

November 25, 2002

**Honorable Chairman and Members of the  
Meeting of  
Hermosa Beach Planning Commission  
2002**

**Regular  
December 4,**

SUBJECT: CONDOMINIUM 02-16  
PRECISE DEVELOPMENT PLAN 02-20  
VESTING TENTATIVE PARCEL MAP #26664

LOCATION: 310 MONTEREY BOULEVARD

APPLICANT: WILMAR FAMILY LIMITED PARTNERSHIP  
9045 CORBIN AVENUE #B-1  
NORTHRIDGE, CA 91324

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:	3,006 Square Feet
EXISTING USE:	Single-Family Dwelling
PROPOSED SQUARE FOOTAGE:	Unit 1: 2,079 square feet Unit 2: 2,079 square feet
PARKING REQUIRED:	4 Standard 3 Guest
PARKING PROVIDED:	4 Standard in garages 3 Guest
ENVIRONMENTAL DETERMINATION:	Categorically Exempt

The subject site is located on the east side of Monterey Boulevard between 2<sup>nd</sup> Street and 4<sup>th</sup> Street.

**Analysis**

The project consists of detached three level structures containing basements with two stories above. The units contain four bedrooms each, and include two bedrooms and a full bathroom in addition to the garages at the basement level. Each unit also has a roof deck. The buildings are designed in a Contemporary style, with smooth stucco finishes, flat tile roofs, metal deck railings, and stucco window trims.

Required parking is provided in ground floor garages for each unit with direct access to Monterey Boulevard and Culper Court, and the entries to the units are also located facing the street and alley. Guest parking is provided for each unit in front of the garages with one space on the alley and two on Monterey Boulevard. The curb cut on Monterey Boulevard will cause the loss of two on-street parking spaces, which are accounted for with the extra two guest parking spaces.

The building is designed to comply with the 30' maximum height limit. Although staff was able to deduce that the proposed building complies with the maximum height limit based on the roof deck finish floor elevation denoted on the roof plan, the roof plan does not show the location or elevation of the critical height points required to confirm the height of the building relative to the height limit. Staff recommends that a new roof plan with all critical point information be submitted, and believes this correction can be resolved as a Condition of Approval.

The lot coverage calculates to be 68%, which is over the 65% maximum allowable. All required yards are provided, but the buildings are only two inches apart from each other, which does not comply with the required 8-foot building separation for detached buildings. Staff recommends the buildings be properly attached with the required amount of wall sound insulation (52 STC) provided between the units. Staff believes these corrections can also be resolved as Conditions of Approval.

The proposed open space areas are provided on the first story decks adjacent to the master bedrooms, the second story decks adjacent to the living rooms, and on the roof decks for both units. The amount provided meets the minimum requirement of 300 square feet, and each unit provides an adequately sized deck adjacent to the primary living area.

The plan provides for landscaping in the areas available on both sides of each driveway. Although the plan includes six Mexican palm trees (four on the Monterey Boulevard frontage and two on the Culper Court frontage), the tree size is not noted on the plan. Staff believes the minimum 36" box tree size can be noted and resolved as a Condition of Approval.

CONCUR:

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Scott Lunceford  
Planning Assistant

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Sol Blumenfeld, Director  
Community Development Department

Attachments

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

Con310 (02-16)



**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 #26664 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 310 MONTEREY BOULEVARD, LEGALLY DESCRIBED AS LOT 32, BLOCK K, TRACT 1686**

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

Section 1. An application was filed by the Wilmar Family Limited Partnership, owner of real property located at 310 Monterey Boulevard, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26664 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on December 4, 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 3,006 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 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 December 4, 2002, revised in accordance with the**  
14 **conditions below.**

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

16           b)     **Plans shall be revised to demonstrate compliance with the maximum lot coverage**  
17 **of 65%.**

18           c)     **The bathrooms on the ground floor of both units shall be a ¾bath (shower only).**

19           d)     **The roof plan shall be revised to show the proper locations of the maximum**  
20 **height critical points on the roof, and to identify elevations at the property**  
21 **corners.**

22           e)     **The distance between any buildings used for human habitation shall be not less**  
23 **than eight feet.**

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

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

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

          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.**

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 November 19, 2002.

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Ron Pizer, Chairman

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Sol Blumenfeld, Secretary

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Date

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