

September 10, 2002

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

**Regular Meeting of  
September 17, 2002**

SUBJECT: CONDOMINIUM 02-9  
PRECISE DEVELOPMENT PLAN 02-11  
VESTING TENTATIVE PARCEL MAP #26807

LOCATION: 666 AND 668 3<sup>rd</sup> STREET

APPLICANT: DENNIS HARTLEY/LA PLAYA DEVELOPMENT, INC.  
400 SOUTH SEPULVEDA #100  
MANHATTAN BEACH, CA 90266

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, including a condition to require a 10-foot front yard setback.

**Background**

**PROJECT INFORMATION:**

GENERAL PLAN:	Medium Density Residential
ZONING:	R-2
LOT SIZE:	4,600 Square Feet
EXISTING USE:	Duplex
PROPOSED SQUARE FOOTAGE:	666: 3,063 square feet 668: 3,070 square feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard in garages 1 Guest end of drive
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the south side of 3<sup>rd</sup> Street between Ardmore Avenue and P.C.H.

**Analysis**

The project consists of a three level structure containing a basement with two stories above and roof decks. The units contain four 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/Mediterranean style, with exterior stucco, decorative wrought iron railings, and clay mission tile roofing.

Required parking is provided in two two-car garages facing an internal parking court, with a shared guest parking space provided at the end of the driveway. The curb-cut will be narrowed for the proposed driveway, resulting in no loss in existing on-street parking.

The building is designed to comply with the 30' maximum height limit at the critical points, although the roof plan needs revision to identify the proper location for the critical points and to show corner point elevations. The lot coverage calculates to be 65.2%, which slightly exceeds the 65% maximum allowable. All required yards are provided, which includes a 5-foot front setback. The typical setback for nearly all the properties on this block of Third Street, including the existing garage on the subject property, is ten (10) feet. Staff is recommending a condition that this project be required to provide a minimum 10-foot setback to compatible with existing development on the street. Also, the plan shows the front entry stair encroaching to the front property line. The stair can only encroach three feet into the front yard, and must be three feet clear from the property line.

The proposed open space areas are provided on the roof decks and second story decks adjacent to the living rooms. Since the roof deck can account for only 100 square feet of the required 300 square feet both units are a little short of the requirement. Staff is including a condition of approval that the project be revised to comply with the current open space requirement.

The plan provides for landscaping in the limited areas available around the perimeter of the building, including two 36" box palm trees. With a ten-foot setback, as recommended, additional landscaping area will be available in the front.

CONCUR:

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Ken Robertson  
Associate Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

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

Con666Third

666 & 668 Third 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 #26807 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 666 AND 668 THIRD STREET, LEGALLY DESCRIBED AS LOT 69, WALTER RANDSOM CO'S VENABLE PLACE 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 Development owner in escrow of real property located at 666 and 668 Third Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26807 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 duplex on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 4,600 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2 Two-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-2 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 Categorically 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 front yard setback of ten (10) feet shall be provided.

18 b) A minimum 300 square feet of open space shall be provided for each unit in  
19 compliance with Section 17.12.080 of the Zoning Ordinance, with the roof decks  
20 accounting for a maximum of 100 square feet.

21 c) Plans shall be revised to demonstrate compliance with the maximum lot coverage  
22 of 65%.

23 d) The roof plan shall be revised to show the proper locations of the maximum  
24 height critical points on the roof, and to identify elevations at the property  
25 corners.

26 e) Stairs leading the front entry may encroach into the front yard setback a  
27 maximum of three feet.

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

29 a) Each unit shall have the minimum 200 cubic feet of storage space and plans shall  
30 clearly denote storage space and the location of the FAU and vacuum canister, if  
31 provided.

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

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

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- d) **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.**
- e) **Requirements of Section 17.22.060(G) & (H) shall be shown on structural plans and reviewed at the time of Building Division plan check.**
- 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 shall be submitted to the Community Development Department, Planning Division for review and approval prior to the issuance of Building Permits, consistent with landscape plans submitted to the Planning Commission, which shall also include the following:**
  - a) **Landscaping shall be provided in available yard areas as shown on submitted plans. 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. **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.**
- 8. **Roll-up Automatic garage doors shall be installed on all garage door openings.**
- 9. **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**
- 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 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.

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Ron Pizer, Chairman

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Sol Blumenfeld, Secretary

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Date

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