

P.C. Resolution 21-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DETERMINING THE SMALL LOT EXCEPTION FROM OPEN SPACE REQUIREMENTS FOR THE PROPOSED SINGLE-FAMILY RESIDENCE AND ACCESSORY DWELLING UNIT PROJECT AT 120 25TH STREET AND A DETERMINATION THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

The Planning Commission of the City of Hermosa Beach does hereby resolve, and order as follows:

Section 1. An application was filed on June 16, 2021, by the applicant, Robert Lesaca, seeking approval of a small lot exception (Case Number A-14#65) to open space requirements otherwise required in the Single-Family Residential (R-1) zone for a new single-family residence and accessory dwelling unit project at 120 25th Street, and determination that the project is categorically exempt from the California Environmental Quality (CEQA).

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on November 16, 2021, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission.

Section 3. The proposed project is Categorically Exempt from the California Environmental Quality Act as defined in Section 15303(b), Class 3 Exemption, New Construction or Conversion of Small Structures, because the proposal pertains to construction of limited numbers (two) of new, small structures. More specifically, the project is a two-story residential structure with a basement level in an urbanized area, totaling no more than six dwelling units. Moreover, none of the exceptions to the Categorical Exemption apply. Nor will the project result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances, or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource.

Section 4. Hermosa Beach Municipal Code Section 17.08.040 C, lots within ten percent (10%) of the lot size identified above (i.e., lots ranging from two thousand one hundred one (2,101) to two thousand three hundred ten (2,310) square feet) may also be considered for some or all of the lot coverage and/or open space exceptions for small lots subject to review and approval by the planning commission if warranted by any of the following considerations:

1. To achieve a consistent and comparable amount of indoor living space with existing dwelling units in the immediate neighborhood.
2. To allow design flexibility in the application of the open space standard in conjunction with the remodeling and expansion of existing structures.
3. To allow an innovative design which otherwise is consistent with the goals and intent of the open space and development standards for the R-1 zone.
4. To address unusual lot configurations or topography, as compared with surrounding lot and development patterns.

Section 5. Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares pertaining to the application for a small lot exception to open space requirements otherwise required in the Single-Family Residential (R-1) zone, pursuant to Section 17.08.030.C of the Municipal Code.

1. *To achieve a consistent and comparable amount of indoor living space with existing dwelling units in the immediate neighborhood:*

The proposed single-family residence and accessory dwelling unit will consist of 2,645 square feet of living space on a 2,296 square foot lot. Properties in the immediate neighborhood range from 668 square feet to 5,142 square feet of living space. The average square footage of living space in the immediate neighborhood is 2,507 square feet.

2. *To allow design flexibility in the application of the open space standard in conjunction with the remodeling and expansion of existing structures:*

The applicant is proposing to demolish the existing two-family duplex residence to construct a new two-story single-family residence with a basement and accessory dwelling unit therefore this consideration is not applicable to this project.

3. *To allow an innovative design which otherwise is consistent with the goals and intent of the open space and development standards for the R-1 zone:*

The purpose of the R-1 zone includes protection of the residential character of each neighborhood, a high-quality environment for family life, and the preservation or residential property values. PLAN Hermosa specifically calls out desired building design and orientation for the Sand Section Neighborhood Character Area as favoring garages that do not dominate front facades where visible from the street and accessed through alleyways to minimize curb cuts on the street. The development proposes a garage to be accessed off Palm Drive, consistent with the General Plan recommendations.

The applicant is requesting the Planning Commission consider the lot for the small lot development standards to take advantage of the 7'x7' open space dimensional requirement and to count the open space in the required front yard. Consistent with other properties with 25th Street frontages, the property line of the subject site is set back approximately 8 feet from the edge of the sidewalk. This encroachment area, to be processed under a separate permit with the Public Works Department, provides an additional challenge to meeting the R-1 zone development standards which states that the front yard cannot be used towards the open space requirement. The R-1 zone base open space standards would require that most of the open space be on the ground floor, which would be challenging for this lot size and type of floor plan.

The proposed design provides an innovative approach to incorporating the front yard into the required open space while maintaining the prevailing setback for the neighborhood. With the small-lot development standards (the 7'x7' dimension and counting the front yard towards open space), the applicant can count over 700 square feet toward the open space requirement which is beyond the base requirement of 400 square feet.

4. *To address unusual lot configurations or topography, as compared with surrounding lot and development patterns:*

The subject site and surrounding properties with frontages on 25th Street have an unusual 8-foot encroachment in front of their properties that makes it challenging to meet the R-1 zone base standards for open space. The unique shape of this property was originally a result of a lot split from 1988 that cut the two lots (now 120 25th Street and 2463 Manhattan) lengthwise; both lots had frontages on Manhattan Avenue and Palm Drive. In 1991, the lots were recut into the current configurations with 120 25th Street with street frontages on 25th Street and Palm Drive and 2463 Manhattan Avenue with street frontages on Manhattan Avenue and 25th Street. The unique shape of the lot combined with the encroachment area off 25th Street creates additional challenges to meeting the R-1 zone base standards for open space.

Section 6. Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 21-XX is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of November 16, 2021.

Marie Rice, Chair

Ken Robertson, Secretary

November 16, 2021
Date