

September 10, 2002

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

**Regular Meeting of
September 17, 2002**

SUBJECT: CONDOMINIUM 02-8
PRECISE DEVELOPMENT PLAN 02-10
VESTING TENTATIVE PARCEL MAP #26844

LOCATION: 184 AND 186 SECOND STREET

APPLICANT: KIMM BRAND
3440 TORRANCE BOULEVARD, SUITE 104
TORRANCE, CA 90503

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:	3,795 Square Feet
EXISTING USE:	Single-Family Dwelling
PROPOSED SQUARE FOOTAGE:	184 (unit B): 2,866 square feet 186 (unit A): 2,675 square feet
PARKING REQUIRED:	4 Standard 1 Guest + 1 to replace lost on-street
PARKING PROVIDED:	4 Standard in garages 3 Guest in front of garages
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the southeast corner of 2nd Street and Manhattan Avenue.

Analysis

The project consists of detached three level structures containing basements with two stories above and roof decks. The units contain three bedrooms each, and include a full bedroom and bath in addition to the garages at the basement level. The building is designed in a Contemporary style, with sand finishes in different colors, and metal fascia elements.

Required parking is provided on the ground floor of each unit with direct access to the Manhattan Avenue and the alley while the entries to the units are oriented to Second Street. Guest parking is provided for each unit in front of the garages with one space on the alley and two on Manhattan Avenue. The curb cut on Manhattan Avenue will cause the loss of one on-street space, which is compensated for by the extra guest spaces.

The building is designed to comply with the 30' maximum height limit at the critical points, as accurately depicted on the roof plan and elevations. The lot coverage calculates to be 64.2%, which complies with the 65% maximum allowable. All required yards are provided, and the required 8-foot building separation for detached buildings (although, the fireplace encroaches into the required 8-foot separation).

The proposed open space areas are provided on the roof decks and second story decks adjacent to the living rooms, and in the individual yard areas between the units. The amount provided meets the minimum requirement of 300 square feet, and each unit provides a deck adjacent to the primary living area on the second floor. However, the deck on unit B needs to be enlarged by 3 square feet to comply with the minimum of 100 square feet adjacent to primary living space, which is included as a condition of approval.

The plan provides for landscaping to complement the contemporary building style in the areas available around the perimeter of the building, and between the buildings. The plan includes three mature Washington palm trees identified as 16' high at planting. Staff will include the standard condition that these be minimum 36" box trees.

CONCUR:

Ken Robertson
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Photographs
4. Residential Zoning Analysis/Height Calculation

Con666Third

186 Second Street



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 #26844 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 184 AND 186 SECOND STREET, LEGALLY DESCRIBED AS LOT 10, BLOCK 43, 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 Kimm Brand owner in escrow of real property located at 184 and 186 Second Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26844 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on September 17, 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 single-family dwelling on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 3,795 square feet, is designated Medium 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 types 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;

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

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

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

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

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

17 a) **A minimum 100 square feet of open space shall be provided adjacent to the**
18 **primary living area for each unit, and shall be at least 50% open to the sky in**
19 **compliance with Section 17.12.080 of the Zoning Ordinance.**

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

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

24 b) **The minimum wall insulation rating between units shall be 52 STC, and shall be**
25 **clearly noted on submitted plans.**

26 c) **Covenants, Conditions, and Restrictions in compliance with the Condominium**
27 **Ordinance shall be submitted to the Community Development Department for**
28 **review and approval prior to the issuance of building permits.**

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

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

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

35 **4. Two copies of a final landscaping plan indicating size, type, and quantity of plant**
36 **materials to be planted shall be submitted to the Community Development Department,**
37 **Planning Division for review and approval prior to the issuance of Building Permits,**
38

1 consistent with landscape plans submitted to the Planning Commission, which shall also
2 include the following:

- 3 a) Landscaping shall be provided in available yard areas as shown on submitted plans.
4 At least two trees a minimum 36" box size shall be provided.
5 b) An automatic landscape sprinkler system shall be provided, and shall be shown on
6 plans. (building permits are required)

7 5. Architectural treatment shall be as shown on building elevations and site and floor
8 plans. Any modification shall require approval by the Community Development
9 Director.

- 10 a) Precise building height shall be reviewed at the time of plan check, to the
11 satisfaction of the Community Development Director.

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

14 7. The address of each condominium unit shall be conspicuously displayed on the street
15 side of the buildings with externally or internally lit numbers and the method for
16 illumination shall be shown on plans. Addressing numbering and display subject to
17 approval by the Community Development Department.

18 8. Roll-up Automatic garage doors shall be installed on all garage door openings.

19 9. Two copies of final construction plans, including site, elevation and floor plans, which
20 are consistent with the conditions of approval of this conditional use permit, shall be
21 reviewed and approved by the Planning Division for consistency with Planning
22 Commission approved plans prior to the submittal to the Building Division for Plan
23 Check.

- 24 a) If the drainage of surface waters onto the property requires a sump pump to
25 discharge said waters onto the street, the property owner(s) shall record an
26 agreement to assume the risk associated with use and operation of said sump pump;
27 release the City from any liability; and indemnify the City regarding receipt of
28 surface waters onto the property

29 10. 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.

11. 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.

12. 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

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implemented. The applicant may apply in writing for an extension of time to the Planning Commission prior to the dates of expiration.

13. 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 September 17, 2002.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

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