

July 11, 2002

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

**Regular Meeting of
July 16, 2002**

SUBJECT: CONDOMINIUM 02-3
PRECISE DEVELOPMENT PLAN 02-5
VESTING TENTATIVE PARCEL MAP #26749

LOCATION: 301 MANHATTAN AVENUE & 302 PALM DRIVE

APPLICANT: CRAIG & CINDY COOPER
936 HERMOSA AVENUE #104
HERMOSA BEACH, CA 90254

REQUEST: TO ALLOW A TWO-UNIT CONDOMINIUM PROJECT

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-3
LOT SIZE:	2,997.6 Square Feet
EXISTING USE:	Duplex
PROPOSED SQUARE FOOTAGE:	Units 1: 2,045 square feet each Units 2: 2,020 square feet each
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Manhattan Avenue between 2nd Street and 4th Street.

Analysis

The project consists of two separate two-story buildings each above a basement level. Each unit contains 3 bedrooms, 3 full bathrooms, and 1 half bathroom. The buildings are designed in a Contemporary style of architecture, with exterior smooth stucco and wood finishes, colored rock roofing, and painted flat steel railings.

The garage for the front unit has driveway access from Manhattan Avenue, and the garage for the rear unit has separate driveway access off Palm Drive. Required parking is provided in the two car garages, with a guest parking space provided in the front driveway. The new curb cut for the front driveway does not result in the loss of any on-street parking spaces. Although the plans note the 12.5% maximum allowable driveway slope, the data is lacking for staff to determine the actual driveway slope proposed. Staff believes this is a minor correction and can be resolved as a condition of approval.

The height of the buildings is below the 30' maximum height allowable. All required yards are provided. The proposed private open space areas are provided within second story decks adjacent to the living rooms, roof decks and yard areas between the buildings. The amount provided in the second floor decks adjacent to the primary living space is 105.5 square feet for the front unit and 144 square feet for the rear unit, consistent with Commission direction that a substantial portion be located adjacent to primary living areas. The balance of private open space is provided in the yard spaces between the buildings and on roof decks to comply with the minimum requirement of 300 square feet per unit. The lot coverage is 60.6%, below the 65% maximum allowable.

The eaves encroach 1 foot into the required side yards, leaving a 2 foot setback between the eaves and side property lines. Pursuant to Section 17.46.070 eaves may encroach into required yards provided that in no case may such encroachments be closer than 30 inches to any property line. As such, the proposed eaves must be reduced in size from 1 foot to 6 inches. Staff believes the eave issue is minor enough to include as a condition of approval in the attached resolution.

Storage areas are provided, complying with the requirement for 200 cubic feet of storage space per unit. Areas for trash facilities are noted on the submitted plans as well.

The landscape plans provide sufficient landscaping, including two 36" box queen palms. Landscaping is located in front of the front units, in the both side yards, and in the yard areas between the front and rear units.

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

Con02-3

P.C. RESOLUTION 02-

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 #26749 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 301 MANHATTAN AVENUE AND 302 PALM DRIVE, LEGALLY DESCRIBED AS LOT 20, TRACT 1076.

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

Section 1. An application was filed by Craig and Cindy Cooper, owners in escrow of real property located at 301 Manhattan Avenue and 302 Palm Drive, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26749 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on July 16, 2002, 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 dwellings on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 2,997.6 square feet, is designated High Density Residential on the General Plan Map, and designated R-3 Multiple Family Residential 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-3 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;

1 4. The subdivision or type of improvements will not conflict with easements, acquired by the
2 public at large, for access through or use of property within the proposed subdivision;

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

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

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

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

13 **1. The development and continued use of the property shall be in conformance with**
14 **submitted plans, including landscape plans, received and reviewed by the Commission**
15 **at their meeting of July 16, 2002, and revised in accordance with the conditions below.**
16 **Minor modifications to the building interior or minor changes to exterior architectural**
17 **treatment shall be reviewed and may be approved by the Community Development**
18 **Director.**

19 a) **Maximum and proposed building height at the correct critical points shall be noted**
20 **on the roof plan and all elevations and cross-sections.**

21 b) **All eaves encroaching into required yards shall comply with Section 17.46.070 of the**
22 **Hermosa Beach Zone Code, and shall be correctly shown on plans.**

23 c) **Driveway slopes shall not exceed the 12.5% maximum allowable, and garage finish**
24 **floor elevations shall be noted on plans to determine compliance.**

25 **2. The project shall meet all requirements of the Condominium Ordinance.**

26 a) **Each unit shall have the minimum 200 cubic feet of storage space and plans shall**
27 **clearly denote storage space and the location of the FAU and vacuum canister, if**
28 **provided.**

29 b) **Covenants, Conditions, and Restrictions in compliance with the Condominium**
30 **Ordinance shall be submitted to the Community Development Department for**
31 **review and approval prior to the issuance of building permits.**

32 c) **Proof of recordation of approved CC & R's shall be submitted to the Community**
33 **Development Director six (6) months after recordation of the Final Map.**

34 d) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans and**
35 **reviewed at the time of Building Division plan check.**

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- 3. **There shall be compliance with all requirements of the Public Works Department and Fire Department.**

- 4. **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)**

- 5. **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.**

- 6. **Any satellite dish antennas and/or similar equipment shall comply with the requirements of Section 17.46.240 of the Zoning Ordinance.**

- 7. **Conduit shall be installed in each unit for cable television.**

- 8. **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.**

- 9. **Roll-up Automatic garage doors shall be installed on all garage door openings.**

- 10. **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**

- 11. **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.**

12. 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.

13. 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.

14. 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. 02- 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 July 16, 2002.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

Conr02-3