

September 13, 2006

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

**Regular Meeting of
September 19, 2006**

**SUBJECT: APPEAL OF DIRECTOR'S DECISION REGARDING PROPOSED KITCHEN
FACILITY IN AN ACCESSORY BATHHOUSE**

LOCATION: 1911 POWER STREET

Recommendation

To direct staff as deemed appropriate.

Background

The R-1 Zone permitted use list is very specific in regards to what types of accessory buildings are allowed, and lists the following (Section 17.08.020(B)):

1. Patio Covers
2. Bathhouse or greenhouse
3. Swimming Pool and/or spa
4. Tool Shed
5. Garage
6. Storage Room for customary household items, and a maximum 400 square feet in size.

"Bathhouse" is not defined in the Zoning Ordinance, and the Planning Commission previously approved an appeal, in October 2005, to allow a building identified as a "poolhouse" at 1911 Power Street to be considered a bathhouse and permitted as an "accessory" building subordinate to the main building, for which the use is incidental to the main building¹. The building contained 557 square feet with three rooms containing a bathroom, gym, and a music studio.

The appellant in this case is also proposing to construct a poolhouse adjacent to a pool containing 650 square feet, and including a bathroom and open area adjacent to the large "dressing room" containing kitchen facilities, including a sink with garbage disposal, full size refrigerator, and counter tops". The building also contain a stacked washer/dryer.

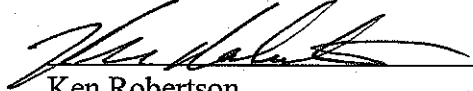
The property is one of 4 lots located within a residential planned development located on a private street. This project is proposed in conjunction with the retaining wall that will be constructed in the rear of this property that will create added yard area, as recently approved the Planning Commission as an amendment the approved residential planned development. The subject pool and poolhouse are shown on the conceptual landscape plan approved by Commission, and were included in the drainage analysis.

Analysis

Since the identified use on the plans includes activities not normally considered part of a bathhouse, these additional rooms may serve purposes other than changing/bathroom facilities related to the pool use. Also, with the proposed kitchen facilities, the structure is very close to being a separate dwelling unit.

The appellant is requesting that the Commission consider a broad interpretation of what is considered a bathhouse, or poolhouse, and recognize that the intended uses of the structure is connected with the use of the pool thus will be incidental to the main use of the main building. The City has approved detached bathhouses at the property at 1921 Power Street, and 1801 Valley Park Avenue.

Staff believes that since a bathhouse is not defined, but is generally understood as a structure used for changing clothes, that a review of the project is warranted. Further, since the proposed structure includes a kitchen it could potentially be used as another dwelling unit on the property.



Ken Robertson

Senior Planner

CONCUR:



Sol Blumenfeld, Director

Community Development Department

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¹"Accessory" means a building, part of a building or structure or use which is subordinate to, and the use of which is incidental to that of the main building, structure or use on the same lot. Where the wall of an accessory building has a common wall or a portion of a common wall not less than four feet in length, such accessory building shall be considered as a part of the main building. The Zoning Ordinance does not contain a definition for bathhouse.