

October 10, 2001

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

**Regular Meeting of
October 16, 2001**

SUBJECT: CONDOMINIUM 01-13
PRECISE DEVELOPMENT PLAN 01-16
VESTING TENTATIVE PARCEL MAP #26479

LOCATION: 153 LYNDON STREET

APPLICANT: LA PLAYA GENERAL PARTNERSHIP
400 S. SEPULVEDA BLVD., SUITE 100
MANHATTAN BEACH

REQUEST: TO ALLOW A TWO-UNIT DETACHED CONDOMINIUM

Recommendations

To approve the Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to conditions as contained in the attached Resolution.

Background

PROJECT INFORMATION:

GENERAL PLAN:	High Density Residential
ZONING:	R-P
LOT SIZE:	2,861 Square Feet
EXISTING USE:	Two-Story Residence
PROPOSED SQUARE FOOTAGE:	Unit A: 2,022 square feet Unit B: 2,065 square feet
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the north side of Lyndon Street between Hermosa Avenue and Monterey Boulevard.

Analysis

The project consists of two separate two-story buildings each above a basement and garage level. The front unit contains 3 bedrooms and the rear has 4 bedrooms, which includes a bedroom at the basement level. The front unit has 2 full bathrooms, and 2 half bathrooms. The rear unit has 2 full bathrooms, a $\frac{3}{4}$ bathroom on the basement level, and a half bathroom. Each unit also has a roof deck. The building is

designed in a Contemporary/Mediterranean style of architecture, with exterior smooth stucco finishes, stucco trim and moulding, clay tile roofing, and decorative wrought iron railings.

The garage for the front unit is accessed from a driveway on Lyndon Street, and the rear unit garage has driveway access off the alley. Required parking is provided in the two car garages, with a total of 2 guest parking spaces provided in the front unit driveway. The new curb cut for the front driveway replaces an existing curb cut and does not result in the loss of any on-street parking. The front driveway has a maximum slope of 9.8%, which is below the 12.5% maximum slope allowable. However, the rear driveway off the alley has a slope on the eastern side of 17.7%, which is greater than the allowed 12.5% slope. A condition requiring compliance to the driveway slope standards is included in the attached resolution.

All required yards are provided. The separation between dwelling units generally complies with the 8 foot minimum required except where façade protrusions between the buildings results in a 6'-9" separation at one point. This is a minor correction, and a condition for compliance with the minimum habitable building separation standards is included in the attached resolution.

The lot coverage calculates to be 66.1%, below the maximum of 70% in the R-P zone. Staff notes that the condominiums located at 123 to 147 Lyndon Street, approved for construction by the Planning Commission in 1997, were built using the 65 % lot coverage maximum. The proposed private open space areas are provided within second story decks adjacent to the living rooms and on the roof decks. The amount provided in the second floor decks adjacent to the primary living space is 104 and 115 square feet for the front and rear units respectively, consistent with Commission direction that a substantial portion be located adjacent to primary living areas. The balance of private open space is provided in roof decks and the yard space between the units, yielding a total of 301 and 312 square feet for the front and rear units to comply with the minimum requirement of 300 square feet per unit.

The height of the proposed structure is at the 30-foot height limit as measured from existing grade interpolated from corner point elevations.

The landscape plans provide sufficient landscaping, including two 36" box queen palms. The landscaping is located at the front entry, along both side yards and in the yard space between the buildings.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs

4. Residential Zoning Analysis/Height Calculation

Con01-13

P.C. RESOLUTION 01-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT, PRECISE DEVELOPMENT PLAN, AND VESTING TENTATIVE PARCEL MAP #26479 FOR A TWO (2)-UNIT CONDOMINIUM PROJECT, AT 153 LYNDON STREET, LEGALLY DESCRIBED AS LOT 27, BLOCK 41, 1ST ADDITION TO HERMOSA BEACH TRACT.

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

Section 1. An application was filed by La Playa General Partnership, owner in escrow of real property located at 153 Lyndon Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26479 for a two (2) unit detached condominium project.

Section 2. The Planning Commission conducted a duly noticed de novo public hearing to consider the subject application on October 16, 2001, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. The applicant is proposing to demolish the existing dwelling on the property, and develop a detached two-unit residential condominium project.
2. The subject property proposed for condominium development contains 2,861 square feet, is designated High Density Residential on the General Plan Map, and designated R-P Residential Professional on the Zoning Map.

