

P.C. RESOLUTION 02-33

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 #26812 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 1002-4 6th Street, LEGALLY DESCRIBED AS THE SOUTHWEST 50 FEET OF THE NORTHWEST 130 FEET OF THE SOUTHEAST 260 FEET OF LOT 11, BLOCK 85, SECOND 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 John Katnik, owner in escrow of real property located at 1002-4 6th Street, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26812 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on August 20, 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 dwelling on the property, and develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 6,544 square feet, is designated Medium Density Residential on the General Plan Map, and designated R-2B Limited 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-2B 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;

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

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

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

9 **1. The development and continued use of the property shall be in conformance with
10 submitted plans, including landscape plans, received and reviewed by the Commission at
11 their meeting of August 20, 2002, and revised in accordance with the conditions below. Minor modifications to the building interior or minor changes to exterior architectural
12 treatment shall be reviewed and may be approved by the Community Development
13 Director.**

14 **a) Maximum and proposed building height at the correct critical points shall be noted
15 on the roof plan and all elevations and cross-sections, and the roof plan shall indicate
16 all property lines.**

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

19 **c) More articulation and windows must be provided on the north and west building
20 elevations.**

21 **d) The bar counter in the basement level of the rear unit shall be limited to no more
22 than four (4) lineal feet.**

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

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

27 **b) The basement level bathrooms in both units shall be limited to three-quarter
28 bathrooms only.**

29 **c) 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.**

**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.**

- 1 3. There shall be compliance with all requirements of the Public Works Department and
2 Fire Department.
- 3 4. Two copies of a final landscaping plan indicating size, type, and quantity of plant materials
4 to be planted and/or showing existing landscaping to be maintained shall be submitted to
5 the Community Development Department, Planning Division for review and approval
6 prior to the issuance of Building Permits.
- 7 a) Landscaping shall be provided in all available yard areas. At least two trees a
8 minimum 36" box size shall be provided.
- 9 b) The portion of the front yard between the entry walkway and driveway must be
10 landscaped.
- 11 c) More landscaping must be provided along the southern property line.
- 12 d) An automatic landscape sprinkler system shall be provided, and shall be shown on
13 plans. (building permits are required)
- 14 5. Architectural treatment shall be as shown on building elevations and site and floor plans.
15 Any modification shall require approval by the Community Development Director.
- 16 a) Precise building height shall be reviewed at the time of plan check, to the satisfaction
17 of the Community Development Director.
- 18 6. Any satellite dish antennas and/or similar equipment shall comply with the requirements
19 of Section 17.46.240 of the Zoning Ordinance.
- 20 7. Conduit shall be installed in each unit for cable television.
- 21 8. The address of each condominium unit shall be conspicuously displayed on the street
22 side of the buildings with externally or internally lit numbers and the method for
23 illumination shall be shown on plans. Addressing numbering and display subject to
24 approval by the Community Development Department.
- 25 9. Roll-up Automatic garage doors shall be installed on all garage door openings.
- 26 10. Two copies of final construction plans, including site, elevation and floor plans, which are
27 consistent with the conditions of approval of this conditional use permit, shall be
28 reviewed and approved by the Planning Division for consistency with Planning
29 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:	Hoffman, Kersenboom, Perrotti, Pizer, Tucker
	NOES:	None
	ABSTAIN:	None
	ABSENT:	None

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 02-33 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 August 20, 2002.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

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