

October 9, 2002

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

**Regular Meeting of
October 15, 2002**

SUBJECT: CONDOMINIUM 02-11
PRECISE DEVELOPMENT PLAN 02-15
VESTING TENTATIVE PARCEL MAP #26791

LOCATION: 1111 MANHATTAN AVENUE & 1110 PALM DRIVE

APPLICANT: JAMES & KAYE CALDWELL
1111 MANHATTAN AVENUE
HERMOSA BEACH

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:	3,993 Square Feet
EXISTING USE:	Duplex
SQUARE FOOTAGE:	Existing front unit: 2,798 square feet Proposed rear unit: 2,966 square feet
PARKING REQUIRED:	4 Standard 1 Guest
PARKING PROVIDED:	4 Standard 2 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the west side of Manhattan Avenue between 10th Street and Pier Avenue. The existing front unit was constructed in 1999.

Analysis

The project consists of detached three level structures, one existing and one proposed, containing basements with two stories above. The units contain four bedrooms and bathrooms each. The existing front unit is designed in a contemporary style, with sand stucco finishes and metal deck railings. The proposed rear unit will be of the same design.

Required parking is provided in garages on the ground floor of each unit with direct access to Manhattan Avenue and the alley. Guest parking is provided for each unit with one space on the alley and one in front of the garage on Manhattan Avenue. The proposed project will add more on-site parking than currently exists, and no new curb cut will be made as a result of the unit addition.

Both units (existing and proposed) comply with the 30-foot maximum height limit at the critical points, as depicted on the roof plan and elevations. Staff received correspondence concerning the proposed project, which incorrectly noted the project site is located on a walk street and must comply with a 25-foot height limit pursuant to Section 17.22.060C. However, Manhattan Avenue and Palm Drive are clearly not walk streets, and thus the 25-foot height limit for the front unit would not apply in this case.

All required yards and the 8-foot building separation for detached buildings are provided. The lot coverage calculates to be 68%, above the 65% maximum allowable. However the lot coverage can be reduced with minimal design changes, and staff believes that the required lot coverage reduction can be resolved as a condition of approval.

The proposed open space areas are provided on 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. Also, the amount provided in the second floor decks adjacent to the primary living space is 187 square feet for the front unit and 149 square feet for the rear unit to comply with the minimum requirements for usable open space adjacent to primary living areas.

The plan provides for landscaping to complement the contemporary building style in the areas available between the buildings. The plan includes two palm trees identified as 24" box size. Staff will include the standard condition that these be minimum 36" box trees.

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
5. Correspondence

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1111 Manhattan Avenue – existing unit to remain



1110 Palm Drive – existing unit to be demolished and replaced

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 #26791 FOR THE ADDITION OF A SECOND UNIT TO CREATE A TWO-UNIT CONDOMINIUM PROJECT AT 1111 MANHATTAN AVENUE AND 1110 PALM DRIVE, LEGALLY DESCRIBED AS LOT 18, BLOCK 35, 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 James & Kaye Caldwell, owners in escrow of real property located at 1111 Manhattan Avenue and 1110 Palm Drive, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26791 for the addition of a second unit to create a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on October 15, 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 maintain the existing front dwelling and demolish the existing rear dwelling on the property, to develop a two-unit residential condominium project.

2. The subject property proposed for condominium development contains 3,993 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 October 15, 2002, and revised in accordance with the conditions
16 below.**

17 **a) Maximum driveway slope shall be 12.5%.**

18 **b) All stairs within the required side yards shall comply with Section 17.46.110 of the
19 Hermosa Beach Zone Code, and shall be correctly shown on plans.**

20 **c) Lot coverage shall not exceed the 65% maximum allowable.**

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

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

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

28 **c) Proof of recordation of approved CC & R's shall be submitted to the Community
29 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.**

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

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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**

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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 October 15, 2002.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

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