

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: October 19, 2020

To: Honorable Chairman and Members of the Hermosa Beach Planning Commission

From: Melanie Emas, Assistant Planner

Subject: Public Hearing Item 9 – Text Amendment (TEXT 20-02)

Supplemental Letter Responding to Commissioner Questions

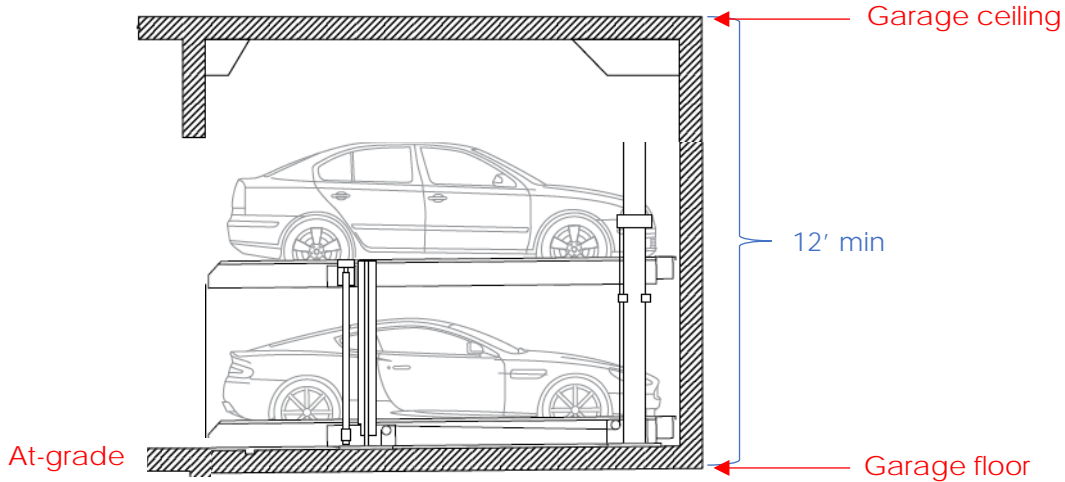
In response to a Commissioner inquiry received on Monday October 19, 2020 about the proposed language on vertical clearance, Staff has prepared the attached drawing illustrating the intention of the text.

Vertical Clearance Graphics for Clarification

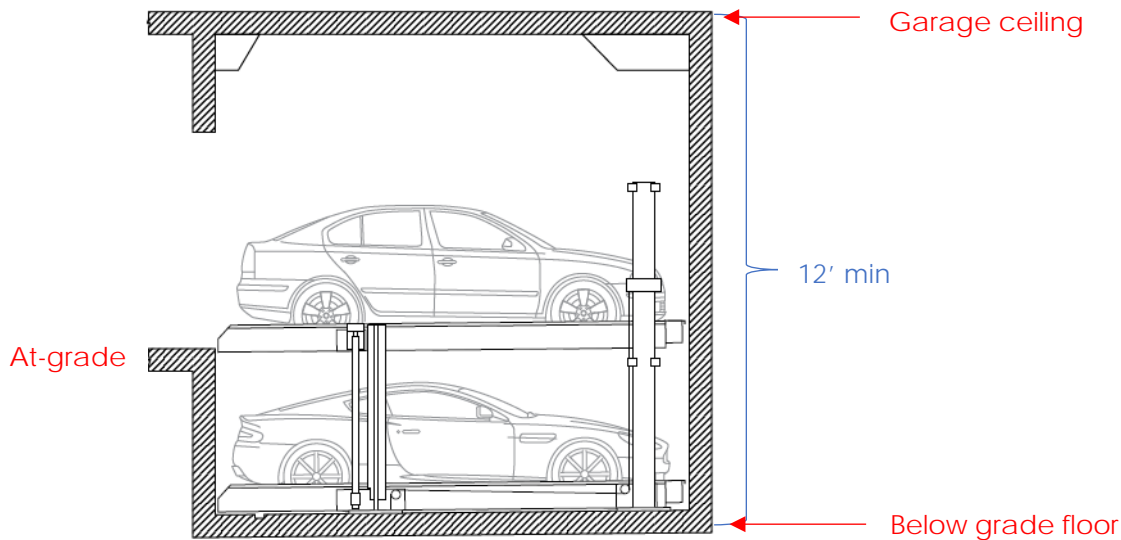
Proposed Text Amendment Language:

Vertical Clearance. A vehicle lift may only be used to store two (2) vehicles vertically where a minimum vertical height clearance from the garage floor to the garage ceiling plate or, in the case of a lift installed below the garage floor, from the below grade floor to the garage ceiling, is a minimum of twelve (12) feet clear of obstructions.

Example of vertical clearance from **garage floor** to **garage ceiling**:



Example of vertical clearance from **below grade floor** to the **garage ceiling**:



**Drawings are for illustrative purposes only and are not drawn to scale*