Section 4. Based on the foregoing factual findings, the Planning Commission makes the following findings pertaining to the application for a Precise Development Plan, Conditional Use Permit, Vesting Tentative Parcel Map:

1. The map is consistent with applicable general and specific plans;
2. The site is zoned R-P and is physically suitable for the type and density of proposed development;
3. The subdivision or type of improvements are not likely to cause serious public health problems;
4. The subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;

5. Design of the proposed subdivision is compatible and consistent with applicable elements of the City's General Plan, and is compatible with the immediate environment;

6. The project, as conditioned, will conform to all zoning and condominium laws and criteria and will be compatible with neighboring residential properties;

7. The project is Categorically Exempt from the requirement for an environmental assessment, pursuant to the California Environmental Quality Act Guidelines, Sections 15303(b) and 15315 with the finding that the project is in an area with available services.

Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map subject to the following **Conditions of Approval:**

1. The development and continued use of the property shall be in conformance with submitted plans, including landscape plans, received and reviewed by the Commission at their meeting of October 16, 2001, and revised in accordance with the conditions below. Minor modifications to the building interior or minor changes to exterior architectural treatment shall be reviewed and may be approved by the Community Development Director.
 - a) The separation between habitable buildings shall be a minimum of eight (8) feet.
2. Decorative paving shall be provided on driveways. The slope of the driveway must not exceed the required 12.5% maximum allowable.
3. The project shall meet all requirements of the Condominium Ordinance.
 - a) Each unit shall have the minimum 200 cubic feet of storage space and plans shall clearly denote storage space and the location of the FAU and vacuum canister, if provided.
 - b) Covenants, Conditions, and Restrictions in compliance with the Condominium Ordinance shall be submitted to the Community Development Department for review and approval prior to the issuance of building permits.
 - c) Proof of recordation of approved CC & R's shall be submitted to the Community Development Director six (6) months after recordation of the Final Map.
 - d) Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans and reviewed at the time of Building Division plan check.
4. There shall be compliance with all requirements of the Public Works Department and Fire Department.
5. Two copies of a final landscaping plan indicating size, type, and quantity of plant materials to be planted and/or showing existing landscaping to be maintained shall be submitted to the Community Development Department, Planning Division for review and approval prior to the issuance of Building Permits.
 - a) Landscaping shall be provided in all available yard areas. At least two trees a minimum 36" box size shall be provided.

- b) **An automatic landscape sprinkler system shall be provided, and shall be shown on plans. (building permits are required)**
- 6. **Architectural treatment shall be as shown on building elevations and site and floor plans. Any modification shall require approval by the Community Development Director.**
 - a) **Precise building height shall be reviewed at the time of plan check, to the satisfaction of the Community Development Director. The plans shall be corrected to indicate maximum allowable height elevations at the critical points.**
- 7. **Any satellite dish antennas and/or similar equipment shall comply with the requirements of Section 17.46.240 of the Zoning Ordinance.**
- 8. **Conduit shall be installed in each unit for cable television.**
- 9. **The address of each condominium unit shall be conspicuously displayed on the street side of the buildings with externally or internally lit numbers and the method for illumination shall be shown on plans. Addressing numbering and display subject to approval by the Community Development Department.**
- 10. **Roll-up Automatic garage doors shall be installed on all garage door openings.**
- 11. **Two copies of final construction plans, including site, elevation and floor plans, which are consistent with the conditions of approval of this conditional use permit, shall be reviewed and approved by the Planning Division for consistency with Planning Commission approved plans prior to the submittal to the Building Division for Plan Check.**
 - a) **If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump; release the City from any liability; and indemnify the City regarding receipt of surface waters onto the property**
- 12. **Prior to the submittal of structural plans to the Building Division for Plan Check an Acceptance of Conditions affidavit shall be filed with the Planning Division of the Community Development Department stating that the applicant/property owner is aware of, and agrees to accept, all of the conditions of this grant.**
- 13. **Prior to approval of the Final Map, and prior to issuance of a Certificate of Occupancy, outstanding assessments must either be paid in full or apportioned to any newly created parcels. Notice of same shall be provided to the Community Development Director. Assessment payoff amounts may be obtained by calling the City's Assessment Administrator at (800) 755-6864. Applications for apportionment may be obtained in the Public Works Department.**
- 14. **The Conditional Use Permit, and Precise Development Plan shall be null and void eighteen months from the date of approval unless building permits have been obtained, and approval of the Vesting Tentative Parcel Map shall become null and void twenty-four months from the date of approval unless the map is finalized and the project implemented. The applicant may apply in writing for an extension of time to the Planning Commission prior to the dates of expiration.**
- 15. **Prior to issuance of a building permit, abutting property owners and residents within 100 feet shall be notified of the anticipated date for commencement of construction.**

a. The form of the notification shall be provided by the Planning Division of the Community Development Department.

b. Building permits will not be issued until the applicant provides an affidavit certifying mailing of the notice.

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. 01- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at their regular meeting of October 16, 2001.

Sam Perrotti, Chairman

Sol Blumenfeld, Secretary

Date

Conr01-13