003, to consider amending Sections 17.04.040, 17.10.020K.2, 17.12.080B, 17.14.080B and 17.16.080B pertaining to the open space area coverage requirements in multi-family zones.

Section 2. The City Council held a duly noticed public hearing on February 10, 2004, to consider the recommendation of the Planning Commission to amend Sections 17.04.040, 17.10.020K.2, 17.12.080B, 17.14.080B and 17.16.080B pertaining to the open space area coverage requirements in multi-family zones.

Section 3. The subject text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the general rule set forth in Section 15061(3) of the CEQA Guidelines, as there is no possibility that these modifications to the Zoning Ordinance may have a significant effect on the environment.

Section 4. Based on the evidence considered at the public hearing and the recommendation of the Planning Commission the City Council hereby ordains that the Hermosa Beach Municipal Code, Title 17-Zoning, be amended as follows:

1. Amend Section 17.04.040 adding the following definition (underlined text to be added):

#### **17.04.040 General Definitions.**

"Trellis" means any framework or structure of crossed wood or other suitable building material used to cover open space for aesthetic or shading purposes. For the purposes of usable open space calculations, the open areas between the trellis beams must be equal to or exceed the open space area required to remain open and uncovered as per the development standards for each multi-family residential zone district.

2. Amend Section 17.10.020K.2 to read as follows:

*(Staff recommends deleting the section below which pertains only to the R-1A zones so that it is consistent with all multifamily zones to allow up to 50%*

*coverage of required open space and adding Section 17.020K.2 to Section 2 of the Ordinance, as shown in italics).*

Private and common open space may be covered up to twenty-five (25) percent, but shall not be enclosed on more than two sides. A trellis may be allowed to cover an entire open area so long as the open areas between the trellis beams is equal to or exceeds the area required to remain open and uncovered.

- ~~3.~~ 2. Amend Sections 17.10.020K.2, 17.12.080B, 17.14.080B and 17.16.080B to read as follows:

Each qualifying open space area may be covered up to fifty (50) percent but shall not be enclosed on more than two sides by building walls or guardrails greater than forty-two (42) inches in height. A trellis may be allowed to cover an entire open area so long as the open areas between the trellis beams is equal to or exceeds the area required to remain open and uncovered.

Section 5. This ordinance shall become effective and be in full force and effect from and after thirty (30) days of its final passage and adoption.

Section 6. Prior to the expiration of fifteen (15) days after the date of its adoption, the City Clerk shall cause this ordinance to be published in the Easy Reader, a weekly newspaper of general circulation published and circulated, in the City of Hermosa Beach in the manner provided by law.

Section 7. The City Clerk shall certify to the passage and adoption of this ordinance, shall enter the same in the book of original ordinances of said city, and shall make minutes of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted.

**PASSED, APPROVED and ADOPTED** this      day of      , 2004, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

ATTEST: \_\_\_\_\_ APPROVED AS TO FORM: \_\_\_\_\_  
City Clerk City Attorney

cd/cc/ordtrellis