

October 9, 2002

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

**Regular Meeting of
October 15, 2002**

SUBJECT: PRECISE DEVELOPMENT PLAN 02-16

LOCATION: 524 25th STREET

APPLICANT: MICHAEL KOVERMAN
 524 25TH STREET
 HERMOSA BEACH, CA 90254

REQUESTS: TO ALLOW THE DEMOLITION AND RECONSTRUCTION OF THE
 FRONT UNIT ON PROPERTY CONTAINING TWO UNITS

Recommendation

To approve the Precise Development Plan subject to conditions as contained in the attached Resolution.

Background

ZONING:	R-1A
GENERAL PLAN:	Low Density Residential
LOT SIZE:	7,468 square feet
EXISTING USE	Two Detached One-story Units
PROPOSED NEW DWELLING:	Front unit: 3,143 square feet
PROPOSED PARKING:	5 Spaces (no shared guest space)
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject lot is located on south side of 25th Street west of Valley Drive. The existing two dwellings were constructed in 1959 and 1961. The applicant is proposing to demolish the front unit and build a new two-story dwelling.

Analysis

The proposed new 4-bedroom home on the front of the lot will contain two stories and a basement. The project includes a three-car garage at the basement level with access from the existing driveway along the side. The existing rear dwelling unit will remain, with two parking in spaces in tandem (one inside the garage and one space in front of the garage) sharing the same driveway. While the new dwelling will have a third parking space for guests, the rear unit will not have access to this space as it is in the private garage. Staff is including a condition that either an additional guest space be provided for the rear unit, or that a shared guest space be provided for the two units.

All required yards are provided and the lot coverage of 31% is well below the maximum of 65%. The open space areas include a deck at the rear of the new dwelling and the large back yard at the rear of the lot. The total amount of open space greatly exceeds the required 400 square feet per unit.

The height of the proposed structure complies with the 25-foot height limit as measured from existing grade interpolated from corner point elevations. Staff is including a condition that plans properly locate and identify the critical points on final plans.

An existing over-height hedge is located in front of the lot within the public right-of-way. This is required to be cut down to the maximum 42" in height, or removed.

CONCUR:

Ken Robertson
Associate Planner

Sol Blumenfeld, Director
Community Development Department

Attachments

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

Pdp524-25th



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P.C. RESOLUTION 02-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A PRECISE DEVELOPMENT PLAN TO ALLOW THE CONSTRUCTION OF NEW FRONT UNIT ON A LOT CONTAINING TWO DWELLING UNITS IN THE R-1A ZONE AT 524 TWENTY-FIFTH STREET

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

Section 1. An application was filed by Michael Koverman, the owner of real property located at 524-25th Street., seeking approval of Precise Development Plan for the demolition and reconstruction of the front unit on property containing two units.

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 an existing dwelling in the rear of the property, and demolish and reconstruct a new larger dwelling on the front of the lot.

2. The subject property proposed for development contains 7,468 square feet, is designated Low Density Residential on the General Plan Map, and designated R-1A-Two Dwelling Units Per Lot Zone, 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.

1. The project is consistent with applicable general and specific plans, and is in compliance with the use and development requirements of the zoning ordinance.

2. The site is zoned R-1A, Two Dwelling Units Per Lot Zone, and the project and proposed use complies with the development standards contained therein.

3. Pursuant to the specific standards of the R-1A zone the project conforms with the zoning requirements with respect to building height, yards, lot coverage, and open space.

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

Section 5. Based on the foregoing, the Planning Commission hereby approves the subject Precise Development Plan subject to the following **Conditions of Approval:**

1. The development and continued use of the property shall be in conformance with submitted plans, received and reviewed by the Commission at their meeting of October 15, 2002, and revised in accordance with the conditions below. Any minor modification shall be reviewed and may be approved by the Community Development Director.

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- a). **Guest parking shall be available for both dwelling units either by provided a third parking space for the rear unit, or by providing a shared guest parking space available to both units.**
- b) **The existing hedge located in the public right-of-way in front of the property shall be reduced in height to the maximum 42” or removed.**
- c) **Maximum and proposed building height at the correct critical points shall be noted on the roof plan and all elevations and cross-sections.**

2. 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. The plans shall be corrected to indicate maximum allowable height elevations at the critical points.**

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

4. The address of each 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.

5. 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**

6. 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

Section 6. Pursuant to the Code of Civil Procedures 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:
 ABSENT:
 ABSTAIN:

CERTIFICATION

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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

Pdpr524-25th