

January 13, 2003

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

**Regular Meeting of
January 21, 2003**

SUBJECT: CONDOMINIUM 03-2
PRECISE DEVELOPMENT PLAN 03-2
VESTING TENTATIVE PARCEL MAP #26971

LOCATION: 736 MONTEREY BOULEVARD

APPLICANT: STEVEN R. LEGARE
1140 HIGHLAND AVENUE #D
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.

Background

PROJECT INFORMATION:

GENERAL PLAN: High Density Residential

ZONING: R-3

LOT SIZE: 3,001 Square Feet

EXISTING USE: Single-Family Dwelling

PROPOSED SQUARE FOOTAGE: Unit 1: 2,116 square feet
Unit 2: 2,106 square feet

PARKING REQUIRED: 4 Standard
2 Guest

PARKING PROVIDED: 4 Standard in garages
2 Guest

ENVIRONMENTAL DETERMINATION: Categorically Exempt

The subject site is located on the east side of Monterey Boulevard between 6th Street and 8th Street.

Analysis

The project consists of detached three level structures containing basements with two stories above. The front unit has two bedrooms, three bathrooms and a mezzanine level. The rear unit has three bedrooms and three and a half bathrooms. Each unit also has a roof deck. The buildings are designed in a contemporary style, with smooth stucco finishes, flat tile roofs, glass and aluminum deck railings, tapered eaves with copper edge flashing, and vinyl clad windows.

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

guest parking space. Guest parking is provided for each unit in front of the garages with one space on the alley and two on Monterey Boulevard. However, the rear guest space does not meet the minimum size requirement for a parallel guest space (21.25 feet long instead of 22 feet long as required). This correction can be incorporated in the Conditions of Approval

The building is designed to comply with the 30' maximum height limit, except that the front unit exceeds the height limit by approximately six inches. Although staff was able to deduce that the proposed building complies with the maximum height limit based on the property corner point elevations shown on the survey, the roof plan does not show the proper elevations for the two westernmost property corner points. Staff recommends a condition that a new roof plan with all correct property corner and critical point information be submitted. Relative to calculating the building height, the survey seems to indicate westerly corner point elevations on top of existing retaining walls protecting a cut that likely represents unaltered grade (please see photo).

The lot coverage calculates to be 64.6%, which is under the 65% maximum allowable. All required yards are provided, and the buildings have the required 8-foot building separation for detached dwelling units. However, the entry stairs for the rear unit encroach into the required rear setback. This can be resolved in the Conditions of Approval. The proposed open space areas are provided in the patio areas between the units, on second story decks adjacent to the primary living areas, 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 including two Mexican palm trees on the Monterey Boulevard frontage. However, The landscaping seems a little sparse, and the landscaping shown as being adjacent to the alley on the site plan would interfere with the required guest parking space adjacent to the alley. Staff recommends that a more detailed and accurate landscaping plan be submitted as part of the Conditions of Approval.

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

Con736 (03-2)



P.C. RESOLUTION 03-

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 #26971 FOR A TWO-UNIT CONDOMINIUM PROJECT, AT 736 MONTEREY BOULEVARD, LEGALLY DESCRIBED AS LOT 13, TRACT 1072

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

Section 1. An application was filed by the Steven R. Legare, owner of real property located at 736 Monterey Boulevard, seeking approval of a Conditional Use Permit, Precise Development Plan, and Vesting Tentative Parcel Map #26971 for a two-unit condominium project.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the subject application on January 21, 2003, 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 3,001 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 January 21, 2003, revised in accordance with the
14 conditions below.**

15 a) **Maximum driveway slope shall be 12.5%. Finish grade elevations at the garage
16 entrances and driveway edges shall be shown on revised plans to determine
17 compliance.**

18 b) **All parking spaces must meet minimum size requirements.**

19 c) **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 **2. The project shall meet all requirements of the Condominium Ordinance.**

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

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

29 c) **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.**

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.**

**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,**

1 **Planning Division for review and approval prior to the issuance of Building Permits,**
2 **consistent with landscape plans submitted to the Planning Commission, which shall also**
3 **include the following:**

4 a) **The landscaping plan shall be revised to show accurate placement of plant materials**
5 **provided in available yard areas as required by the Planning Commission. At least**
6 **two trees a minimum 36” box size shall be provided.**

7 b) **An automatic landscape sprinkler system shall be provided, and shall be shown on**
8 **plans. (building permits are required)**

9 **5. Architectural treatment shall be as shown on building elevations and site and floor**
10 **plans.**

11 a) **Precise building height shall be reviewed at the time of plan check, to the**
12 **satisfaction of the Community Development Director.**

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

15 **7. The address of each condominium unit shall be conspicuously displayed on the street**
16 **side of the buildings with externally or internally lit numbers and the method for**
17 **illumination shall be shown on plans. Addressing numbering and display subject to**
18 **approval by the Community Development Department.**

19 **8. Roll-up Automatic garage doors shall be installed on all garage door openings.**

20 **9. Two copies of final construction plans, including site, elevation and floor plans, which**
21 **are consistent with the conditions of approval of this conditional use permit, shall be**
22 **reviewed and approved by the Planning Division for consistency with Planning**
23 **Commission approved plans prior to the submittal to the Building Division for Plan**
24 **Check.**

25 a) **If the drainage of surface waters onto the property requires a sump pump to**
26 **discharge said waters onto the street, the property owner(s) shall record an**
27 **agreement to assume the risk associated with use and operation of said sump pump;**
28 **release the City from any liability; and indemnify the City regarding receipt of**
29 **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-

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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. 03- 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 January 21, 2003.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date

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